

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
November 21, 2022**

PL(P) 22-37 Z-22-10-005: **An annexation and original zoning request from County AG (Agricultural) to City CD-RM-8 (Conditional District - Residential Multi-family – 8) for the properties identified as 1822 Youngs Mill Road and 4701-A Hickory Valley Road, generally described as west of Youngs Mill Road and north of Hickory Valley Road (39.95 acres). (RECOMMENDED APPROVAL)**

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties and advised of the conditions associated with the request. He then advised the applicant wished to make additional changes to the conditions after the item was advertised. These changes were to include two new conditions as follows:

5. The minimum width of the required street planting yard along Youngs Mill Road shall be 20 feet and the plantings shall be doubled from that which is required under the ordinance.
6. There shall be a Type B buffer installed along the southern property boundary.

Mr. Engle moved to accept the new conditions. Mr. Alford seconded the motion. The Commission voted 7-0, (Ayes: Glass, Skenes, Alford, Bryson, Egbert, Engle; Nays: 0).

Mr. Kirkman stated the GSO2040 Comprehensive Plan designates this site as Exurban on the Future Built Form Map and Residential on the Future Land Use Map. If this request is approved the designation will be changed to Urban General on the Future Built Form Map. Staff determined the proposed original zoning request supports 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. The proposed CD-RM-8 zoning district allows uses that are compatible with existing residential uses in the surrounding area and can provide housing opportunities to the industrial areas located to the north closer to the highway. Staff recommended approval of the request. Chair O'Connor asked for any questions or comments from the Commissioners. Hearing none, Chair O'Connor inquired if the applicant was present to speak.

Amanda Hodierne, 804 Green Valley Road, on behalf of Diamondback Investment Group, displayed a zoning map of the subject property and surrounding area and stated that the proximity to the interstate exchange and the new large industrial use to the north makes this proposal very attractive. This would be an appropriate transitional use between the heavy industrial use and existing county single-family residences, and that it provides an opportunity for workforce housing near the new employment center. She displayed a series of photographs of the adjacent industrial uses, and reiterated that this request was an appropriate step-down from these high-intensity uses. Ms. Hodierne displayed the conditions associated with the request, and stated the applicant had significantly restricted their development options with the conditions, including maintaining building heights similar to adjacent single-family residences. She stated there would be no regular access from Hickory Valley Road, only emergency access if required during TRC review. She then detailed the increased buffer the applicant has requested, beyond the minimum requirements of the ordinance.

Jill Hobbs, 2211 Sherwood Street, stated that her family owned the subject property and that her family had lived there for more than 100 years, but that there has not been active farming on the land since her father's death in 1995. The property has lacked active maintenance for decades and would be difficult to return to agricultural use. She stated that with the significant

development challenges on the property, no one in her family is interested in using it and they have decided to sell. Ms. Hobbs stated she believes this development will provide needed quality housing in Greensboro.

Ms. Hodierne stated that the applicant sent letters inviting neighbors to a virtual neighborhood meeting. Ms. Skenes then asked Ms. Hodierne to confirm that they had requested a 30-day continuance for further outreach last month but did not conduct any additional meetings. Ms. Hodierne stated that during the continuance period, the applicant reached out to the neighborhood but they could not hold any further meetings as she received no responses. With support speaking time expired, Chair O'Connor inquired if there were other questions or comments from the Commissioners. Hearing none, Chair O'Connor then inquired if there was anyone wishing to speak in opposition of the application.

Melissa Rich, 1900 Youngs Mill Road, stated that she represents the Alamance community, and that they are opposed to this request. The neighborhood wished to maintain the rural character of the community, but understands the need for transitional, incremental development and is open to projects consistent with the community, which she stated this project is not. The community believes the environmental, transportation, and public safety impacts of this development will be unacceptable for them. Ms. Rich stated that the increase in impermeable paving will damage the Jordan Lake Watershed, and that there has yet to be a full assessment of this environmental impact. The roads in proximity to the proposed development are two-lane rural roads with few realistic options for traffic management, leading to significant congestion in peak hours. She stated the Transportation Impact Analysis (TIA) states the project will double the volume on these roads, and does not adequately account for the adjacent industrial uses not yet in operation or the high-density single- and multi-family projects underway nearby. She stated that the community felt the applicant understands this traffic impact but did not address it properly with their request. Ms. Rich stated that her community is not confident in the ability for first responders to provide sufficient services given staff and equipment shortages. Schools in the area are also at or over capacity already, and that the cumulative impact of the request is unacceptable on the surrounding rural community. She urged the Commissioners to deny the request. Valerie Enoch, 4701 Hickory Valley Road, asked for clarification on what potential access on Hickory Valley Road would look like. Mr. Kirkman stated that the new condition would require the development to not have regular traffic on Hickory Valley Road.

