

**PARTIAL MINUTES OF THE
PLANNING AND ZONING COMMISSION
April 18, 2022**

PL(P) 22-13 and Z-22-04-011: An annexation for 3607 Esterwood Road and original zoning and rezoning request from County RS-30 (Residential Single-family), City LI (Light Industrial), and City R-3 (Residential Single-family - 3) to City CD-RM-18 (Conditional District – Residential Multi-family – 18) for the properties identified as 4717-4733, and 4735 US Highway 29 North and 3605-3607 Esterwood Road, generally described as Northwest of US Highway 29 and north of Esterwood Road (23.82 acres) (RECOMMENDED APPROVAL).

Mr. Kirkman stated that the requests covered annexation, original zoning and rezoning of number of properties and bring various zoning designations into one zoning designation, CD-RM-18 (Conditional District Residential Multi-family-18). He then reviewed the summary information for the subject properties and surrounding properties and noted the associated zoning condition with the request. Mr. Kirkman then stated that the GSO 2040 Comprehensive Plan designated the majority of this site as Planned Industrial with the remainder as Urban General on the Future Built Form Map and Industrial and Residential on the Future Land Use Map. Further. He then noted the proposed original zoning and rezoning request supported both the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and the Building Community Connections goal to maintain stable, attractive, and healthy places to live and raise families. Finally, Staff determined the proposed CD-RM-18 zoning district, as conditioned, would allow for moderate intensity residential uses that supported nearby industrial uses and were also compatible with the various nearby residential uses. Mr. Kirkman noted that care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to adjacent and nearby lower density residential uses.

Hearing no questions for staff, Chair O'Connor opened the public hearing and acknowledged Marc Isaacson to speak on behalf of the applicant.

Mr. Marc Isaacson, 804 Green Valley Road, thanked Chair O'Connor and members of the Commission. He said that he was speaking on this case on behalf of the family of Daily Management, LLC and acknowledged representatives in the audience that had joined him and were available to answer questions.

Mr. Isaacson focused his presentation on an illustrative Sketch Plan. He provided some background that the family business had been involved in the hotel business for quite some time and owned the subject properties for several years. He stated that the proposal was an effort to diversify the business to multi-family and to address the housing need for the northeast area of city. The subject properties are located along US Hwy 29 which will be an interstate-level highway. In evaluating highest and best use of properties, especially near the Gateway Research Facility sponsored by A&T and UNCG, it made sense to market the property as market-rate multifamily. Since part of the property was still in the County, Mr. Isaacson said that City Council would make the final decision about the annexation and original zoning.

Mr. Isaacson explained that the property was challenged with a wide stream running through the middle, and in light of that the site engineer tried to adapt to the circumstances by locating the majority of units in the northern part of property (once combined) with some units south of the stream, adjoining single family, separated by a landscape buffer, parking area, and the multi-family buildings. He said that there would be a proposed amenity center or clubhouse for residents which was an indication of the quality of housing being proposed.

Mr. Isaacson went over the neighborhood outreach efforts and took note of the wide range of land uses in the area. The community meeting was held on April 4, 2022 at 5:30pm. He reported that several people showed-up (about 6 or 7) with most of the questions revolving around the plan for the property and how it would be accessible to Highway 29. Mr. Isaacson noted that as Commissioners may have seen, there is a service road planned to be installed by the North Carolina Department of Transportation (NCDOT). NCDOT also currently owns parcels in the area. The applicant has received information from NCDOT that there will be reasonable access to this and other properties in this area. Mr. Isaacson said that he thought the trend as it occurs in development for this area should prompt NCDOT to make certain improvements to the service road and highway. He believed there was a positive trend for transportation in this growing area of northeast Greensboro, and would address the need for quality housing, and reasonably accessible housing for the Gateway Research Center, business in this area, and access to universities and other schools in the area. He concluded the presentation and asked the Commissioners had any questions.

Chair O'Connor asked if there was anyone else who would like to speak in favor of the proposal with the remaining time. Hearing none, she commended the person who designed a proposal to fit this property.

Chair O'Connor opened the hearing to those in opposition to the proposal. Mr. Engle asked if Mr. Richardson was going to speak in regards to the proposal.

Mr. Richardson, 5907 Shenandoah Road, introduced himself and said that he has no opposition to the development since it is going to happen on the southbound side of Highway 29, and he is on the northbound side of Highway 29. He wanted to get further clarity in relationship to what was being proposed.

Hearing no other speakers, Chair O'Connor closed the public hearing and asked if there was a first a motion for annexation and secondly a motion for original zoning.

Mr. Engle moved to recommend annexation of the property at 3607 Esterwood Road. Mr. Peterson seconded the motion. The Commission voted 8-0. (Ayes: Peterson, Magid, Alford, Engle, Skenes, Glass; Egbert; and Chair O'Connor; Nays: 0).

Ms. Skenes made a motion to recommend approval of the original zoning request Z-22-04-011 for the properties described as 4717-4733, and 4735 US Highway 29 North and 3605-3607 Esterwood Road from County RS-30 (Residential Single-family), City LI (Light Industrial), and City R-3 (Residential Single-family - 3) to City CD-RM-18 (Conditional District – Residential Multi-family – 18) 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: (1) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2) The proposed City CD-RM-18 zoning district, as conditioned, permits uses which fit the context of surrounding area and limits negative impacts on the adjacent properties; (3) 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, and approval is in the public interest. Mr. Engle seconded the request. The Commission voted 8-0. (Ayes: Peterson, Magid, Alford, Engle, Skenes, Glass; Egbert; and Chair O'Connor; Nays: 0).