

**PARTIAL MINUTES OF THE
ZONING COMMISSION**

June 18, 2018

Z-18-06-008 6010-6100 WEST FRIENDLY AVENUE, 6010 NEAR - 6100 NEAR WEST FRIENDLY AVENUE, 1-9999 FRIENDS HOME, AND 909-911 WOODBROOK DRIVE (NORTH OF WEST FRIENDLY AVENUE AND EAST OF ELIZABETHAN DRIVE) – A REZONING REQUEST FROM CD-O (CONDITIONAL DISTRICT – OFFICE) AND R-3 (RESIDENTIAL SINGLE-FAMILY - 3) TO CD-PI (CONDITIONAL DISTRICT – PUBLIC AND INSTITUTIONAL) WITH THE FOLLOWING CONDITIONS: 1. ALL USES IN THE PI ZONING DISTRICT SHALL BE ALLOWED EXCEPT SHOOTING RANGES; CORRECTIONAL INSTITUTIONS; AND AUDITORIUMS, COLISEUMS AND STADIUMS (AS PRINCIPAL USE). 2. ANY VEHICULAR CONNECTIONS TO WOODBROOK DRIVE SHALL BE THROUGH AN APPROVED PRIVATE STREET OR PRIVATE DRIVE. -FOR THE PROPERTIES IDENTIFIED AS 6010-6100 WEST FRIENDLY AVENUE, 6010 NEAR - 6100 NEAR WEST FRIENDLY AVENUE, 1-9999 FRIENDS HOME, AND 909- 911 WOODBROOK DRIVE, GENERALLY DESCRIBED AS NORTH OF WEST FRIENDLY AVENUE AND EAST OF ELIZABETHAN DRIVE. (56.65 ACRES) - FRIENDS HOMES, LLC (**FAVORABLE RECOMMENDATION**)

WITHDRAWALS AND CONTINUANCES

Steve Galanti stated that there was a request to continue Z-18-06-008, Z18-06-009 and Z-18-06-010 and Chair Bachman asked if there was anyone who would like to come forward to speak on the continuance.

Marsh Prause, attorney representing the neighborhood, stated that he was hired about a week ago. It has been difficult for him to get up to speed in the course of one week due to the number of clients he represents. Would like a continuance to be able to get up to speed on the case.

Upon a question from Mr. Pinto, Mr. Prause stated that his clients lived at 801 Woodbrook Dr., 931 Woodbrook Dr., 907 Woodbrook Dr., 811 Woodbrook Dr., 5918 Arcadia Dr., and 800 Woodbrook Dr. He stated that they were all wearing green shirts showing their union in this matter, but some of them he does not represent.

Upon a question from Mrs. Mazzurco, Mr. Prause stated that his clients were stakeholders and worried enough that they hired him.

Tom Terrell, attorney for the applicant, stated that they do not accept the request for continuance and would like to have the matters heard tonight. There are three reasons why the case might be continued: 1. The applicant failed to communicate with the neighbors or did not do so until the last minute; 2. There was a major design change, or 3. The neighbors and the applicant both agree there is a need to continue talks. He noted that none of these apply to these cases. Friends Homes began communicating with these neighbors in February of 2017, 16 months ago. A letter was sent to everybody in the neighborhood; include those on Woodbrook Dr. and Arcadia Dr. Another letter was sent in September of 2017. In an effort to proactive Friends home solicited their input, had meetings, and answered every call and email. This included a meeting in a home on Woodbrook on May 10, 2018, with the Arcadia Alliance. Two other meetings were held on May 22, 2018 and May 24, 2018. Mr. Terrell stated that it would not serve any purpose to continue these cases and the fact that they have waited 16 months to hire an attorney should not be held against the applicant. He asked that they deny the request.

There were no questions or comments by the Commission.

Ms. Mazzurco moved that the three cases in question be heard at tonight's meeting, seconded by Mr. Lester. The Commission voted 8-0 in favor of the motion. (Ayes: Bachmann, Duggins, Holston, Marshall, Lester, Alford, Pinto, Mazzurco. Nays: None.)

Hart Crane explained this request and presented photographs of the subject and surrounding properties.

Tom Terrell, attorney representing the applicant, stated that they wish to amend Condition #2, to be as follows: That the applicant shall ensure that private access for Woodbrook Dr. shall be an access controlled barrier or other means of secured access approved by the Greensboro Department of Transportation.

Ms. Mazzurco moved to amend Condition #2, as presented, seconded by Mr. Duggins. The Commission voted 8-0 in favor of the motion. (Ayes: Bachmann, Duggins, Holston, Marshall, Lester, Alford, Pinto, Mazzurco. Nays: None.)

