

**PARTIAL MINUTES OF THE
ZONING COMMISSION
June 18, 2018**

Z-18-06-009 910-1004 RIDGECREST DRIVE, 5901-5903 ARCADIA DRIVE, AND 903-1017 NEW GARDEN ROAD (EAST OF RIDGECREST DRIVE, SOUTH OF ARCADIA DRIVE, AND WEST OF NEW GARDEN ROAD) – A REZONING REQUEST FROM CD-O (CONDITIONAL DISTRICT – OFFICE), R-3 (RESIDENTIAL SINGLE-FAMILY - 3), AND CD-PI (CONDITIONAL DISTRICT – PUBLIC AND INSTITUTIONAL) 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). -FOR 910-1004 RIDGECREST DRIVE, 5901-5903 ARCADIA DRIVE, AND 903-1017 NEW GARDEN ROAD, GENERALLY DESCRIBED AS EAST OF RIDGECREST DRIVE, SOUTH OF ARCADIA DRIVE, AND WEST OF NEW GARDEN ROAD. (18.17 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.)

Mr. Lester stated that the Greensboro Zoning Commission believes that approval of the zoning amendment for the property located at 910-1004 Ridgecrest Drive, 5901-5903 Arcadia Drive, and 903-101 New Garden Road from CD-O, CD-PI 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 implements measures to protect neighborhoods from potential negative impacts, seconded by Mr. Marshall. The Commission voted 8-0 in favor of the motion. (Ayes: Bachmann, Duggins, Holston, Marshall, Lester, Alford, Pinto, Mazzurco. Nays: None.)