

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

PL(P) 23-05 & Z-23-02-008: An annexation and original zoning request from County AG (Agricultural) to City CD-R-5 (Conditional District - Residential Single-family – 5) for the property identified as 6450 and 6454 US Highway 29, generally described as east of US Highway 29 and north of Red Poll Drive (39.2 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. Mr. Kirkman stated the GSO2040 Comprehensive Plan designates the property as Exurban on the Future Built Form Map. If this original zoning and annexation request is approved, the subject site is considered to be re-designated to the Urban General place type. The GSO 2040 Comprehensive Plan designates the property as Residential on the Future Land Use Map. Staff determined the proposed original zoning request supports 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 City CD-R-5 zoning district allows uses that are similar to existing uses in the surrounding area and provides additional housing opportunities in this predominantly residential area. Staff recommended approval of the request.

Chair 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.

Amanda Hodierna, 804 Green Valley Road Suite 200, on behalf of Greenhawk Development, stated that the applicant has designed the request to match the development pattern of the existing adjacent Reedy Fork community but with slightly lower density. The conditions limit uses to only single-family dwellings and restrict the density below what the acreage would allow in the R-5 zoning district. She displayed a zoning map of the area and indicated the subject property's proximity to the large Reedy Fork mixed use Planned Unit Development. Displaying aerial photography of the area, Ms. Hodierna stated that the level of development is such that the existing infrastructure can readily support this request. The applicant is the developer of the Reedy Fork community and has an interest in maintaining the high quality and desirability of the area, and the subject property's location is important to maintain a contiguity of compatible uses. She displayed an illustrative sketch plan and stated that the proposed development is compatible with the development of the area, and that the applicant has added significant buffering to adjacent residences in excess of the development standards based on feedback from the neighborhood. Ms. Hodierna stated that the road network in the area will permit an adequate connection to McLeansville Road, and the City's development standards limit the maximum density to account for traffic considerations. She stated that the applicant sent out a letter to neighbors and they held a neighborhood meeting with 7 participants that was productive.

Chair O'Connor inquired if there were questions from the Commissioners. Hearing none, she requested those speaking in opposition to identify themselves and provide their address.

Ned Keskin, 5125 Red Poll Drive, stated that the sole point of access to the subject property is a single-lane street, and his family has needed to move their vehicles parked near the street to facilitate emergency vehicle access. He stated that adding 125 homes off Red Poll Drive is unacceptable, and that it would only take a single disabled vehicle to block traffic access. His

neighborhood is not against development on the property, but cannot support it with a single point of ingress and egress.

Chair O'Connor inquired if there was anyone else wishing to speak in opposition. Hearing none, she advised the applicant had 5 minutes for rebuttal.

Ms. Hodiernie stated that she has spoken with Greensboro Fire Department Chief Jim Robinson and confirmed that the streets in the area meet City standards for emergency vehicles. On-street parking issues are a matter for the HOA management. She stated that the subject property is subject to the 100-lot rule for a single point of access and this request follows that development standard.

Ms. Skenes asked about the access road parallel to US Highway 29 when it becomes an Interstate. Ms. Hodiernie stated that the final design would be subject to the State Department of Transportation's (NCDOT) wishes, but that her understanding is that there will be a sufficient access road, and her client will have the ability to negotiate with NCDOT for traffic flow considerations. Ms. Skenes asked if the access road would be able to provide access to the subject property and the recently rezoned property. Ms. Hodiernie stated that was correct, and the previous zoning request was conditioned as requiring an outlet on McLeansville Road before lots could be platted. Ms. Skenes asked if Red Poll Drive will extend out to the access road, and Ms. Hodiernie stated she was unsure but that it would not be necessary with the new construction. Ms. Skenes asked if these were standard width residential streets, and Ms. Hodiernie stated that was correct.

Chair O'Connor inquired if there was anyone else in support wishing to speak in rebuttal. Hearing none, she advised anyone speaking in opposition had 5 minutes for rebuttal.

Mr. Keskin stated that there is a large elevation gradient of at least 30 feet between the end of Red Poll Drive and the potential access road, and that full connectivity is not realistic. He stated that he believes that adding more density off this single access point guarantees severely dysfunctional traffic flow.

Chair O'Connor inquired if there was anyone else in opposition wishing to speak in rebuttal. Hearing none, she closed the public hearing.

Vice Chair Bryson asked about the elevation issue. Noland Tipton stated that the NCDOT service road would not go past Red Poll Drive and there is planning for access to the adjacent property to the north. Ms. Skenes stated that Red Poll Drive is a separate consideration to the proposed access road. Mr. Tipton stated that Red Poll would eventually be accessible through the property to the north. Ms. Skenes asked if the access road would provide a route out of the neighborhood running parallel to US Highway 29, and Mr. Tipton stated that was correct. Vice Chair Bryson asked if this was an NCDOT or Greensboro Department of Transportation (GDOT) project, and Mr. Tipton stated it was NCDOT responsibility as it upgrades US Highway 29 to Interstate standards north of the Greensboro Urban Loop, removing access and intersections and constructing an interchange to control access. Vice Chair Bryson asked if there was a schedule for these build-outs, and Mr. Tipton stated there was not. Ms. Skenes asked if NCDOT would build these changes after the development of parcels in the area, and Mr. Tipton stated he understood it is a high priority for NCDOT. Ms. Magid asked when the subject property's construction would be completed. Ms. Hodiernie stated that subject to approval, construction could begin late fall or later this year and it would happen alongside the northern properties.

Ms. Skenes asked if the intention was to do design work and preconstruction planning simultaneously with the northern properties. Ms. Hodieme stated design work would likely be simultaneous with phased platting.

Ms. Magid then made a motion to annex the property, seconded by Ms. Skenes. The Commission voted 9-0, (Ayes: Glass, Skenes, Alford, Magid, Peterson, Vice Chair Bryson, Chair O'Connor, Egbert, Engle; Nays: 0). Ms. Magid then stated regarding agenda item Z-23-02-008, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property identified as 6450 and 6454 US Highway 29 from County AG (Agricultural) to CD-R-5 (Conditional District - Residential Single-family – 5) 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-R-5 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). 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.