

**PARTIAL MINUTES OF THE
ZONING COMMISSION
October 19, 2020**

Z-20-09-006: A rezoning request from R-5 (Residential Single Family-5) to RM-8 (Residential Multifamily-8) for the property identified as 822 Holt Avenue, generally described as east of Holt Avenue and south of Lombardy Street (.25 Acres). (Approved)

Mr. Kirkman reviewed the zoning map and other summary information for the subject property and surrounding properties. Mr. Kirkman advised there were no conditions associated with the request. Chair Holston inquired if there were any questions for Mr. Kirkman. Mr. Alford asked if it was being said the building on this property now is nonconforming with the current zoning. Mr. Kirkman responded that was correct. There are two units in the building, established a number of years ago. The current owner is interested in rezoning so it can be brought into conformance. Chair Holston asked if there were additional questions. Hearing none, Chair Holston requested the applicant to state their name, address, and present their case.

Thomas J. Shimeld, 1129 Allman Ridge Road, Morganton, NC, representing JRTS Solutions is one of the owners of the property and stated this property was purchased in August of 2019. It was transitioned as a duplex over 20 years ago and he would like to continue the use as a duplex and bring it into compliance. It is listed as 822 and 822 B in the official Greensboro zoning address database.

Chair Holston asked what was the impetus for requesting the zoning to RM-8. Mr. Shimeld responded they received a fine for non-compliance and that is what prompted them to look into further detail regarding the zoning. They are 3 doors down from RM-18 zoning and they only want to use the property as a duplex as purchased. With no other questions from the Commissioners, Chair Holston inquired if there was anyone else to speak in favor of the request. Chair Holston noted originally Kyrie Henniger had signed up to speak but Ms. Henniger advised she was speaking on another case and not this one. Chair Holston inquired if there was anyone else speaking in favor of the request. Hearing none, Chair Holston inquired if there was anyone to speak in opposition. Hearing none, Chair Holston closed the public hearing and requested to hear from staff.

Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. This request is consistent with the Comprehensive Plan because the uses requested expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and maintains stable, attractive, and healthy places to live and raise families. The proposed RM-8 request is intended to accommodate low to moderate intensity residential uses and allows uses that are consistent with those existing in the surrounding area. Staff recommended approval of the request. Chair Holston asked if going to RM-8 zoning and Mr. Shimeld tore the duplex down, could he put in an apartment complex. Mr. Kirkman responded two units is the largest it could be based on the size of the lot. Mr. Engle asked if there were any other uses available in RM-8 that would not be available in single family residential. Mr. Kirkman responded there are other uses such as a day care center, but the site is so small required parking and landscaping buffers could be provided for a non-residential use.

Chair Holston inquired if there were further questions or a motion. Mr. Engle stated in regard to agenda item Z-20-09-006, the Greensboro Zoning Commission believes that its action to recommend approval for the original zoning request for the property described as 822 Holt Avenue from R-5 (Residential Single Family-5) to RM-8 (Residential multi-family-8) to be

consistent with the adopted GSO 2040 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 Future Built Form Map and Future Land Use Map. The property proposed zoning change can accommodate a satisfactory transition to the existing scale and intensity of existing adjacent uses. The proposed RM-8 zoning district allows uses that fit the context of the surrounding area. The request is reasonable due to the size, physical conditions and other attributes of the area. It will benefit the property owner and surrounding community. Approval was in the public interest. Seconded by Mr. Alford. The Commission voted 9-0. (Ayes: Chair Holston, Bryson, Jones, Rosa, Trapp, Engle, Alford, Collins, and O'Connor. Nays: None). Chair Holston stated this approval constituted final action unless appealed in writing to the Planning Department within 10 days. Anyone may file such an appeal. All such appeals will be subject to a public hearing at the November 17, 2020, City Council Meeting. All adjoining property owners will be notified of any such appeal.