

**PARTIAL MINUTES OF THE
ZONING COMMISSION
September 18, 2017**

Z-17-09-002 4346 Four Farms Road (east of Four Farms Road and south of Horse Pen Creek Road) – A rezoning request from CD-RM-8 (Conditional District Residential Multifamily – 8) to CD-RM-12 (Conditional District – Residential Multifamily – 12) with the following conditions: 1. Uses limited to residential uses only. 2. The maximum height of any structures shall be two stories. – For the property located at 4346 Four Farms Road, east of Four Farms Road and south of Horse Pen Creek Road (1.06 Acres) – Scott Farley for the Lopp Family Limited Partnership. **(FAVORABLE RECOMMENDATION).**

Mr. Kirkman described the subject property, as well as surrounding properties, and noted issues in the staff report.

Vice Chair Lester asked if there was anyone to speak in favor of this matter.

Scott Farley, 207 Frederick Road, Greensboro, NC, representing the Lopp family, stated that they are asking for rezoning to build 12 townhomes on this property and in keeping with the existing townhome style in multifamily behind it.

Vice Chair Lester asked if there was anyone to speak in opposition to this matter.

Stan Tenant, 4327 Four Farms Road, stated that there is very little community access on this street. It appears from the applicant's presentation that the density is out of proportion to all of the other densities in the area. He just feels that these proposed townhomes would not look right on this particular street.

In rebuttal, Mr. Farley stated that it is his understanding that there are plans to put an apartment complex on the other end of the street near Horse Pen Creek Road, which will be tying into the Four Farms Road corridor. This will not remain a small two-lane road for very long.

Mr. Tenant returned to the podium and stated that this project would be right next to his house and he has concerns about the impact it would have on the community and the quality of the construction materials used.

There being no other speakers in favor or opposition to the request, the public hearing was closed.

Staff Recommendation:

Mr. Kirkman stated that the Comprehensive Plan's Generalized Future Land Use map designates this area as Mixed Use Residential. The Mixed Use Residential designation applies to neighborhoods or districts where the predominant use is residential or a substantial compatible level serving non-residential uses may also be introduced. The proposed request does support the Comprehensive Plan's Reinvestment/Infill goal for sound investment in Greensboro's urban areas, as well as the Housing and Neighborhood's goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing in stable livable neighborhoods. The proposed CD-RM-12 zoning, as conditioned, is limited to residential uses only and two stories as the maximum height of the buildings. Staff recommends approval of the request.

Comments:

Ms. Mazzurco stated that she could not support this request as she is comfortable with the existing zoning being RM-8, but has a problem with RM-12 zoning for this particular property. Her concerns are about the additional traffic on this narrow residential road. The proposed townhomes may be out of character for this neighborhood and there was some concern on the building materials that would be used. Mr. Blackstock stated that he also would not be supporting the request for the same reasons stated by Ms. Mazzurco. The other Commission members felt that they would be able to support the request with the conditions stated in the request.

Mr. Gilmer stated that the Greensboro Zoning Commission believes that its action to approve the zoning amendment for the property located at 4346 Four Farms Road from CD-RM-8 to CD-RM-12, with the conditions previously stated to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons:

1) The request is consistent with the reinvestment/infill goal to promote sound investment in Greensboro's urban areas. 2) The request is consistent with the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing. 3) The request does implement measures to protect neighborhoods from potential negative impacts, seconded by Mr. Duggins. The Commission voted 4-2 in favor of the motion. (Ayes: Gilmer, Lester, Duggins, Pinto. Nays: Blackstock and Mazzurco.). Staff confirmed for the Commission that based on the vote this item would automatically move on to City Council for further consideration.