

**MEETING OF THE
GREENSBORO ZONING COMMISSION
NOVEMBER 16, 2020**

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The regular meeting of the Greensboro Zoning Commission was held electronically through a Zoom meeting and broadcast simultaneously on the City of Greensboro's website November 16, 2020, beginning at 5:30 p.m.

Members present were: Chair Hugh Holston, Sandra O'Connor, Raymond Trapp, Richard Bryson, Zac Engle, James Rosa, Tony Collins, and Vernal Alford. Present for City staff were Luke Carter, Mike Kirkman, and Steve Galanti, (Planning Department), Noland Tipton, (GDOT), and Alan Andrews, Chief Deputy City Attorney.

Chair Holston welcomed everyone to the meeting and noted the meeting was being conducted online. Chair Holston advised of the policies and procedures in place for the Zoning Commission and how the meeting would be conducted using the online format.

Mr. Andrews advised pursuant to General Assembly Session Law 2020-3, anyone may submit written comments between now and 24 hours after the public hearing closes on each of the identified items. Mr. Andrews requested each item be identified for comments to be made on and submit the comments Planning staff

Chair Holston performed a roll call of the Commissioners present. Chair Holston advised Commissioner Jones was not present.

APPROVAL OF THE OCTOBER 19, 2020 REGULAR MEETING MINUTES: (Approved)

Mr. Engle moved to approve the October 19, 2020 minutes, seconded by Mr. Trapp. The Commission voted 8-0. (Ayes: Chair Holston, O'Connor, Alford, Engle, Trapp, Rosa, Bryson, and Collins. Nays: 0). Chair Holston stated the minutes were approved.

WITHDRAWALS OR CONTINUANCES

Z-20-11-06: The City of Greensboro is proposing a change to the Airport Overlay District to establish a Zone 1 (AOD-1) and a Zone 2 (AOD-2) in accordance with the proposed new Airport Overlay District map. (Continued)

B. Zoning, Planning, and Development Text Amendment: Amending Sections 30-4-14 (Mailed Notice, 30-4-8.7 (District Boundaries, 30-7-8.2 (District Standards), and 30-13-9.2 (Owner's Associations) of the Land Development Ordinance related to the Airport Overlay District.

Mr. Kirkman advised there was a request to continue item 4B, a map and text amendment for the airport overlay district. Chair Holston inquired if there was anyone present wishing to speak in favor of the continuance.

Michael Fox, Tuggle & Duggins, 100 North Green Street, representing land owners potentially impacted by this ordinance requested a 60 day continuance to allow further discussions with staff and representatives from the airport regarding the changes. Mr. Fox advised based on correspondence from airport staff, they did not object to a continuance and based on conversations with the Planning Director, staff did not object to a continuance. Having more time to discuss these changes would result in a better product at the end.

Chair Holston inquired if there was anyone else to speak in favor of the continuance request.

Tom Terrell, Fox Rothschild, 230 North Elm Street, representing Piedmont Triad Airport Authority advised the airport authority did not object to a continuance.

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Chair Holston inquired if there was anyone else to speak in favor of the continuance request. Hearing none, Chair Holston inquired if there was anyone in opposition to the continuance request. Mr. Engle made a motion that this item be continued for 60 days to the January 20, 2021 Commission meeting. Seconded by Mr. Rosa. The Commission voted 8-0. (Ayes: Chair Holston, Collins, Bryson, Rosa, Trapp, Engle, Alford, and O'Connor. Nays: 0). Chair Holston stated item number Z-20-11-06, item 4B, was continued until the January 20, 2021 Zoning Commission meeting.

Chair Holston inquired if there were any other withdrawals or continuances. Mr. Kirkman responded there were not.

PUBLIC HEARINGS:

Z-20-11-001 and PL(P) 2020: An annexation and original zoning from County RS-20 (Residential Single-family) to R-3 (Residential Single-family-3) for the property identified as 162 Birch Creek Road and a portion of the Woodhollow Road right-of-way from Birch Creek Road extending westward for approximately 200 feet, generally described as west of Birch Creek Road and south of Woodhollow Road. (0.83 acres). (Recommended Approval)

Mr. Kirkman reviewed the zoning map and other summary information for the subject properties and surrounding properties. Mr. Kirkman advised there were no conditions associated with the request. Chair Holston inquired if there were questions from the Commissioners to city staff. Seeing none, Chair Holston requested to hear from the applicant.

