

**PARTIAL MINUTES OF THE
ZONING COMMISSION
June 15, 2020**

PUBLIC HEARINGS:

Z-20-06-002: An original zoning request from County RS-30 (Residential Single-family) to City R-5 (Residential Single-family-5), for a portion of 2240 East Cone Boulevard, generally described as south of East Cone Boulevard and west of Ralph Johnson Lane, (23.079 acres). (Recommended Approval)

Mr. Kirkman reviewed the zoning map for Z-19-06-002 and other summary information for the subject property and surrounding properties. Mr. Kirkman advised there were no conditions related to the request. Chair Marshall inquired if there were any questions for staff regarding the application. Seeing none, Chair Marshall requested the applicant to state their name and address.

Chris Bostic, of Kimley Horn, 421 Fayetteville Street, Raleigh, NC. Mr. Bostic introduced Mr. Howard Sowell, Mr. Andrew Sowell, and Mr. Elton Woods of Guilford Preparatory Academy. Mr. Bostic noted this project is just outside of the city limits. Annexation has been requested and the requested zoning district associated was R-5 (Residential-Family-5). The reasoning for the R-5 zoning is this is one of the least intensive zoning districts in the city. The R-5 zoning district is also in compliance with the Future Land Use Plan. There are single family uses in the county and single family to the east, institutional to the west and they felt an R-5 zoning would be an appropriate transition and support their proposed use. Their proposed use is to build a school for Guilford Preparatory Academy. The Academy currently has a facility to the west in an existing building and was looking to expand their enrollment, have their own building, and have a standalone gymnasium in association with the project. Mr. Bostic noted the R-5 zoning request also matches the zoning of the extensions of Cone Boulevard that are zoned R-5 and felt it was an appropriate zoning to match. Mr. Bostic stated the school proposes to have the stand alone gym be utilized for community athletic programs in addition to programs of the school. The school sits on approximately 24 acres with significant natural buffering that will occur with the project. There would still be plenty of land to the west, on the property, and east to provide a natural buffer for streams on both sides. There is a large creek running along the south side of the property. Mr. Bostic stated a traffic impact analysis was required by the city and reviewed by GDOT resulting in a recommendation of a short right turn lane and a left turn lane built on Cone Boulevard for access to the school and they will comply with the requirement. In mid-May there was a letter submitted to all the neighbors within 600 feet of the property advising them of the rezoning request and that a school was proposed. A contact name, phone number, and an email contact were provided. No feedback had been received to date from the public. Mr. Bostic emphasized their zoning request was in compliance with the Future Land Use Plan and the building will be centrally located.

Chair Marshall inquired if there were any questions for Mr. Bostic. Mr. Trapp asked why was R-5 chosen as opposed to a public and institutional zoning. Mr. Bostic stated based on conversations with staff, they felt it was more compliant to go with R-5. There are restrictions associated with R-5 signage they are willing to comply with. Mr. Kirkman stated the R-5 zoning was consistent with the zoning attached to East Cone Boulevard, so there is consistency between zoning districts on the same piece of property which is important as sites development. There are also some restrictions on the signage where there are schools in a residential context. Schools themselves are allowed in all of the zoning districts. The applicant was trying to be consistent as was stated with the Comprehensive Plan and with the existing zoning for the other portions of the property already located in the city. Mr. Holston asked if the signage requirements under the R-5 are more restrictive than what it would be under Institutional. Mr. Kirkman responded there are more restrictions, in particular with electronic signage and the types of signs that could be

used with a non-residential use in residential zoning versus a non-residential use in the public institutional zoning.

Chair Marshall inquired if there were any further questions from the Commission. Seeing none, Chair Marshall inquired if there was anyone else wishing to speak in favor of the application. Seeing none, Chair Marshall inquired if there was anyone in opposition to the request. Seeing none, Chair Marshall closed the public hearing and requested to hear from city staff.

Mr. Kirkman stated the Comprehensive Plan's Generalized Future Land Use Map designates this particular area as Moderate Residential. The Moderate Residential generally accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings generally 5-12 dwelling units per acre. The request does support the Comprehensive Plan's Growth at the Fringe goal to promote sound and sustainable patterns of land use at the City's fringe and 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 offering security, quality of life, and the necessary array of services and facilities. The proposed R-5 zoning district is generally intended to accommodate lower-density single-family detached residential development of up to 5 dwelling units per acre. As noted previously some limited non-residential uses such as schools and places of religious assembly are also permitted in the R-5 zoning district. Staff recommended approval of the request.

Chair Marshall inquired if there were any questions for staff. Mr. Engle stated he had no questions but had a motion if no one else wanted to go forward. Mr. Engle stated in regard to agenda item Z-20-06-002, the Greensboro Zoning Commission believes that its action to recommend approval of the original zoning request for the property located at 2240 East Cone Boulevard, from County RS-30 (Residential Single-family) to City R-5 (Residential Single-family-5), 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 Fringe Goal to promote sound and sustainable patterns of land use at the city's fringe. The request is consistent with the Housing and Neighborhood's goal to meet the needs of present and future Greensboro residents 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 proposed R-5 zoning is district is primarily intended to accommodate low density single-family detached residential development of up to 5 dwelling units per acre. Seconded by Mr. Alford. The Commission voted 7-0. (Ayes: Chair Marshall, Holston, O'Connor, Rosa, Trapp, Alford, and Engle. Nays: 0). Chair Marshall advised this constituted a favorable recommendation and was subject to a public at the July 21, 2020, City Council meeting.