Mr. Terrell stated that the property in question is known as Quaker corner, the subject properties are part of Friends Homes a continuing care retirement center with a mission to provide affordable assistance to seniors. The non-profit organization has 630 residents and 449 employees. Friends Homes is 60 years old this year and is a very stable institution. Its oldest building was built to 1960's standards without kitchenettes, which needs updates. They are asking to go from R-3 to R-4, which is not much difference. They want to construct a wellness center during phase 1 for Friends Home West. This can be done under current zoning. The old Copeland area is where Friends Home plans to construct approximately 66 units on around 27 acres. The density is 2.4 units an acre. Talks about a barn that is pretty to look at from a far, but up close it is falling down inside. It does have some good wood, such as the trusses. He states the barn may be old but it is not historic.

Hank Lovvorn, Vice President of Presbyterian Home that is managing Friends Home under a management contract, stated that as part of their plan they would like to move the main entrance, looking to add roughly 66 to 70 independent living units with a mix of single-family homes, duplex styles, and 2 small assisted living centers. They want to create a path that will connect Friends Home West and the Guilford Campus. It is absolutely intended to be a private road. They want to update some of the homes they own to make them senior friendly.

Upon a question from Mrs. Mazzurco, Mr. Lovvorn stated that the plan to replace the homes on Ridgecrest Drive.

Upon a question from Mr. Holston, Mr. Terrell stated that there was currently an entrance on Ridgecrest Dr. that will be enhanced.

Upon a question from Mr. Holston, Mr. Lovvorn stated that he didn't think the increase in traffic would be substantial and that the entrance on Woodbrook Dr. would be paved and the primary traffic will be shuttle buses, security and employees.

Upon a question from Mrs. Mazzurco, Nolan Tipton stated that Ridgecrest Dr. appeared to be 28 to 30 feet wide as measured on Google Maps.

Lois Baldwin, 811 Woodbrook Dr., stated that she is not opposed to the development but thought there are alternative ways to remodel the community to have less neighborhood impact. She was concerned that Ridgecrest Dr. was is going to become Friends Home mega question whether that was proper since traffic would empty into a neighborhood. She does not want this to be a cut through for traffic.

Sally Watkins, 913 Woodbrook Dr., stated that she has lived here for 30 years; the street they want to build to connect the two Friends Home sites is going right by her house.

Olene Mairde, 800 Woodbrook Dr., stated that they have one of the oldest neighborhoods in the county and that it is walkable, peaceful, friendly and safe. Between 1986 and 1991 Friends Home bought seven houses on Ridgecrest Dr, and two on Woodbrook Dr., they call these houses their cottages. Friends Home placed their residents in houses in the subdivision; we have had a neighborly relationship with Friends Home. She is opposed to the private access path and is worried about cut-through traffic.

Anna Cannell, 926 Woodbrook Dr., stated she has lived there for 5 years and will be directly affected because Woodbrook Dr. will have a cut through. Stated that EMS came 221 times last year to Friends Home. She is worried that the cut through will allow the EMS access and the quiet street they have now is no longer going to be quiet. Also worried about the next 15 years of construction that Friends Home is planning.

Linda Maynard, 907 Woodbrook Dr., stated she has been in the neighborhood since 1958 and it is a very special place to her. She is objecting to the private road. She states that she sat from 7am to 7pm at Friends Home and counted 817 cars in and out and 2 EMS deliveries. She is worried about that much traffic coming through her neighborhood.

Upon a question from Mr. Holston, Ms. Maynard state that she was concerned about the private road from W. Friendly Ave. to Woodbrook Dr.

Upon a question from Mrs. Bachmann, Ms. Maynard stated that the traffic was counted at the W. Friendly entrance to Friends Home West.

Upon a question from Mr. Holston, Ms. Maynard stated that they asked for the private road amendment last year and were told by Friends Home that they did not want to build a gated community.

Montia Goldsmith, 6119 Morgan Ashley Dr., wanted to make sure that traffic patterns are being considered, and that people using W. Friendly Ave. cut through Morgan Ashley in order to get to Linley Rd. She is concerned with the traffic light coming that more people are going to use her neighborhood to by-pass the light.

Upon a question from Mr. Pinto, Ms. Goldsmith stated that she was speaking on behalf of the community, that she is the president of the Morgan Ashley Community Board and that with the light there now people cut through Morgan Ashley to skip the light.

Jennifer Loame, 6121 Morgan Ashley Dr., stated that when the main entrance closes and the new one is built at Linley Rd. it will create a major choke point at that intersection and is worried about all the traffic that will be coming through that intersection.

Chris Peascoe, 5922 Arcadia Dr., stated that the residents he talked to were perfectly fine with taking the 2 to 4-minute shuttle bus ride.