Eric Olbera, 162 Birch Creek Road, on behalf of Miquel Hernandez, stated they were requesting an annexation for 162 Birch Creek Road to gain access for water and sewer in order to continue the construction of the property for a house. Chair Holston inquired if the Commissioners had questions for the applicant. Seeing none, Chair Holston inquired if there was anyone else to speak in favor of the request. Seeing none Chair Holston inquired if there was anyone in opposition to the request. Seeing none, Chair Holston closed the public hearing and requested to hear staff's recommendation.

Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this site as Exurban, which would then convert to Urban General upon annexation, on the Future Built Form Map and Residential on the Future Land Use Map. The request is consistent with the Comprehensive Plan because the proposed development is compatible with the scale and design of the adjacent road and can accommodate a satisfactory transition to the existing scale and intensity of existing, adjacent residential uses. The proposed R-3 zoning allows uses that are similar to existing uses in the surrounding area. Staff recommended approval. Mr. Kirkman reminded the Commission there were two action items associated with this request; the recommendation of the annexation and the recommendation for what zoning to be apply if the property is annexed into the city.

Chair Holston inquired if there were questions for city staff. Seeing none, Mr. Engle made a motion to recommend annexation; seconded by Mr. Rosa. The Commission voted 8-0. (Ayes: Chair Holston, Collins, Bryson, Rosa, Trapp, Engle, Alford, and O'Connor. Nays: 0). Chair Holston advised the motion passed 8-0 on the annexation. Mr. Engle moved that in regard to agenda item Z-20-11-001, the Greensboro Zoning Commission believes that its action to recommend approval of the original zoning request for the property described 162 Birch

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Creek Road and a portion of the Woodhollow Road right-of-way from Birch Creek Road extending westward for approximately 200 feet from County RS-20 (Residential Single-family) to R-3 (Residential Single-family-3) 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 uses permitted within the proposed zoning district are of similar scale and intensity for off-site impact of the existing nearby uses. The proposed city R-3 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 is in the public interest. Seconded by Mr. Alford. The Commission voted 8-0. (Ayes: Chair Holston, Collins, Bryson, Rosa, Trapp, Engle, Alford, and O'Connor. Nays: 0). Chair Holston stated these approvals constituted a favorable recommendation and are subject to the public hearing at the December 15, 2020, City Council Meeting.

Z-20-11-002 A rezoning request from RM-12 (Residential Multi-family-12) to CD-C-M (Conditional District – Commercial – Medium) for the property identified as 3757 Oakwood Drive, generally described as west of Oakwood Drive, south of West Gate City Boulevard, (0.62 acres). (Approved)

Mr. Kirkman reviewed the zoning map and other summary information for the subject property and surrounding properties. Mr. Kirkman advised of the condition related to the request that was submitted and read into the record the following new condition:

Prior to site plan approval, 3757 Oakwood Drive known as parcel number 49598, shall be combined with the property identified as 3803 West Gate City Boulevard and identified as parcel number 49600.

Mr. Engle moved to accept the new condition. Seconded by Ms. O'Connor. The Commission voted 8-0. (Ayes: Chair Holston, Collins, Bryson, Rosa, Trapp, Engle, Alford, and O'Connor. Nays: 0). Chair Holston advised the condition passed. Chair Holston requested the applicant to state their name, address, and present their case.

Marc Isaacson, 804 Green Valley Road, on behalf of 5 Star Real Estate Holding Company, referred to the booklet presented to the Commissioners within their packet and advised the Oakwood Drive property was zoned for multi-family but is approximately 2/3 of an acre and not suitable for development for multi-family purposes. The Oakwood Drive property is under contract to be acquired along with the 3803 West Gate City Boulevard property. If this property was rezoned, the properties would be combined to allow one new car wash facility to be developed facing Gate City Boulevard. An illustrative site plan was depicted for the Commissioners providing a visual of how it might be laid out. Mr. Isaacson stated access to the property would be from Oakwood Drive; the side street. There would be two lanes for vehicles that would come through the pay station and then through the car wash tunnel, exiting onto West Gate City Boulevard. The reason for the condition to combine these properties is to make this one parcel to function together. Mr. Isaacson advised under the development standards there would be a 25 foot landscape buffer area from this property to the multi-family property. Photographs were depicted indicating the buffer location and the pattern flow for the car wash facility. Mr. Isaacson advised letters were sent to everyone on the City's notification list describing the purpose and providing background on how the facility would operate. Mr. Isaacson did not receive any communication, nor did city staff as of this meeting. Mr. Isaacson stated this meets the criteria for the Comprehensive Plan and staff recommended approval.

