

**PARTIAL MINUTES OF THE
ZONING COMMISSION
March 16, 2020**

Z-20-03-002: An original zoning and rezoning request from County RS-40 (Residential Single-family) and City CD-RM-18 (Conditional District-Residential Multi-Family-18) to City CD-RM-26 (Conditional District-Residential-Multi-Family 26) for the properties located at 1702-1709 Verdun Drive (AKA 5412-5414 Freedom Lane and 5420-5424 Freedom Lane) 5710 Ruffin Road 5711 Ruffin Road, generally described north and south of Ruffin Road (3.094-original zoning and 20.77 acres – rezoning). (Recommended Approval)

Mr. Carter provided the zoning map and other summary information for the subject property and surrounding properties. Mr. Carter advised of the conditions related to the request. Chair Marshall inquired if there were any questions for staff. Hearing none, Chair Marshall requested the applicant to come forward and state her name and address for the record.

Judy Stalder, 115 S Westgate Drive, Greensboro, introduced Scott Wallace of the Keystone Group who was present with her to answer any of the Commission's questions. Ms. Stalder stated their request was to rezone the property along Ruffin Road to allow the Keystone Group to develop a resort style community in an area already characterized by multi-family development. The request was technically inconsistent with the GFLUM, but there is already high density development established in this area. She noted the GFLUM will be upgraded shortly to the new Comp Plan Greensboro 2040. That plan would not differentiate on densities of residential but will be look more at how the development fits into the area. Ms. Stalder stated this development would fit into the area mostly due to the transportation network. Changes have been made with the construction of Interstate 73 and the existing thoroughfares of West Wendover Avenue, Guilford College Road, and Bridford Parkway, making the site ideal for higher intensity development because lower densities are not compatible with those types of roadways. The transportation system supports the higher density and would be able to accommodate the movement of residents within that area.

Ms. Stalder advised a transportation impact study was completed and reviewed by NCDOT and the Greensboro DOT recommended that Bridford Parkway and Guilford College Road be connected for ingress and egress. The study did support the multi-family development in this area resulting in housing for employment centers nearby such as the airport, Piedmont Center, and two shopping areas on Bridford Parkway and Piedmont Parkway. Conditions are being offered on the zoning to limit the number of units that are slightly more than RM-18 currently in the area and offering an esthetic condition on the exterior siding that will reflect the aesthetic values of Greensboro. For this particular site, the LDO require C type buffers resulting in a planted buffer of 10 canopy trees, 15 understory trees, and 85 shrubs as a buffer. Buildings will be sited close to Ruffin Road and away from single-family houses. Between the building and the planted buffer will be the parking area landscaped according to the LDO. Ms. Stalder advised there was a neighborhood meeting with one household who attended the meeting. Ms. Stalder met with one other person and believed all the concerns were addressed and no other conditions were warranted. Because the transportation network supports the rezoning, the development is sensitive to the adjacent single-family and the development will be in character with the area they were requesting approval.

Chair Marshall inquired if there were any questions for the applicant. Hearing none, Chair Marshall inquired if there was anyone else to speak in favor or in opposition to the applicant's request. Seeing none, Chair Marshall closed the public portion of the hearing and requested to hear from staff.

Mr. Kirkman stated the Comprehensive Plan's Generalized Future Land Use Map currently designates this location as Moderate Residential. As part of the application, the applicant requested a change to the High Residential classification. The High Residential designation provides for higher density apartment dwellings, condominiums, and similar housing types with a general density of 12 units per acre and greater. Staff concluded the request is consistent with the Comprehensive Plan's Housing and Neighborhoods goal to meet the needs of future Greensboro citizens for a choice of decent and affordable housing in stable livable neighborhoods offering security, quality of life, and the necessary array of services and facilities, 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 as the City expands. The proposed CD-RM-26 request as conditioned does allow uses complimentary to the existing residential uses in the surrounding area. Staff recommended approval of the request.

Chair Marshall inquired if there was any discussion from the Commission. Hearing none, Chair Marshall inquired for a motion. Ms. O'Connor stated in regard to agenda item Z-20-03-002, the Greensboro Zoning Commission believes that its action to recommend approval of the original zoning and rezoning request for the property located at 1702– 709 Verdun Drive, AKA 5412-5414 Freedom Lane and 5420-5424 Freedom Lane, 5710 Ruffin Road, 5711 Ruffin Road, and north and south of Ruffin Road, from County RS-40 (Residential Single-family) and City CD-RM-18 (Conditional District–Residential Multi-family-18) to City CD-RM-26 (Conditional District–Residential Multi-family–26) 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. The request is consistent with the Growth at the Fringe goal to provide a development framework for the fringe that guides sound and sustainable patterns of land use as the City expands. The proposed CD-RM-26 request as conditioned will allow uses complimentary to the existing single and multi-family residential uses in the surrounding areas. Seconded by Mr. Blackstock. The Commission voted 8-0. (Ayes: Chair Marshall, Holston, O'Connor, Dansby-Byrd, Trapp, Blackstock, Alford, and Rosa. Nays: 0). Chair Marshall advised this constitutes a favorable recommendation and is subject to a public hearing at the April 21, 2020 City Council meeting.