Eric Summers, 916 Woodbrook Dr., stated that he is new to the neighborhood. He moved there because it was peaceful and safe. He is opposed to the road coming through and do not think it is necessary.

In rebuttal for the cases, Mr. Terrell stated that the changes are minimal and are needed to be successful. This city favors connectivity. This will be a private road. It will be a controlled access and GDOT will be controlling it. There is no reason EMS would go down the road. Originally, there was a discussion about not wanting this to be a gated community. Now it is clearer of what

that road will be and what it will not be. There is nowhere near 800 and some cars that is going from on campus to the other.

Mr. Lester stated that the private access would be controlled by whomever the applicant would choose to allow through.

Mr. Terrell stated that the applicant also was trying to protect their community. They do not want people cutting through to get to the other side. It is not safe to their residents to allow this to happen. Friends Home wants to have a quiet and peaceful neighborhood.

Hank Lovvorn, representing Friends Homes, stated that the residents did not feel safe going around W. Friendly Ave. to New Garden Rd.

Upon several questions from Mr. Holston, Mr. Lovvorn stated that there are currently 630 residents, upon completion of construction there will be roughly 750 residents and 525 staff, and that there is a shuttle bus that goes back and forth on a regular schedule.

Upon a question from Mrs. Mazzurco, Mr. Lovvorn stated that they have a plan for the EMS and fire to get in and out in at one location.

Dana Connors, representing Friends Homes, stated that the architecture would be much like that in the neighborhood, with the homes closer to the road, driveways large enough for two vehicles.

In rebuttal in opposition to the request, Paul Campbell, 809 Woodbrook Dr., stated that they brought up the road and gate issue from the start. He is worried about it becoming a cut through. Stated that controlled access is important.

Upon a question from Mrs. Mazzurco, Mr Galanti stated that the neighborhood is not on the historic registry or overlay.

Eric Summers stated that it is hypothetical that the traffic will be minimal. States that all they want is a peaceful neighborhood. Does not understand why this road is necessary.

Dr. Billie Gwen Oakland, 800 Woodbrook Dr. stated that they do not want to lose the good feeling that has been developed by Friends Home over the years.

Steve Galanti stated that staff recommends approval of the request because this site is designated as Institutional and Low Residential on the Generalized Future Land Use Map. The Institutional designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers. The Low Residential designation includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within the density range. Proposal supports the Comprehensive Plan's Housing/Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing, as well as the Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas. The CD-PI zoning, as conditioned, allows for mid- and large-sized, quasi-public, and institutional uses, which have a substantial land use impact for traffic generations potential.

Commissioner Comments:

Upon a question from Mr. Duggins, Mr. Galanti stated that there are no density limitations.

Mr. Lester stated that he would support the request because the applicant wants to enhance the current use and continue to be part of the community. The applicant has answered the communities question about whether the road is necessary or not. The answer is yes, it is

necessary because of connectivity. The condition is exactly what the applicant is doing, addressing the communities concern.

Mr. Holston stated that he would not be in support of the request because it was not in the best interest of the neighbors that have lived there for so many years. He feels that the community will be impacted by the traffic going back and forth. He feels that the key cards can be in the hands of whoever they want to have them, including EMS.

Mr. Duggins stated that he would support the request because Friends Home is trying to make sure this is not an issue. Friends Home is not an outside developer; they are part of the neighborhood. He feels that Friends Home will make sure this does not become an issue, because they are part of the neighborhood. If it becomes an issue, it harms Friends Home.

Ms. Mazzurco stated that she would support the request because this is a good piece of land owned by Friends Home, they could sell it and we would be looking at a very different case. It could have an entirely different impact on the neighbors on Westbrook and Arcadia. The property owner is invested in the neighborhood.

Mr. Pinto stated that he would support the request because he thinks it is appropriate and the density matches the Guilford Campus. He was happy and satisfied with the conditions.

Ms. Bachmann stated that she would support the request because the process they have been through the last 16 to 17 months the willingness on both sides. The applicant is well invested and committed.

Mr. Duggins stated that the Greensboro Zoning Commission believes that approval of the zoning amendment for the property located at 6010-6100 West Friendly Ave, 1-9999 Friends Home, and 909-911 Woodbrook Dr. from CD-O and R-3 to CD-PI to be consistent with the Comprehensive Plan and considers the action to be reasonable of the public interest for the following reasons: The request is consistent with the Comprehensive Plan's Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities. The request is consistent with the Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas. The request does implement measures to protect neighborhoods from potential negative impacts, seconded by Ms. Mazzurco. The Commission voted 7-1 in favor of the motion. (Ayes: Bachmann, Duggins, Marshall, Lester, Alford, Pinto, Mazzurco. Nays: Holston.)