

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

Z-20-03-004: An original zoning request from County RS-30 (Residential Single-Family) to City CD-RM-12 (Conditional District – Residential Multi-Family -12) for the properties located at 506 Kallamdale Road and 511 Kallamdale Road, generally described as at the end of Kallamdale Road (11.9 acres). (Recommended Approval)

Mr. Carter provided the zoning map and other summary information for the subject property and surrounding properties. Mr. Carter advised the applicant has requested to reduce the size of the request to 9.951 acres. The applicant will speak more to that. Mr. Carter also advised of the condition related to the request.

Chair Marshall inquired of questions for staff. Mr. Blackstock asked which one of these was properties were being removed, south or north. Mr. Carter responded the south lot.

Ms. O'Connor asked if that was still a portion of the land on that side that is included. Mr. Carter responded the property line, if extended along that area, would run north to south from Kallamdale down to the I-85 Right of Way.

Chair Marshall inquired if there any other questions for staff. Seeing none, Chair Marshall requested the applicant to come forward and state their name and address for the record.

Thomas Terrell, Fox Rothschild, 300 North Greene Street, Greensboro, representing Trinity Housing Development for a project to be called The Lofts at Elmsley. Mr. Terrell described the area using a photograph depicted on the screen for the Commissioners. The zoning designations for the properties in the area include Commercial–High, Commercial– Medium, and Moderate-Density Residential. Mr. Terrell stated the survey was completed which indicates a small area to be removed and an amended application will be submitted to incorporate that removal. This annexation request is in Growth Tier 1. In accordance with the Comprehensive Plan this property will have an activity center designated as Mixed-Use-Commercial and multi-family is consistent with that designation. Due to the location there is not good access for commercial. Single-family residential would also not be easy to develop with the property located between Walmart and the Interstate. This application is for Conditional Use-Multi-family-12. This is a limitation of 84 units with a community building. As applied, it would be essentially RM-7, with 12 acres divided by 84 resulting in 7 units per acre. When the small triangle is removed, it will then be a density of RM-9. It would still be lower density than the surrounding units north and west of the property and consistent with the GFLUM. A letter was sent to all of the neighbors within 600 feet, a person phone number and email was provided. No one called, nobody wrote. The first neighborhood meeting with no one attending.

Chair Marshall inquired if there were questions for the applicant.

Mr. Holston stated, understanding the 600 foot radius, asked if there was any outreach to the other major neighborhoods on either side. Ms. Terrell responded every single family within that radius received the same letter. Mr. Terrell provided background information on that particular area. Mr. Terrell indicated a place on the photograph depicted for the Commissioners and stated he not believe from that location this property could be seen from the location of the single-family homes.

Mr. Rosa asked where the exit from this property would be. Mr. Terrell responded there are two locations. Kallamdale Road dead ends into the property and the other one would be onto Elmsley Street. Mr. Rosa stated he was asking because he travels down that particular road and it can sometimes have a lot of traffic there, especially around holidays. When going around the curve, you cannot see cars coming out from the roadway if there was a driveway there. Mr.

Terrell responded the site has not been designed as to where that point would be at this point. Upon receiving the permit, the site distances will be decided by GDOT and determined to be safe.

Chair Marshall inquired if there were further questions for the applicant.

Mr. Trapp asked Mr. Tipton if that area was close to adding a lane or looking at other traffic measures. Mr. Terrell responded when he has driven down Kallamdale, there is no traffic currently and Elmsley has never been that heavily traveled. He had not been there in the morning peak. Mr. Trapp responded during typical shopping hours and Friday nights, it is congested. The retail services are used both for City and County.

Mr. Holston stated he also could attest at the Walmart property trying to get out onto Elmsley and turning left, you have to sometimes just pull out. There has been an increasing number of vehicles and traffic. Mr. Terrell asked if the Board was suggesting single-family development. Mr. Trapp responded, his concern was for the general growth and traffic in that area.

Mr. Tipton advised GDOT does not have counts for Elmsley and there were no plans on the books to widen it for any reason. Without a count, Mr. Tipton advised he was not able to state to capacity. Mr. Trapp responded he would be reaching out to the District Representative for that area.

Chair Marshall stated as no one else was present to speak, closed the public hearing and requested to hear from staff.

Mr. Kirkman stated the Comprehensive Plan's Generalized Future Land Use Map designates this property as Mixed Use Commercial.. That designation is intended to promote a mixture of uses of which various commercial uses remain predominant for residential services and other uses are considered complimentary. The proposed supports the Comprehensive Growth at the Fringe Goal to provide a development framework for the fringe, guiding sound and sustainable patterns on land use and provided for efficient provision of public services and facilities as the City expands, and the 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 offering security, quality of life, and the necessary array of services and facilities. The proposed CD-RM-12 request, as conditioned, is consistent with the surrounding pattern of residential and commercial development. Staff recommended approval of the request.

Chair Marshall inquired of discussion from the Commission.

Mr. Holston inquired if this was a tax credit facility. Mr. Kirkman responded this is a request for 84-multi-family dwelling units by condition and is where the Commission should focus its evaluation.

Chair Marshall inquired of any other questions or discussion. Hearing none, Chair Marshall requested a motion by made.

Ms. O'Connor stated in regard to agenda item Z-20-03-004, the Greensboro Zoning Commission believes that its action to recommend approval of the zoning amendment for the property located at 506 Kallamdale Road and a portion of 511 Kallamdale Road from County RS-30 (Residential-Single-family) to City CD-RM-12 (Conditional District -Residential-Multi-family-12) 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 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 also consistent with the Comprehensive Plan's Growth at the Fringe Goal to provide a development framework for the fringe that guides, sound and sustainable patterns on land use as the City expands. The proposed CD-RM-12 request, as conditioned, is consistent with the surrounding pattern of residential development.

Seconded by Mr. Rosa. The Commission voted 7-1. (Ayes: Chair Marshall, Holston, O'Connor, Dansby-Byrd, Trapp, Rosa, and Alford. Nays: Blackstock). Chair Marshall advised the approval a favorable recommendation and is subject to a public hearing at the April 21, 2020 City Council Meeting.