

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

Z-19-04-008: An original zoning and rezoning request from County RS-30 (Residential Single Family) and City PI (Public and Institutional) to City CD-R-5 (Conditional District Residential Single Family-5) and City PI (Public and Institutional) for 601 Kallamdale Road, 4408 Near Sumner Church Road, portion of 4229 Short Farm Road and 5200-5216 Carol Avenue, generally described as south of Interstate 85 and west of Carol Avenue, 32.04 acres. (Favorable Recommendation)

Z-19-04-009: An original zoning request from County AG (Agricultural) to City R-5 (Residential Single Family-5) for a portion of Interstate 85 right of way, generally described as east of Rehoboth Church Road and west of Randleman Road, 25.98 acres. (Favorable Recommendation)

Mr. Carter provided the zoning map and other summary information for the subject property and surrounding properties and noted the condition associated with the request.

Chair Lester asked if these requests are changing County and Public Institutional zoning and single family zoning, along with the right of way. Mr. Lucas responded that was correct and there are portions of City owned property zoned PI that would change hands and go to the developer. The request is to go to City CD-R-5 and square off the City and private property with some small swaps between the developer and the City. All of the property not already in the City is associated with the original zoning request County RS-30 to City CD-R-5.

Ms. Mazzurco asked Mr. Carter if this case had been heard previously. Mr. Carter responded this site case was discussed a few months ago, but it was a straight original zoning request with no conditions at that time. This time there was a condition and since you can't put conditions on the right of way that had to be made a separate zoning request. So this time the Commission was considering two requests where before it was just one request.

Speakers from the Floor

Judy Stalder, 115 South West Gate Drive, Greensboro, stated Mr. Scott Wallace from Keystone Development was also present to answer any questions. Ms. Stalder advised Keystone had resubmitted this request originally heard in February with conditions of only single-family, detached homes and only 85 homes on these 30 acres. Ms. Stalder walked through the full request to ensure everyone understood it and proceeded to break it into three parts. The first part was Keystone's 30 acres where they would like to have the conditional district R-5, single-family attached, maximum of 85 homes. She noted the reason for the R-5 request is it allows smaller lot sizes to make it easier to develop this difficult property. They can adjust the houses away from the highway with the smaller lot size and protect the environmentally sensitive areas to the eastern part of the property.

The second part is the exchange of land between Keystone and the City of Greensboro. The City of Greensboro has public institutionally zoned land to the southwest of Keystone's property and 1.4 acres was being exchanged. The property going to Keystone from the City will be rezoned from Public Institutional to Conditional District R-5. The property to the City from Keystone will be zoned PI to match the existing City property. Ms. Stalder did not know if there were any plans for the property right now, but she understood it is intended for the use of parks and recreation and possibly a fire station.

The third part is the I-85 Right of Way connecting the rest of the property to the corporate boundaries of the city. R-5 zoning for the right of way would be consistent with the Conditional District R-5 zoning south of the highway.

A question was asked regarding notification. Ms. Stalder responded Keystone had a meeting with the neighbors in the area last week at Rehoboth United Methodist Church. Seven neighbors came and they were able to answer questions and clear up any confusion regarding the zoning process, the exchange of property, and the extent of the development and how the development will impact individual properties, and the use of Carol Avenue.

Ms. Stalder continued that the traffic generated by 85 homes does not require a Traffic Impact Analysis. She also noted that Carol Avenue is currently a gravel road but will be brought up to City standards at the developer's expense. They do not anticipate any building beginning until late 2019 or early 2020. Ms. Stalder requested a favorable recommendation as they proceed to City Council in May.

Speaker in Opposition:

Glen Yontz, 4308 Blackberry Road, Greensboro, stated there has been a lot of changes in the neighborhood and a lot of development. He thanked the Board for putting some restrictions on the request as the first time it did not have any conditions. Mr. Yontz wanted to expressly thank Ms. Mazzurco who called him back, talked to him for 20 or 30 minutes, and was able to explain things on his level where he could understand them. Mr. Yontz stated Ms. Mazzurco is a good public servant and thanked her very much.

Chair Lester closed the public portion of the meeting and asked staff for its recommendation.

Mr. Kirkman stated he was going to walk through the two different requests separately as they have different designations and other information. The main property is designated Mixed Use Residential on the Generalized Future Land Use Map of the Comprehensive Plan. The Mixed Use Residential designation generally applies to neighborhoods or districts where the predominant use is residential but where substantial and compatible local serving non-residential uses can also be introduced. That request supports the Comprehensive Plan's Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing in stable livable neighborhoods and as well as the Growth at the Fringe goal to provide a development framework for the fringe that guides sound and sustainable patterns of land use. The proposed City CD-R-5 and City PI zoning districts will allow for the development of new residential uses that will be in general harmony with surrounding areas and support future development of nearby public facilities that will support this and other future developments in the area. Staff is recommending the approval of that request.

Mr. Kirkman stated separately that the Interstate 85 right of way is designated as Mixed Use Commercial on the Comprehensive Plan. That designation is intended to promote a mixture of uses of which various commercial uses remain predominant but where residential services and other uses are considered complimentary. That request does support the Comprehensive Plans Community Facilities goal in providing in 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, as well as the Growth at the Fringe goal to promote a development framework for the fringe that guides, sound and sustainable patterns of land use. The City R-5 zoning district is intended to accommodate lower density single-family detached residential development that also would include the necessary public infrastructure such as roads and public utilities to service that development. Staff is also recommending approval of this request. Chair Lester asked if there were any questions of staff. Hearing none, he requested a motion. Ms. Mazzurco requested to make a comment before the motion. Ms. Mazzurco thanked Keystone and Mr. Yontz since he originally opposed this case, but it was just a matter of explaining the process that Zoning goes through here in Greensboro.

Zoning Commission Action

Mr. Holston stated that for agenda item Z-19-04-008, the Greensboro Zoning Commission believes that its action to approve the zoning amendment for the property located at 601

Kallamdale Road, 4408 Sumner Church Road, a portion of 4229 Short Farm Road and 5200-5216 Carol Avenue, from County RS-30 (Residential Single-Family) and City PI to City CD-R-5 (Conditional District Residential Single-Family-5) and 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 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. Additionally, 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, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. 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 this constituted a favorable recommendation and is subject to a public hearing at the May 21, 2019 City Council meeting.