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Chair Holston inquired if the access to the property would only be off of Oakwood. Mr. Isaacson responded that was correct. Chair Holston inquired if that was an exit also or only an entrance. Mr. Isaacson responded it was only an entrance. The facilities are designed to accommodate vehicles as they go through the pay station and move forward to the tunnel that exists onto West Gate City Boulevard. There would be no exit on to Oakwood. Chair Holston inquired if there were separate bays for vacuuming. Mr. Isaacson stated they would be located outside, along West Gate City Boulevard. All the heavier commercial activity is on West Gate City Boulevard. Oakwood is only to provide a lane of access and a buffer. A certain setback had to be met and his client would have preferred everything to be on Gate City Boulevard but are required under the city ordinance to establish this property as presented. Chair Holston asked if the vacuum bays would be furthest away from the residential. Mr. Isaacson responded that was correct. Chair Holston inquired if there were additional questions from the Commissioners. Hearing none, Chair Holston inquired if there was anyone to speak in favor of the request or was there anyone to speak in opposition to the request. Hearing none, Chair Holston closed the public portion 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. The property is also designated Urban (Mixed-Use) Corridor and a High Frequency Transit Service Corridor on the Future Land Use Map. The request is consistent with the Comprehensive Plan because the uses requested are of a compatible scale, intensity, or off-site impact as existing nearby uses and the request accommodates a satisfactory transition to the existing scale and intensity of nearby uses. The CD-C-M zoning district, as proposed, permits uses that are compatible with uses in the surrounding area. Staff recommended approval of the request.

Chair Holston inquired if there were any questions, comments, or a motion from the Commissioners. Mr. Alford stated he was looking at car washes and the prohibition for drive throughs under the conditions and asked if that would be a problem or was there an exception. Mr. Kirkman responded the prohibition was for other types of drive through uses. Car washes would be allowed but the condition prohibition would apply to things such as banks or restaurants with drive throughs.

Mr. Engle moved that in regard to agenda item Z-20-11-002, the Greensboro Zoning Commission believes that its action to recommend approval of the rezoning request for the properties described as 3757 Oakwood Drive from RM-12 (Residential Multi-family-12) to CD-C-M (Conditional District Commercial Medium) 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 uses permitted in the proposed CD-C-M zoning district are consistent with existing uses found on nearby properties zoned C-M and C-H. 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 is in the public interest. Seconded by Ms. O'Connor. The Commission voted 8-0. (Ayes: Chair Holston, Collins, Bryson, Rosa, Trapp, Engle, Alford and O'Connor. Nays: 0). Chair Holston stated this approval constitutes 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 December 15, 2020, City Council Meeting. All adjoining property owners will be notified of any such appeal.

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Z-20-11-003: A rezoning request from R-3 (Residential Single Family-3) to CD-R-7 (Conditional District Residential Single-family-7) for the properties identified as 5601-5603, 5609, 5611, and 5615 Summit Avenue, generally described as north of Summit Avenue, north of Scott Road, and west of Rudd Station Road), (17.403 acres). (Approved)

Mr. Kirkman reviewed the zoning map and other summary information for the subject property and surrounding properties. Mr. Kirkman stated both conditions into the record; noting that condition number 2 was a new condition offered by the applicant.

1. Maximum density shall not exceed four (4) dwelling units per acre.
2. Except with a required sewer easement a minimum of a 50 foot wide undisturbed buffer shall be established and maintained along the common property lines with the parcels identified as 5838 Rudd Station Road, known as parcel number 78610 and 6104 Corporate Drive, parcel number 78567.

