

**PARTIAL MINUTES OF THE  
ZONING COMMISSION  
March 18, 2019**

**Z-19-03-005:** An original zoning request from County PI (Public and Institutional) to City PNR (Parks and Recreation) for the property located at 4230 near Camp Burton Road, generally described as south of Camp Burton Road and west of Interstate 840. Approximately 7.67 acres. (Approved)

**Z-19-03-006:** And an original zoning request from County AG (Agricultural) to City PNR (Parks and Recreation) for the property located at 1638 – 1640 Oakleigh Road, generally described as north of Oakleigh Road and west of Interstate 840. Approximately 5.08 acres. (Approved)

Mr. Carter provided the zoning and background information on the property and surrounding properties for both requests and noted neither request includes any conditions.

**Speakers From the Floor**

Shawna Tillery, 1001 Fourth Street, Greensboro Parks and Recreation Department, stated that Keeley Park is a 138-acre regional park that opened in 2012. The park includes community gardens, trails, two fishing piers, shelters, break around and a playground. In 2016 the City updated the Park master plan for the site

Ms. Tillery added that Phase 2 Developments for Keeley Park, include an 18-hole disc golf course and a beginner mountain biking trail which will be completed by the summer of this year. There will also be renovations to the existing community garden and additional playgrounds, shelters, parking, and restrooms are to be added.

Ms. Tillery noted that the Oakleigh Road parcel was purchased by the City in 1999 and last year the City accepted the donation of 4230 Camp Burton Road. This rezoning and annexation will allow for both parcels to be combined into Keeley Park parcel. Ms. Tillery then provided a map showing a conceptual design for the improvements and noted the Camp Burton Road property currently abuts the maintenance building area and will allow access to that site from the maintenance building area. The Oakleigh Road property would remain a natural site at this point.

Ms. Tillery concluded that staff met with some neighbors in the past week that had some concerns about the Phase 2 Development of Keely Park. However after they went over all the plans with them they are very happy with the way things are going. She also noted that staff did receive a call from a neighbor that owns a parcel to the west of the Camp Burton Road parcel and they explained to him what was envisioned for that parcel. Staff also sent out letters ahead of the meeting to update surrounding property owners on what is happening with the park.

Chair Lester asked if there was anyone else speaking in favor and no one came forward. Chair Lester then asked if there was anyone in opposition and no one came forward. Chair Lester then closed the public hearing and asked the staff's recommendations for both parcels.

Mr. Kirkman stated in regard to agenda item Z-19-03-005, 4230 Near Camp Burton Road, the property is designated as Interim Residential on the Comprehensive Plan's Generalized Future Land Use Map. The Interim Residential designation applies to a mix of all types of residential densities and uses, and includes some limited local serving non-residential uses as well. He further noted that the proposed request does support the Comprehensive Plan's Community Facilities goal to provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns and the Growth at the Fringe goal to provide a development framework for the fringe that guides sound and sustainable patterns of land use.

He concluded that the proposed City PNR designation accommodates larger size public and quasi-public lands such as regional parks and recreation areas, natural areas, shore land, urban wilderness areas and waterfront areas. It also included open space owned by a governmental or nonprofit entity for land conservation purposes and staff recommends approval of the request. Concerning agenda item Z-19-03-006, 1638-1640 Oakleigh Road, Mr. Kirkman stated that the property is designated as Low Residential on the Comprehensive Plan's Generalized Future Land Use Map. This designation applies to single-family neighborhoods as well as other compatible housing types that can generally be accommodated within this density range of 5.08 acres.

The proposed original zoning does support the Comprehensive Plan's Community Facilities goal to provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns and the Growth at the Fringe goal to provide a development framework for the fringe that guides sound and sustainable patterns of land use.

The City PNR designation accommodates large size public and quasi-public lands such as regional parks like Keeley Park and staff is recommending approval of the request.