

**PARTIAL MINUTES OF THE
ZONING COMMISSION
October 16, 2017**

Z-18-10-003 4622 McKnight Mill Road (east of McKnight Mill Road and north of Briar Run Drive) - An original zoning request from County AG (Agricultural) to CD-RM-8 (Conditional District Residential Multifamily – 8) with the following condition: 1) Use limited to a maximum of 240 residential dwelling units. – For the property located at 4622 McKnight Mill Road, general described as east of McKnight Mill Road and north of Briar Run Drive. (65 Acres) – Byron Development, LLC. **(RECOMMEND APPROVAL)**

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

Chair Bachmann asked if there was anyone wishing to speak on this matter.

Marc Isaacson, 804 Green Valley Road, representing the applicant, stated that this application is for original zoning and annexation into the City for residential development. The applicant has worked closely with planning staff to design this application to create a residential community that will work as a transitional development off of Hicone Road, near US Hwy 29. Mr. Isaacson stated that the intent of the zoning change is for single family homes but the RM-8 zoning provides more flexibility to provide more efficient use of the land and to create a transitional zoning between the existing zoning to the north and south. It also provides connectivity with the properties to the south and to the east. He further stated that the City's planning board provided supportive comments for this application and this proposal is a good bridge between existing land uses and will benefit the City for years to come. Mr. Isaacson also noted that the traffic study prepared by Mr. Davenport only noted one improvement, which was a taper lane from Hicone Road turning into McKnight Mill Road.

Ms. Mazzurco asked if this would be a recommendation for City Council and Mr. Isaacson stated that it would be since the zoning change is associated with an annexation. Ms. Bachmann asked about the access to the site and Mr. Isaacson stated that the access would be on McKnight Mill Road and also there would be connectivity to the south and future potential residential development to the east.

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

Glen Booker, 4602 McKnight Mill Rd., stated that his property is within 300 ft. of the subject property. He stated that he did not receive notice until this past Friday and this is his first opportunity to speak on the matter. Mr. Booker stated he is concerned how the project would affect his property, specifically if his property would come into the City if the change was approved. Mr. Kirkman informed Mr. Booker that this request was only associated with the property at 4622 McKnight Mill Road.

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

Staff Recommendation:

Mike Kirkman stated that the Comprehensive Plan's Generalized Future Land Use map designates this area as Mixed Use Commercial and Moderate Residential. The Mixed Use Commercial designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. The Moderate Residential designation is intended to accommodate a variety of housing types ranging from small lot single family detached and attached single family dwellings, such as townhomes, to a more moderate density low rise apartment dwellings. As part of this request, the applicant is also requesting a change to the Low Residential future land use designation. The Low Residential designation includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within a density range of generally 3-5 dwelling units per acre.

The proposed request does support the Comprehensive Plan's Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use and the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing in a stable and livable neighborhood. The CD-RM-8 district, as conditioned, is limited to a maximum of 240 residential dwellings and staff recommends approval of the request.

Comments:

The Commission members voiced their opinion that they felt that this proposed development would be a good fit for this particular area.

Ms. Mazzurco stated that the Greensboro Zoning Commission believes that its action to approve Z-17-10-003 the zoning amendment, for the property located at 4622 McKnight Mill Road and north of Briar Run Drive from County AG to CD-RM-8, 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. Blackstock. The Commission voted 8-0 in favor of the motion. (Ayes: Bachmann, Lester, Holston, Marshall, Mazzurco, Blackstock, Duggins, Pinto. Nays: None)