

**PARTIAL MINUTES OF THE
ZONING COMMISSION
May 21, 2018**

Z-18-05-001 6707 and 6709 West Friendly Avenue (south of Friendly Avenue and west of Pompano Drive) – A rezoning request from CD-R-3 (Conditional District – Residential Single-family – 3) and R-3 (Residential Single-family -3) to CD-RM-18 (Residential Multi-family – 19) with the following conditions: 1. Maximum building height shall be no more than 4 stories. Building height shall be limited to 3 stories for any portion of building located within 50 feet of the western property line. 2. Maximum number of dwelling units shall be 155. 3. Where permitted, an opaque fence no shorter than 6 feet shall be installed along all property lines adjacent to single-family residential uses. – For 6707 and 6709 West Friendly Avenue, generally described as south of Friendly Avenue and west of Pompano Drive. (8.61 Acres) – Panorama Companies, LLC for Greensboro Korean Baptist Church, Inc. and Wesley S. and Carolyn Brogan. **(FAVORABLE RECOMMENDATION))**

Lucas Carter explained this request and presented related photographs of the subject property and surrounding areas. Photographs of the subject property and surrounding properties were shown for the Commission members' review.

Vice Chair Lester asked if there was anyone wishing to speak on this matter

Mark Smith, representing Panorama Companies, stated that they wish to make amendments to the previously proposed conditions as follows:

1. Maximum building height shall be no more than 4 stories, Building Height shall be limited to 3 stories for any portion of the building located within 50 feet of the western property line.
2. Maximum number of dwelling units shall be 154.
3. Where permitted, an opaque fence no shorter than 6 feet shall be installed along all property lines adjacent to single-family residential uses.
4. Use limit to Multi-Family (Elderly).

Ms. Mazzurco moved approval of the revised conditions, seconded by Mr. Holston. The Commission voted 7-0 in favor of the motion. (Ayes: Duggins, Holston, Marshall, Lester, Blackstock, Pinto, Mazzurco. Nays: None.)

Mark Smith stated that he specializes in creating upscale, active adult living and a complex was just finished in Kernersville.

Carol Carter, representing Panorama Companies, stated that the community meeting was held at Carriage Crossing and four residents of the townhomes attended and twelve to twenty personal phone calls came in resulting from the 135 letters that were sent out.

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

Mary Miller, 803 Settlers Lane Unit B, stated that she lives in a townhouse community and their driveway is opposite of the applicant's driveway which may cause her traffic problems. There are two nearby schools and Gilbarco manufacturing center which already produce a lot of traffic.

Robert Kinard, 6715 Forsythia Drive, provided the Commission with several handouts and stated that he has two properties at stake in this issue. He feels that he didn't have enough time to consider the project and that some of his neighbors didn't even receive letters. Mr. Kinard thinks that more time should be allowed for everyone involved to consider the project and he is against it.

Jonathan White, 6715 W. Friendly Avenue, stated that his house was built in 1992 and his property directly abuts the proposed project. Mr. White is concerned about an increase in the crime rate and the population increase this project may cause.

Colin Kelly, 6716 Forsythia Drive, stated that he didn't receive notification from the developer in a timely fashion and is concerned about the increase in traffic that will result from this project.

Speaking in rebuttal in favor of the request, Carol Carter stated that there was no traffic study done because one was not required. Suggestions for access to the site were provided by the Greensboro Planning department and have been followed.

Speaking in rebuttal in opposition to the request, Robert Kinard stated that he would like to see the case continued so more of the details could be made clear and is very skeptical of the applicant.

Mary Miller stated that she feels a traffic study is necessary for this project.

Murid Ahmid stated that he purchased his property eleven months ago and invested all his money and would not like to see apartments built near his house.

There being no other speakers, the public hearing was closed.

Mike Kirkman stated that this site is designated as Low Residential on the Generalized Future Land Use Map. The Low Residential designation includes the City's predominantly single-family neighborhoods as well as other compatible housing types. As part of this request, the applicant has requested a change to the High Residential designation. The High Residential designation provides for high density apartment dwellings, condominiums, life care, and similar housing types. The proposal supports the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas as well as the 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. The CD-RM-18 zoning, as conditioned, generally accommodates multi-family and similar residential uses. Staff recommends approval of the request.

Ms. Mazzurco asked staff what is going to be done about the pond on the property and Ms. Spillman stated that the developer will need to state what they are going to do on their site plan at the Technical Review Committee stage of development. Water Resources staff would evaluate the water body at that time.

Mike Kirkman stated that the pond was on the adjacent property and is not part of this rezoning request.

In response to a question Mr. Kirkman stated that 6701 is not a part of the rezoning request.

Commissioner Comments:

Mr. Duggins stated that this seems to be rather abrupt and does not create a substantial buffer. He also does not feel that there was enough effort by the developer to meet and speak with the neighbors and he will not be supporting the request.

Ms. Mazzurco stated that she feels this is a good project but the developer and staff could have communicated better, there has been a lot of misinformation. There are remedies for the traffic concerns and she is generally in support of the request with reservations.

Mr. Pinto agreed with Ms. Mazzurco's comments and will be supporting the request.

Mr. Holston stated that he agrees with Mr. Duggins and is concerned about the high density on the site and will not be supporting the request.

Mr. Lester moved that in regard to Z-18-05-001 the Greensboro Zoning Commission believes that its action to recommend approval of the zoning amendment for the properties located at 6707 and 6709 West Friendly Avenue from CD-R-3 (Conditional District – Residential Single-Family-3) and R-3 (Residential Single-family -3) to CD-RM-18 (Residential Multi-family-18) 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: The request is consistent with the reinvestment/infill goal to promote sound investment in Greensboro's urban areas as well as the housing and neighborhood goals to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing and stable living neighborhoods. The request is consistent with the Comprehensive plan to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing and stable living neighborhoods that offer security, quality of life and necessary services and facilities. The request is to implement certain measures to protect neighborhoods from potential negative impacts, seconded by Ms. Mazzurco, The Commission voted 4-3 in favor of the motion. (Ayes: Marshall, Pinto, Lester and Mazzurco. Nays: Holston, Duggins and Blackstock.)

Mr. Lester stated that there has been a favorable recommendation and the issue is subject to a public hearing at the next City Council Meeting.