Mr. Engle made a motion to accept the conditions. Seconded by Mr. Bryson. The Commission voted 8-0. (Ayes: Chair Holston, Collins, Bryson, Rosa, Trapp, Engle, Alford and O'Connor. Nays: 0).

Chair Holston requested the applicant to state their name, address, and present their case.

Chuck Jones, 3705A West Market Street, stated the intent is to develop 17 acres with 4 units per acre similar to the adjoining neighborhoods and will be quality homes for quality people. Chair Holston inquired if there were questions for the applicant. Mr. Engle asked if it was 17 acres. Mr. Jones responded that was correct. Chair Holston asked if there was anyone wishing to speak in favor of the request. Seeing none, Chair Holston inquired if there was anyone to speak in opposition to the request. Seeing none, Chair Holston closed the public hearing and requested to hear from city staff.

Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this site as Planned Industrial on the Future Built Form Map and Industrial on the Future Land Use Map. The 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 CD-R-7 zoning district limits to density to a maximum of four (4) dwelling units per acre, making this request generally compatible with existing residential uses in the surrounding area. Staff recommended approval of the request. Mr. Engle requested clarification on whether the rezoning was for 2 acres or 17 acres. Mr. Kirkman responded it was 17.4 and the 2 acres was an error in the staff report. Mr. Engle asked if there was a R-3, Residential Single-family zoned auto repair use adjacent to the subject property. Mr. Kirkman responded that was the existing use and is a non-conforming use.

Chair Holston inquired if there were further questions or a motion. Mr. Engle stated in regard to agenda item Z-20-11-003, the Greensboro Zoning Commission believes that its action to recommend approval of the zoning request for the properties identified as 5601-5603, 5609, 5611, and 5615 Summit Avenue from R-3 (Residential Single Family-3) to CD-R-7 (Conditional District – Residential Single-family-7) 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 proposed CD-RM-7 zoning district fits the context of the surrounding residential areas and is

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oriented towards these residential uses. 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. Rosa. The Commission voted 8-0. (Ayes: Chair Holston, Collins, Bryson, Rosa, Trapp, Engle, Alford, and O'Connor. Nays: 0). 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 December 15, 2020, City Council Meeting. All adjoining property owners will be notified of any such appeal.

Z-20-11-004: A consideration of a UDP (Unified Development Plan) for a previously approved PUD, (Planned Unit Development) zoning district for the property identified as 523 North Spring Street, generally described as west of North Spring Street and east of North Cedar Street, (2.694 acres). (Approved)

Mr. Kirkman advised that the approval of a Unified Development Plan is a responsibility that was previously addressed by the Greensboro Planning Board and is now under the Zoning Commission's purview. The Zoning Commission was being asked to approve a UDP which is the third step in the process of doing a PUD zoning. The initial step was for a Concept Plan that provides general information to ensure there are adequate public facilities available to serve the property. The Planned Unit Development zoning has been approved and established uses and relevant conditions. The third step is the Unified Development Plan to establish the development standards that go with it and covers things such as building setbacks, minimum landscape requirements and those types of things that are standard in other zoning districts but are unique to each Planned Unit Development district. The previous zoning is in place and was not part of the discussion at this meeting. The discussion will be focused only on the Unified Development Plan document.

Chair Holston inquired if there was anyone to speak in favor of the request.

Marc Isaacson, 804 Green Valley Road, advised with a Planned Unit Development, this type of Unified Development Plan goes through the channels of city staff and comes before Zoning for approval and is recorded at the Register of Deeds. All of the terms and conditions are binding on the property, run with the land, are there for public notice, governed by the terms of the development, and set out the standards and conditions. It is a public notice and a document everyone can rely upon, to include the applicant, lenders, and anyone else with an interest in the property. Mr. Isaacson advised Jim Marshall and Seth Marshall were present at this meeting to answer any questions.

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

Mr. Kirkman stated this Unified Development Plan was reviewed and recommended by the Technical Review Committee and met all the minimum requirements for the PUD zoning district. Staff is in favor of the approval of the Unified Development Plan. Mr. Engle moved to approve the request. Seconded by Ms. O'Connor. The Commission voted 8-0. (Ayes: Chair Holston, Collins, Bryson, Rosa, Trapp, Engle, Alford, and O'Connor. Nays:

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0). Chair Holston stated this approval constitutes final action unless appealed in writing to the Planning Department within 10 days. Anyone may file such an appeal. All such appeals would be subject to a public hearing at the December 15, 2020 City Council meeting.

