

**PARTIAL MINUTES OF THE
ZONING COMMISSION
September 17, 2018**

Z-18-09-006 1080-Z and 1114 NC 68 North (east of NC 68 North and north of I-73) – An original zoning request from County AG (Agricultural) to City PUD (Planned Unit Development) with the following zoning conditions: 1. Uses: Limited to Office, Retail, Commercial and Residential as shown on the PUD Concept Plan dated 6/13/18 and filed in connection with this PUD zoning application. 2. Applicant shall install opaque fence a minimum 6 feet in height along the northern property boundary. - For the property located at 1080-Z and 1114 NC 68 North, east of NC 68 North and north of I-73. (50.883 Acres) - Marc Isaacson for East Wind Development Company LLC.
(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.

Chair Lester asked if there was anyone wishing to speak in favor of this item.

Marc Isaacson, attorney representing the applicant, stated that East Wind Development Company have developed multiple properties around Greensboro and this property was assembled by the developer about a year and a half ago. Mr. Isaacson noted that they have worked with NCDOT and the GDOT to design this project due to its location next to the intersection of two highways. He then stated that the only access to and from this property will be along HWY 68 and showed a proposed site layout to the Commission. The property is now in Guilford County and they are seeking annexation into the city. Since the project would consist of a mix of uses, they are requesting PUD (Planned Unit Development) zoning. There would be multi-family in the back, retail in the front and middle of the property and office use in the southwest corner of the property. As noted in the conditions there would be a 6 feet opaque fence along the boundary line.

Peter Strafacci, 4915 Gold Crest Drive, stated that six or seven years ago this property was logged by a private family and they now have to deal with the traffic on HWY 68 and I-73. This property was bought by East Wind Development. Mr. Strafacci noted that of the eight pieces of property along the northern border, six are residential and two are owned by the DOT. His home is about 50 feet from where the requested property is. He wants the Commission to consider that the grading be done along the borders in a way that the fence and required trees can be planted now.

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

Zem Corechi, 4916 Gold Crest Drive, stated she would like the property owners to put up the fence now. She is constantly cleaning up after the grading. She was told there is going to be over 300 apartments and wants to know is there enough water to accommodate all the residents. She said that she and the other residents to the north all have individual wells right now. She is very concerned about there being enough water in the ground.

Mike Penning, 4907 Gold Leaf Road, wants to know if they are going to make any connections to the roads going into the development.

Kent Lieske, 7900 Riding Trail Court, said that he is on the north side of the development. They knew nothing about the site plan until this meeting. They are not completely in opposition. They have a creek that is a run off for the entire development. There has been a large amount of sediment that has accumulated in the creek bed and the water volume has increased. They are worried that the bridge will wash out. Lighting is another concern and they want to make sure that they get the best possible ordinance when it comes to lighting. They are worried about the sound and it is an active job site already. This has been going on for six months and there has been zero restriction about when they can come to work and have the heavy machinery running. They appreciate the fence and trees but doesn't think that will be close enough to what they need to protect their property.

Moses Perry, 7903 Riding Trail Court, said that he wants to work toward an amical development. His concern is about the water source for the project as they want to protect their water. He asked if the applicant can put a stipulation to prevent a gas station or any type of underground storage that could potentially contaminate the water source. He asked that a traffic study be done for the I-73 intersection.

Chair Lester said it is his understanding that the Zoning Commission doesn't have the authority to initiate conditions. The applicant must make the conditions.

Speaking in rebuttal in favor of the request, Marc Isaacson stated that the purpose of the request is to have access to city water and sewer. This is a topographically challenging property and there will be grading and construction activity. The applicant has talked to one or more of the nearby property owners and has directed the construction work so it would not have much impact on the neighboring properties. There will be one or more storm water retention ponds or other storm water runoff facilities located per the city ordinance to address runoff. Lighting and sound are already very tightly controlled with lighting designed to point down and away from adjacent properties. Mr. Isaacson also noted that there was a traffic impact study done and it is included in the staff report. He added that they will consider conditions about restricting gas stations and other items they have heard tonight.

Peter Strafaci said that he does not disagree with any of his neighbors relative to their deep concerns about their property. One of the biggest concerns the neighbors have was Gold Crest Drive and Golden Acres Road that dead end on that property not connecting to this new development.

Speaking in rebuttal in opposition to the request, Mike Penning stated that his main concern was the potential road connection to Golden Acres. They did not see the site plan until tonight when they put it up.

Zem Corechi, 4916 Gold Crest Drive, stated that her property is the closest to this new development. Her property sits in the valley, so all the runoff goes through her property. Since she has lived there it has never flooded. She noted that the construction for this site would make her property go even more into the valley. How are they going to make sure all that water is not going to go into her property? She wants the builder to take into consideration how it falls into the valley when they are building.

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

Staff Recommendation:

Mike Kirkman stated that this site is designated as Interim Corporate/Business Park on the Generalized Future Land Use Map. The applicant has requested a change to the Future Land Use Map as part of their request to designate this property Mixed Use Commercial. 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 proposal supports 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, as well as the Economic Development goal to promote a healthy and diversified economy. The PUD zoning, as conditioned, will allow a mix of residential, commercial, service and office uses located at the intersection of two highways. Staff recommends approval of the request.

Chair Lester said that this is an original rezoning request. The applicant is asking to be annexed into the city and Mr. Kirkman confirmed the property is outside the City's jurisdiction right now. Ms. Mazzurco thinks this will be a good project once it is fully developed. Since this property is in the county right now the developers are out there doing work under county permitting, not city ordinances. She will support this request because if they do bring it into the city then it would be under City ordinances.

Mr. Lester moved that in regard to Z-18-09-006, 1080-Z and 1114 NC 68 North, that the Greensboro Zoning Commission believes that its action to approve the zoning request for this property from County AG to City PUD, to be consistent with the Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: The proposed request does support the Comprehensive Plan's Growth at the Fringe goal to encourage development at the fringe that follows a sound, sustainable pattern of land use as well as the Economic Development goal to promote a healthy and diversified economy, seconded by Mr. Blackstock, The Commission voted 8-0 in favor of the motion. (Ayes: Lester, Holston, Engle, Pinto, Blackstock, Marshall, Alford, Mazzurco. Nays: None.)