

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
October 17, 2022**

PL(P) 22-36 & Z-22-10-004: An annexation, original zoning and rezoning request from County RS-30 (Residential Single-family), County AG (Agricultural), and City R-5 (Residential Single-family – 5) to City PUD (Planned Unit Development) and consideration of the required Unified Development Plan for the properties identified as 3410-3432 McConnell Road, 1309, 1401, 1403, 1405 and 1407 Bridgepoint Road, and 3207 and 3211 Cedar Park road, generally described as south of McConnell Road, east of Bridgepoint Road, and north of Cedar Park road (48.89 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject properties and surrounding properties and advised of the conditions associated with the request. He then advised the application wished to add an additional condition to the request as follows:

4. There shall be no access to Bridgepoint Road

Ms. Skenes made a motion to accept the amended condition. Mr. Alford seconded the motion. The Commission voted 5-0, (Ayes: Skenes, Magid, Alford, Egbert, Bryson; Nays: 0)

Mr. Kirkman stated the GSO2040 Comprehensive Plan's Future Built Form Map currently designates this property as Urban General (approximately the eastern nine-tenths) and Planned Industrial District (remainder). The Comprehensive Plan's Future Land Use Map designates this property as Residential (approximately the eastern nine-tenths) and Industrial (remainder). If this rezoning request is approved, the Future Land Use designation for the portion of the subject site currently designated as Industrial is considered to be amended to Residential in order to ensure an appropriate fit between future land use designation and zoning. Staff determined the proposed original zoning and rezoning request supports both the Comprehensive Plan's Creating Great Places Big Idea 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 Big Idea to maintain stable, attractive, and healthy places to live and raise families. The proposed PUD zoning designation, as conditioned, would allow uses similar to those found in the surrounding area and expand housing choices in close proximity to a major thoroughfare. With the planned improvements discussed in the Traffic Impact Study, the proposed development is compatible with the scale and design of the adjacent road and nearby uses. Staff recommended approval of the request.

Vice Chair Bryson asked for any questions or comments from the Commissioners. Hearing none, Vice Chair Bryson inquired if the applicant was present to speak.

Amanda Hodierne, 804 Green Valley Road Suite 200 on behalf of Old East Properties, stated that this is a purely residential project for townhome development. The development team worked with staff to tailor the density of this project to meet the housing needs of the City and the goals of the GSO2040 Comprehensive Plan while following the surrounding community's prevailing standards. She stated that the requested density of 4.45 dwelling units per acre is similar to the density allowed in the current R-5 zoning district. The new condition to prevent access to Bridgepoint Road was the result of feedback from neighbors. She then displayed a map of the land use in the area, and noted that the position of the subject property makes adding Townhomes in this area very advantageous. This provides a reasonable step-down in density to the more rural character near the City's edge while properly addressing the City's growth. She

then displayed a proposed site plan of the development, and noted that the development does not start immediately off the McConnell road frontage. Ms. Hodierne stated the applicant wants to preserve the charming rural character of the area for neighbors and future residents, and the topography of the subject property makes this easier to achieve. The access to Cedar Park Road will make traffic flow in and out of the community more efficient and avoid congestion in the McConnell Road area. She then displayed the Unified Development Plan and a plan of traffic improvements required by the Transportation Impact Analysis (TIA) and stated that the applicant will be required to improve Bridgepoint Road even though there will be no access.

With the applicant's speaking time expired, Vice Chair Bryson inquired if there was anyone wishing to speak in opposition of the request.

Gina Wallace, 601 Kimloch Drive, Garner, stated that she appreciated the applicant's engagement, but she needed to ask questions about the development. She asked to confirm there would be no access off Bridgepoint Road, and stated that her godfather originally developed this neighborhood to be private and safe and accordingly thought the applicant could consider changing the development near Janet Lane to be single-family homes.

Janet Stewart, 3406 Janet Lane, stated that she appreciated the applicant's new condition regarding access to Bridgepoint Road given the pre-existing issues with traffic entering and exiting the highway. She stated that if there is a cut-through at Cedar Park Road, traffic on Bridgepoint will become unreasonable. She stated that the neighborhood mainly consists of older adults, requested consideration for traffic control systems to help pedestrian safety, and asked if any widening of Bridgepoint Road would affect neighbors' properties.

Gerald Durham, 1804 Crawford Street, stated that he has environmental concerns about the area that he has not heard addressed. He also stated he had concerns about adding rental properties nearby to single-family homes, and asked if the applicant had considered modifying the development.

Paul Irving, 1416 Bridgepoint Road, asked if the development will be Townhomes or rental properties, if any of the proposed units would be affordable housing, and for more details from the applicant about the improvements on Bridgepoint Road.

Vice Chair Bryson asked if there was anyone else wishing to speak in opposition. Hearing none, Vice Chair Bryson advised the applicant had 5 minutes for rebuttal.

Ms. Hodierne stated that there will be no access, vehicular or pedestrian, off Bridgepoint Road, and the applicant intends to preserve existing vegetation to buffer the properties on Janet Road. The subject property is currently vacant and the applicant can tailor the site plan to maintain appropriate buffering that the neighborhood can find satisfying. The environmental issues in the area are a County responsibility, but that because this development will be using City water services and the applicant must follow City stormwater management requirements, there will be no negative impact on local groundwater. She stated that any widening of Bridgepoint Road would be from the applicant's property and not that of neighbors. The Bridgepoint Road improvement plans are widening and resurfacing pending the finalization of the TIA but the plan did not require any signalization or other traffic controls and that the direct connection to Cedar Park Road should reduce cut-through traffic onto Bridgepoint Road. Ms. Hodierne stated she is happy to continue discussion with the neighborhood.

With the applicant's rebuttal time expired, Vice Chair Bryson then advised anyone speaking in opposition had 5 minutes for rebuttal. Hearing none, Vice Chair Bryson closed the public meeting.

Ms. Magid then made a motion to annex the property. Ms. Skenes seconded the motion. The Commission voted 5-0, (Ayes: Skenes, Magid, Alford, Egbert, Bryson; Nays: 0). Ms. Magid then stated regarding agenda item Z-22-10-004, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties at 3410-3432 McConnell Road; 1309, 1401, 1403, 1405, and 1407 Bridgepoint Road; and 3207 and 3211 Cedar Park Road from County RS-30 (Residential Single-family), County AG (Agricultural), and City R-5 (Residential Single-family - 5) to City PUD (Planned Unit Development) to be consistent with the adopted GSO2040 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 PUD zoning, 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. Ms. Skenes seconded the motion. The Commission voted 5-0, (Ayes: Skenes, Magid, Bryson, Egbert, Bryson; Nays: 0).

Ms. Skenes asked if the Commission is voting on the UDP in the presentation or if the new condition is included. Mr. Kirkman stated that the new condition would need to be recorded as part of the Unified Development Plan.

Ms. Magid then made a motion to approve the associated UDP with the new condition regarding access to Bridgepoint Road. Ms. Skenes seconded the motion. The Commission voted 5-0, (Ayes: Skenes, Magid, Alford, Egbert, Bryson; Nays: 0). Vice Chair Bryson advised the approvals constituted a favorable recommendation and were subject to a public hearing at the Tuesday, November 15, 2022 City Council meeting.