Z-20-11-005: An original zoning request from County AG (Agricultural) to City CD-R-3 (Conditional District – Residential Single-family-3) for the properties identified as 2126 and 2146 Scott Road, generally described as south of Scott Road and west of Summit Avenue, (47.76 acres). (Recommended Approval)

Mr. Kirkman reviewed the zoning map and other summary information for the subject property and surrounding properties. Mr. Kirkman advised of the conditions associated with this request. Chair Holston inquired if there were questions for Mr. Kirkman. Hearing none, Chair Holston requested the applicant to state their name, address, and present their case.

Bob Dunston, National Heritage Academies, 3850 Broadmoor Avenue, SE, Grand Rapids, Michigan, introduced Dillon Smith, Civil Engineer with Valentine & Associates and Aimee Giacherio with Wade Trim, Traffic Engineer to address any questions of the Commissioners. Mr. Dunston stated they were before the Zoning Commission previously for this site and were approved for R-5 zoning and then went before City Council. City Council was concerned with the potential of too many single-family homes so that application was withdrawn and resubmitted with R-3 zoning and added conditions. Mr. Dunston depicted a photograph of the school proposed to be built. It is K through 8 and is approximately a 44,000 square foot ranch style building located on the western parcel. Mr. Dunston referred to items shaded in blue indicating stream buffers and wetlands that are not buildable acreage. The entire site is approximately 47 acres with a net buildable site of approximately 31 acres and with the R-3 conditional zoning if single family homes were ever built on the other piece, the net acreage is less than 15 acres. The site is heavily wooded and the closest residential homes are located at the northern corner, approximately 600 feet from the school building. Landscape, lighting, and building plans have been submitted to TRC. City Services are nearby the site. The water main is located to the north and east and the public water system will be extended down Scott Road to service the school. They will have to partner up with PPW and have the water main installed. A sanitary line will be run up the back of Summit Creek and sidewalks will be constructed along Scott Road. The intent is to have this school open in the fall of 2021. Mr. Dunston stated the Summit Creek School Board hired and engaged National Heritage Academies. Mr. Dunston expressed his sincere thanks to both Mr. Kirkman and Mr. Carter who were essential in helping them coming back to the Zoning Commission. Chair Holston inquired if there were questions for the applicant from the Commissioners. With no additional questions, Chair Holston inquired if there was anyone else to speak in favor of the request.

Karen Martin, 2121 Scott Road, stated during the City Council meeting a question was asked how the rest of the neighbors felt. Ms. Martin stated her driveway will be almost directly across from the entrance of the news school and will be greatly affected but they are in favor of the school because it is in the best interest of the neighborhood and the best use of the land. The property will be sold and change will come to the area and houses will be built. Traffic is bad but the school will help traffic. Twice a day there may be more traffic but any school traffic should be moving slower. Slow traffic is what the neighborhood wants because cars are going too fast in this area and with a turn lane and a school zone, it will be better. If the other part of the land is sold for housing, it would not be very many houses compared to what is being built and would not affect traffic that much. Everyone is concerned about traffic on this road but if the school is not approved and the 48 acres becomes housing, it would have a

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major impact on the neighborhood. The school is wanted by a lot of people in the neighborhood and the Martins fully support it.

Chair Holston inquired if there was anyone else to speak in favor of the request. Hearing none, Chair Holston inquired if there was anyone to speak in opposition to the request. Seeing none, Chair Holston closed the public hearing and requested to hear from city staff.

Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map and Residential of the Future Land Use Map. The 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 healthy places to live and raise families. The proposed CD-R-3 request allow uses that are consistent with those in the surrounding area. Staff recommended approval of the request.

Chair Holston inquired if the Commissioners had any comments, questions, thoughts, discussion or a motion. Mr. Engle made a motion and stated in regard to agenda item Z-20-11-005, the Greensboro Zoning Commission believes that its action to recommend approval for the rezoning request for the properties described as 2126 and 2146 Scott Road from County AG (Agricultural) to City CD-R-3 (Conditional District-Residential Single-family-3) 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 proposed CD-R-3 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 8-0. (Ayes: Chair Holston, Collins, Bryson, Rosa, Trapp, Engle, Alford and O'Connor. Nays: 0). Chair Holston stated this constitutes a favorable recommendation and is subject to a public hearing at the December 15, 2020 City Council meeting.

