

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
February 20, 2023**

PL(P) 23-02 & Z-23-01-009: An Annexation and original zoning request from County RS-30 (Residential Single-family) to City CD-RM-12 (Conditional District - Residential Multi-family – 12) for the property identified as 511 Kallamdale Road and a portion of Kallamdale Road, generally described as south of Kallamdale Road and north of I-85 (4.837 acres). (RECOMMENDED APPROVAL)

Z-23-01-010: An original zoning request from County RS-30 (County Residential Single-family) to City RM-12 (Residential Multi-family – 12) for the property identified as a portion of Kallamdale Road east of Randleman Road (0.803 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties and advised of the condition associated with the request. He then advised the applicant wished to add 2 additional conditions to the request, as follows:

2. At least 80% of the dwelling units shall be used for multi-family for the elderly (age 55 years of age and up).
3. Where permitted, a wrought iron or black aluminum fence (with gate) having a minimum height of 4 feet shall be located along the perimeter of the property.

Ms. Magid moved to accept the new conditions, seconded by Mr. Peterson. The Commission voted 9-0: (Ayes: Glass, Skenes, Alford, Magid, Peterson, Vice Chair Bryson, Chair O'Connor, Egbert, Engle; Nays: 0).

Mr. Kirkman stated the GSO2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. Staff determined the proposed original zoning request supports the Building Community Connections goal to maintain stable, attractive, and healthy places to live and raise families. The request also supports the Creating Great Places strategy of meeting housing needs and desires with a sufficient and diverse supply of housing products, prices and locations. The proposed CD-RM-12 zoning district will allow multi-family and other residential uses at a density similar to uses already in existence in the surrounding area. Staff recommended approval of the request. Chair O'Connor asked for any questions or comments from the Commissioners. Hearing none, she then asked if the applicant or anyone else wished to speak in favor of the request.

Traci Dusenbury, 2615 Anderson Highway, Powhatan, Virginia, on behalf of Halcon Companies, stated that they asked for a continuance last month to meet with neighbors, and the second meeting allowed them to develop their new conditions based on neighborhood feedback. She stated they intend to continue outreach and work toward a Community Use Agreement before the request goes before Council.

Mac Sims, 601-B East Market Street, on behalf of East Greensboro Now, stated that his organization is in favor of this request, as he believes it will support affordable housing for seniors in the area.

Cheryl McIvor, 404 West Montcastle Drive, thanked the applicant for the additional meeting, and stated that she appreciated the additional security and safety measures added to the request.

Chair O'Connor asked for any objections to the request. Hearing none, she closed the public hearing.

Vice Chair Bryson then made a motion to annex the property, seconded by Mr. Peterson. The Commission voted 9-0, (Ayes: Glass, Skenes, Alford, Magid, Peterson, Vice Chair Bryson, Chair O'Connor, Egbert, Engle; Nays: 0). Mr. Bryson then stated regarding agenda item Z-23-01-009, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property identified as 511 Kallamdale Road from County RS-30 (Residential Single-family) to City CD-RM-12 (Conditional District - Residential Multi-family – 12) 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-12 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. Peterson seconded the motion. The Commission voted 9-0, (Ayes: Glass, Skenes, Alford, Magid, Peterson, Vice Chair Bryson, Chair O'Connor, Egbert, Engle; Nays: 0). Vice Chair Bryson then stated regarding agenda item Z-23-01-010, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property identified as a portion of Kallamdale Road east of Randleman Road from County RS-30 (County Residential Single-family) to City RM-12 (Residential Multi-family – 12) 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 RM-12 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. The Commission voted 9-0, (Ayes: Glass, Skenes, Alford, Magid, Peterson, Vice Chair Bryson, Chair O'Connor, Egbert, Engle; Nays: 0). Chair O'Connor advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, March 21, 2023 City Council Meeting.