Ms. Skenes asked Noland Tipton to confirm that the TIA required the applicant to provide upgrades for turn lanes in the area. Noland Tipton stated that was correct, and that the TIA included projected traffic from the adjacent industrial and higher-density residential development in the area. With opposition speaking time expired, Chair O'Connor advised that the Applicant had up to 5 minutes to speak in rebuttal.

Ms. Hodierne stated that the North Carolina Department of Transportation (NCDOT) mandates what changes can occur, and the applicant must follow their directives. She then displayed a concept plan and stated that this rezoning request is just the beginning of the development process for this project. TRC must approve their final site plan and account for the conditions of the subject property or changes in requirements. She stated that the environmental mitigation features of their concept plan are significant, and that given the comprehensive annexation review process, she trusts the City's analysis of service availability.

Vice Chair Bryson asked if anyone is here representing NCDOT. Ms. Hodierne stated that NCDOT participated in the review of the TIA, and that their influence is represented in the specifics of the applicant's proposal.

Chair O'Connor inquired if there was anyone else in support wishing to speak in rebuttal.

Hearing none, Chair O'Connor advised anyone speaking in opposition had 5 minutes for rebuttal.

Donald Morris, 5009 Thacker Dairy Road, stated that the large warehouse use in the area is currently empty and asked for clarification on how to assess its impact when in full operation. He stated that in his role as a firefighter, he feels traffic needs more consideration. Mr. Tipton stated that the TIA for this request took into account the estimated traffic from the TIA conducted for the industrial use based on observed patterns from similar uses. Mr. Morris stated that Beaver Creek is on his property, and that stormwater runoff had never been a concern until recently. His property now has flooding with any significant rain following development in the area. He stated that the request represents an increase of density that will strain this rural community.

Doug Early, 3216 Nancy Jean Road, stated that his volunteer fire department already has a difficult time providing services and that this proposal would add significant stress to the community, as well as potentially damaging its character. Mr. Early asked about projections on the flow of tractor-trailer traffic. Mr. Tipton stated that models indicate the traffic will go directly to the interstate. Mr. Early stated that this area is very rural and thinks it is too far out in the county to annex.

Tim Whitworth, 1901 Youngs Mill Road, stated that the traffic flow in the area has already deteriorated severely because trucks bypass the projected routes onto the rural roads. The roads in the area cannot accommodate this kind of traffic, and they are concerned about accidents caused by these developments overwhelming their rural fire department. Chair O'Connor asked staff to explain the limitations of land use considerations by the Commission.

Mr. Buansi stated that the Commission's purview is land use considerations only. Storm water and school considerations cannot be a part of the Commissioners' decisions.

Chair O'Connor inquired if there were questions or comments from the Commissioners. Hearing no questions, Chair O'Connor closed the public hearing.

Mr. Egbert stated that this is an area in transition, specifically because of the highway in the area. He stated that the proposal is accounting for difficult conditions of the site, and is a reasonable level of density given recent developments. He stated that the TIA projects a "C" or better level of service, which allows him to support the request.

Ms. Skenes stated the area changed dramatically with the approval of the industrial and warehousing uses in the area that have greatly increased the employment base in the last five years. She stated that the density requested is the least dense multi-family district in the City's Land Development Ordinance (LDO). With the additional buffering requirements requested by the applicant, she is comfortable with the request.

Chair O'Connor stated that she is sensitive to the disruption caused by development causing changes but that the housing needs of the City and the lower density requested by the applicant make this request an appropriate transitional proposal and she can support it.

Mr. Alford then made a motion to annex the properties. Ms. Skenes seconded the motion. The Commission voted 7-0, (Ayes: Glass, Skenes, Alford, Bryson, Egbert, Engle, O'Connor; Nays: 0). Ms. Skenes then stated regarding agenda item Z-22-10-005, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning

request for the properties at 1822 Youngs Mill Road and 4701-A Hickory Valley Road from County AG (Agricultural) to City CD-RM-8 (Conditional District - Residential Multi-family – 8) 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 CD-RM-8 zoning district 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. Alford seconded the motion. Mr. Engle encouraged the neighbors to continue to communicate with the applicant and collaborate for any potential changes. Chair O'Connor stated that the public hearing format cannot permit much dialogue, but encouraged neighbors to reach out to Planning staff. The Commission voted 7-0, (Ayes: Glass, Skenes, Alford, Bryson, Egbert, Engle, O'Connor; Nays: 0). Chair O'Connor advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, December 20, 2022 City Council meeting.