

**PARTIAL MINUTES OF THE
ZONING COMMISSION
October 21, 2019**

Z-19-09-001: An original zoning request from County RS-30 (Residential Single-family) and County RES-30-MH (Residential Single-family Manufactured Housing) to City CD-PI (Conditional District-Public and Institutional), for the property located 4314 Hicone Road, generally described as south of Hicone Road and east of Dunstan Road, (1.48 acres). (Recommended Approval)

Mr. Carter provided the zoning map for Z-19-09-001 and other summary information for the subject property and surrounding properties. Mr. Carter noted the condition proposed by the applicant.

Chair Marshall inquired if there were any questions for staff. Hearing none, Chair Marshall requested the applicant to come forward.

Charlie E. Melvin, 300 N. Greene Street, representing Fellowship Hall. Mr. Melvin stated the property was next to the main campus of Fellowship Hall. The property was acquired several months previously by Fellowship Hall which will be utilized as part of the main campus and are requesting the same zoning as the main campus. The zoning request is part of the annexation process and has been reviewed by the Planning Board.

Chair Marshall inquired if there were any questions for the applicant. There were none. Chair Marshall inquired if there was anyone to speak in opposition. No one came forward. Chair Marshall closed the public hearing and requested staff's recommendation.

Mr. Kirkman stated the Comprehensive Plan's Generalized Future Lane Use Map currently designates this property as Moderate Residential. As part of this request, the applicant is requesting to amend the Comprehensive Plan to the Institutional designation. That designation generally applies to university and college campuses, major medical health concentrations in similar larger scale institutional activity centers. Staff has concluded the request is consistent with the Comprehensive Plan's Growth at the Fringe Goal to provide a development pattern for the fringe, guiding sound and sustainable patterns of land use as the city expands, as well as the Community Facilities goal to provide community facilities, services, and infrastructure in a cost effective manner, meeting citizens needs, contributing to quality of life, and supporting desired land use patterns. The proposed CD-PI request as conditioned, permits uses that are consistent with the general pattern of land use in the surrounding area. Staff recommended approval of the request.

Chair Marshall inquired if there were questions for staff. Mr. Holston asked what the yellow strip represented on the map presented to the Commission. Mr. Kirkman responded when the Comprehensive Plan was adopted originally, it was a generalized pattern of land use and the lines indicated did not necessarily follow parcel lines. The line for the Moderate Residential classification was slightly off from the property line and this would be cleaned up as part of this request if it is approved. Chair Marshall inquired if there was anything else or for a motion.

Mr. Engle stated in regards to agenda item Z-19-09-001, the Greensboro Zoning Commission believes that its action to recommend approval of the zoning amendment for the property located at 4314 Hicone Road from County RS-30 (Residential Single-Family) and County RS-30-MH (Residential Single-Family Manufactured Housing) to City CD-PI (Conditional District-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 provide a development framework for the fringe that provides sound, sustainable patterns of land use, limits sprawl, protects rural character. Evidence of sound stewardship of the environment and provides for efficient provision of public services and facilities as the City expands. The request is consistent with 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 the quality of life, and support the desired land use patterns. The proposed CD-PI request, as conditioned, permits uses consistent with the general pattern of lands of the surrounding area.

Motion by Mr. Engle, seconded by Mr. Trapp. The Commission voted 8-0. (Ayes: Chair Marshall, Holston, Dansby-Byrd, Trapp, Alford, Engle, Rosa, and O'Connor. Nays: 0). Chair Marshall stated this approval constituted a favorable recommendation and is subject to a public hearing at the November 19, 2019 City Council meeting.