

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
May 15, 2023**

Z-23-05-007: A rezoning request from R-3 (Residential Single-family – 3) to R-5 (Residential Single-family – 5) for the property identified as 4334 Four Farms Road, generally described as southeast of Four Farms Road and south of Horse Pen Creek Road (7.82 acres). (APPROVED)

Mr. Carter reviewed the summary information for the subject property and surrounding properties. Mr. Carter stated the GSO2040 Comprehensive Plan currently designates this property as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. Staff determined the proposed rezoning request supports both the GSO2040 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 R-5 zoning district permits similar uses to the existing R-3 zoning but allows for greater flexibility on individual lot configuration and a small increase in residential density. The request is consistent with the residential zoning designations surrounding the subject property. 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.

Brent Cockrum, 8518 Triad Drive, Colfax, on behalf of the applicant, stated that the request is a reasonable increase in density to make the project more feasible. He stated they believe the request is consistent with the GSO2040 Comprehensive Plan, and they will construct improvements to the area. They held a neighborhood meeting with 12 attendees, mostly residents along Four Farms Road. Neighbors expressed concerns about traffic, and the applicant will construct improvements on Four Farms Road as directed by GDOT. He stated that connections to Four Farms Road and driveways specifications would be determined in the development review process.

Chair O'Connor asked if there was anyone else to speak in favor of the request. Hearing none, Chair O'Connor inquired if there was anyone wishing to speak in opposition of the request.

Jeff Skeahan, 4324 Four Farms Road, stated that he objects to the zoning proposed without conditions. The neighborhood believes this development will result in 9 driveways fronting on Four Farms Road. This neighborhood is low density with large lots, and the R-3 zoning district is reasonable for the neighborhood. He stated that the R-5 district, without conditions, permits a level of density that would be unreasonable in this neighborhood. The impact on public infrastructure would be too significant, as Four Farms Road is very narrow. Four Farms Road is also a dead end street without room to turn around large vehicles such as school busses. Mr. Skeahan stated that the requested density compared to the current pattern of development is inconsistent, and that the neighborhood requested the applicant to return with a conditional district request to allow them to work with the neighborhood and allay their concerns.

Tom Berry, 4323 Four Farms Road, stated that his neighborhood opposes an unconditional zoning request. The neighborhood does not oppose the requested density, but 10 new curb cuts on a narrow, difficult street is unreasonable and could disrupt the character of their community. He stated that the applicant's outreach efforts have been insufficient, and requested a

development with traffic flow and buffering similar to the townhome communities nearby that are positive members of the neighborhood.

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

Mr. Cockrum stated that the current R-3 zoning district would permit up to 6 driveway frontages by right, and the request would permit only 3 more. The site has topographic challenges that do not lend it to a more significant development like the multi-family developments nearby. Chair O'Connor then advised anyone speaking in opposition had 5 minutes for rebuttal.

Mr. Berry stated that the difficult nature of the subject property is not the community's responsibility or fault, and believes the neighborhood should not shoulder the burden to allow the applicant to build. He stated that the neighborhood can support an even higher level of density than the request, but adding many driveway frontages to this complicated road is unreasonable.

Mr. Skeahan stated that the subject property's topography would create stormwater management issues if the applicant clears it, and asked why the neighborhood should have to accommodate the requested density.

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

Ms. Skenes stated that the neighborhood would need to handle additional density and traffic anyway with interior traffic flow, and asked if the R-5 district permits Wireless Telecommunications Facilities, manufactured home parks, or the other stated uses, and Mr. Kirkman stated that most non-residential uses would require a Special Use Permit. Chair O'Connor asked to confirm that the R-3 zoning district has a minimum 75-foot lot frontage and 12,000 square foot minimum lot size and the R-5 zoning district has a minimum 50-foot lot frontage and 7,000 square foot minimum lot size. Mr. Kirkman stated that was correct. Vice Chair Bryson then stated regarding agenda item Z-23-05-007, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the property identified as 4334 Four Farms Road from R-3 (Residential Single-family – 3) to R-5 (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 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. Ms. Magid seconded the motion. The Commission voted 6-0, (Ayes: Magid, Skenes, Glass, Bryson, O'Connor, Engle; Nays: 0). Chair O'Connor advised the vote constituted a final action, unless appealed in writing and the appeal fee paid within 10 days. Anyone may file such an appeal. All such appeals would be subject to a public hearing at the Tuesday, June 20, 2023 City Council Meeting. All adjoining property owners will be notified of any such appeal