

**PARTIAL MINUTES OF THE
ZONING COMMISSION
April 15, 2019**

Z-19-04-001: An original zoning request from County CU-PI (Conditional Use Public and Institutional) to City PI (Public and Institutional) for 7908 Leabourne Road, generally described as north of Leabourne Road and west of NC 68, 105 acres. (Favorable Recommendation)

Mr. Carter provided the zoning map and other summary information for the subject property and surrounding properties and noted there were no conditions associated with the request.

Speakers From the Floor

Charlie Melvin, 300 North Greene Street, Greensboro, stated he has been assisting Guilford Technical Community College in connection the Cameron Campus of GTCC into the corporate limits of the City of Greensboro. This original zoning is a necessary part of the annexation process and advised GTCC does not plan any changes in connection with the campus. Letters of explanation were sent to all property owners explaining that the annexation relates only to the Cameron Campus and does not involve any of the other properties.

Speaking in Opposition:

Tanya Atkins, 1873 Cude Road, stated they have a 117-acre farmland currently in an estate they are attempting to settle west of the property being discussed. Ms. Atkins asked how far the annexation would go and if there are plans to annex further into that area.

Rebuttal:

Mr. Melvin responded the annexation relates only to the Cameron Campus property and not anything else in the vicinity. Guilford Technical Community College intends to continue the utilization of its property as a community college campus.

Chair Lester inquired if there were questions by any of the Commissioners. No one responded. Chair Lester closed the public portion of the hearing and asked the City for its recommendation. Mr. Kirkman advised this property falls within the City's adopted Western Area Plan which designates this area as Campus Village Planning Area. This designation promotes development to support students, residents, and visitors together as a community focused around the college campus. The proposed request does support the Comprehensive's Plan Growth at the Fringe goal to promote sound and sustainable patterns of land use of the City's fringe and the 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. The PI zoning district generally accommodates mid and large size public quasi-public and institutional uses which may have substantial land use impacts of traffic generation potential. Staff is recommending approval of the request.

Zoning Commission Action

Mr. Marshall stated that in agenda item Z-19-04-001, the Greensboro Zoning Commission believes its action to approve the zoning amendment for the property located at 7908 Leabourne Road and NC Highway 68 from County CU-PI (Conditional Use Public and Institutional) to City PI (Public and Institutional) 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 Comprehensive Plan's Growth at the Fringe goal to encourage development at the fringe that follows a sound sustainable pattern of land use, limits sprawl, protects rural character, evidence of sound stewardship of environment, and provides for an efficient provision of public services and facilities as the City expands. The request is also consistent with the 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. Seconded by Ms. Mazzurco. The Commission voted 7-0 for a favorable recommendation. (Ayes: Chair Lester, Mazzurco, Marshall, Pinto, Holston, Blackstock, and Alford. Nays: none). Chair Lester advised

the motion passed and constituted a favorable recommendation, subject to a public hearing at the May 21, 2019 City Council meeting.