Z-20-11-06: The City of Greensboro is proposing a change to amend Flood Damage Prevention Regulations. (Recommended Approval)

ORDINANCE TEXT AMENDMENT:

A. Zoning, Planning, and Development Text Amendment: Amending Sections 30-12-2 (Flood Damage Prevention), 30-4-26 (Permits and Certificates), 30-13-32 (Flood Damage Prevention), 30-4-26 (Permits and Certificates), 30-13-3 (Minimum Building Area), and Article 15 (Definitions) related to changes being made to the Flood Damage Prevention Regulations for the City of Greensboro.

Mr. Kirkman advised Virginia Spillman, of the City Water Resources Department, will be speaking to the particulars of the request and advised the Commissioners there were 3 options related to the text amendment; (1) Recommend approval as presented. (2). Recommend approval with changes. (3). Recommend denial of the amendment. Mr. Kirkman stated this amendment will automatically go before City Council.

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Virginia Spillman, Assistant Director of Water Resources, presented the text amendment for the Flood Damage Prevention Requirements. Ms. Spillman stated Greensboro is part of the National Flood Insurance Program and the Community Rating System and advised these proposed improvements to the program will allow city residents to receive additional discounts on their flood insurance premiums. Ms. Spellman advised some of the changes will help the city achieve more resiliency and improve flood damage prevention. The ordinance is being updated to meet the newest model ordinance and be a positive impact for the community. The community rating system is currently a Class 8 and by moving to a Class 7 the City would receive an additional 5% adjustment for flood insurance coverage. Currently it is 10% and would increase then to 15%. Ms. Spillman stated one of the significant changes is the increase of the base floor of the basement or the finished floor of the structure from 1 foot to 2 feet. The substantial damage and improvement will change from 50% to 49%. Both changes will improve the handling of the requirements of flood damage and will provide additional savings for the citizens.

Mr. Engle asked regarding the floor elevation from 1 foot to 2 feet, if there were adjustments made on how to get there and were citizens allowed to use filler as a means. Ms. Spillman responded the changes would allow fill dirt and that was not one of the changes being proposed. Hopefully in the future there will be other changes that will be more proactive with flood hazards. Ms. Spillman stated there are more technical changes also being made due to the model ordinance and went through each of the sections and changes for the Commissioners. Ms. Spillman stated their goal was to go before City Council and present this presentation sometime in January of 2021. Mr. Engle requested a summary of changes regarding elevation certificates. Ms. Spillman responded some of the changes were asking for more requirements on an operation plan. All of these changes are attempts to be more proactive and help residents have more information if a flood were to occur. Mr. Engle asked if it changed the way in which people could obtain information. Ms. Spellman responded it does not change how people obtain materials. There are minor data and FEMA elevation certificate changes. The main changes are the operational plan and the inspection maintenance plan which will be more proactive for residents to have and provide more knowledge. Mr. Engle stated he wanted to fully understand as this vote will impact residents. Ms. Spillman stated the Zoning Commission is required to hold a public hearing to receive public comments and determine the changes are not contrary to public interest. Mr. Engle inquired if there was anyone else for public comments. Seeing none, Chair Holston closed the public hearing.

Mr. Engle made a motion to approve the text amendment as presented. Seconded by Ms. O'Connor. The Commission voted 8-0. (Ayes: Chair Holston, Collins, Bryson, Rosa, Trapp, Engle, Alford, and O'Connor. Nays: 0). Chair Holston stated it is a favorable recommendation and subject to a public hearing at the January 19, 2021 meeting at the request of City staff and other stakeholders.

ITEMS FROM THE PLANNING DEPARTMENT:

Mr. Kirkman advised currently there were 9 cases scheduled for the December meeting.

ABSENCES:

Chair Holston advised the absence of Michael Jones was excused.

ADJOURNMENT:

There being no further business for the Commission, the meeting was adjourned at 6:58 p.m.

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Respectfully submitted,

Hugh Holston, Chairperson

HH/cgs