

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

**Z-18-05-002**      303 College Road (northwest of College Road and Lucye Lane) - A rezoning request from R-3 (Residential Single-family - 3) to CD-O (Conditional District – Office) with the following condition: 1. All uses permitted in the Office zoning district EXCEPT: Agricultural, Utilities (as a principal use), and Overnight Accommodations. - For the property located at 303 College Road, generally described as on the northwest side of College Road north of Lucye Lane (0.36 Acres). - Juraj Slovak for J&K Builders of NC, Inc. **(DENIED)**

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.

Kevin Reeves, representing J&K Builders, stated that the property was purchased a year and a half ago while it was in distress. The request is in response to a violation due to parking.

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

Joel Moody, 6010 Lucye Lane, stated that the property at 303 College Rd. seems to be a full fledged construction business and not an office building. Another problem is that a garage built has diverted the water run-off and causes flooding.

Triet Phan, 305 College Rd., stated that there is a lot of construction equipment at the property and he doesn't see any possible solution to enhance the driveway that the request relates to.

Speaking in rebuttal in favor of the request, Kevin Reeves stated that if the amendment is approved some sort of water system will be installed to take care of the flooding issue. In response to a question Mr. Reeves stated that the property is not being used as a primary residence and after having the property surveyed there is no encroachment onto the neighboring properties.

Mr. Kirkman stated that the violations in this case relate to the residential zoning which do allow home occupations with certain parameters such as no outside storage, limited number of commercial vehicles and no employees working at the location. The rezoning request is to allow the property to be used as an office. The enforcement of the violations were put on hold until the Commission makes a decision and there would still be a permit review if approved.

Ms. Mazzurco asked if there were other commercial properties in the area and Mr. Reeves stated that there are on the Friendly Ave. side.

Mr. Reeves stated that he doesn't want to make a change to the visible characteristics of the area, he simply wants to be able to use the house as an office.

Triet Phan stated that there is no possible way to extend the driveway and they are parking commercial vehicles on the site.

Joel Moody stated that the property is right in the middle of a neighborhood and it would be a disservice to the residents to approve this.

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

Mike Kirkman stated that this site is designated as Moderate Residential on the Generalized Future Land Use Map. The Moderate Residential designation category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings. The proposal supports the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas, as well as the Economic Development goal to promote a healthy and diversified economy. The CD-O zoning, as conditioned, is primarily intended to accommodate office, institutional, supporting service and other uses, with no outdoor storage. Staff recommends approval of the request.

**Commissioner Comments:**

Mr. Holston asked where the nearest residence is relating to the property in question and Mr. Kirkman stated that there is one to the north on both sides of College Rd.

Mr. Holston moved that in regard to Z-18-05-002 the Greensboro Zoning Commission believes that its action to recommend denial of the rezoning for the properties located at 303 College Rd. from R-3 (Residential Single-family - 3) to CD-O (Conditional District – Office) to be inconsistent 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 inconsistent with the reinvestment/infill goal to promote sound investment in Greensboro's urban areas. The request is inconsistent with the Economic Development goal to promote a healthy, diversified economy and the property is not compatible with the surrounding properties seconded by Mr. Duggins, The Commission voted 5-2 in favor of the motion. (Ayes: Marshall, Pinto, Holston, Duggins and Blackstock. Nays: Lester and Mazzurco.)