

**MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
DECEMBER 16, 2024**

**PL(P) 24-37 & Z-24-12-002: 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 2527 Nelson Farm Road and 3824 East Lee Street, generally described as east of Nelson Farm Road and south of East Lee Street (32.52 acres). (RECOMMENDED APPROVAL)**

Mr. Nelson reviewed the summary information for the subject properties and surrounding properties. He advised that the applicant proposed the following condition:

- 1) Uses shall be limited to single-family dwellings and townhomes.

Mr. Carter stated that the GSO 2040 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 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 Filling in Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro. The proposed CD-RM-8 (Conditional District - Residential Multi-family – 8) zoning district, as conditioned, would limit uses to single-family dwellings and townhomes with an overall density not to exceed 8 dwelling units per acre. The proposed original zoning request allows uses that are similar to existing uses in the surrounding area. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on adjacent properties. Staff recommended approval of the request.

Chair Magid asked the applicant and anyone wishing to speak in favor of the request to come to the podium. She reminded that they had a total of ten minutes to speak on the request.

**La-Deidre Matthews, 101 South Tryon Street, Charlotte**, said she is an attorney with Fox Rothschild from the Charlotte office. She introduced her colleagues: the applicant and developer of the request as Forestar; site plan engineers from BGE; and a traffic engineer from Davenport. She said they were present to address specific questions and concerns. She spoke briefly about the applicant stating Forestar is one of the leading developers of residential neighborhoods, with several projects throughout North Carolina. She gave an overview of the request noting that the subject properties are in Growth Tier 1, and within the City Water and Sewer Service Area. She noted that the proposed density is 8 dwelling units per acre and the total developable area being 32 acres. Ms. Matthews mentioned the request had favorable recommendations from the TRC as well as from city staff. She said the request is in harmony and in line with surrounding developments. She showed an aerial photo highlighting the subject properties and noted the proximity to the interstate to the south and other major roads. She noted that with the surrounding road network, in particular access to the Interstate, and other similar residential subdivision made the location suitable for residential subdivision.

Ms. Matthews displayed a conceptual site plan showing the subdivision layout having two access points one along Lee Street and the other along Nelson Farm Road. She stated that approximately 98 townhomes would be concentrated to the southeastern section of the site and 74 single-family homes located north of the site. There were three stormwater retention ponds throughout the development. She pointed out that the site plan was subject to change. She said detailed and specific site design would come later in the development process should the rezoning approved. She spoke on the traffic impact study and noted that East Lee Street is considered as major thoroughfare and Nelson Farm Road as a collector street. She pointed out the traffic analysis incorporated existing and proposed development in the area. She said that the largest traffic impact would be at the intersection of Nelson Farm Road and East Lee Street. She noted that there would be a 3.5 second added delay at a.m. peak hours and a 2.9 second added delay at p.m. peak hours. Ms. Matthews stated from the study it was suggested to add a right turn lane at the access along East Lee Street. She addressed residents' concerns regarding widening of existing streets saying it was not recommended by the traffic analysis.

Ms. Matthew mentioned that detailed letters were sent to residents within the city's 750ft notification radius. She stated the conceptual site plan, aerial and information from the TIA were included with the letters. Additionally, neighborhood meeting was held at Barber Park. Ms. Matthews noted that the neighborhood communications were friendly and informative, and few changes were made at the neighbor's requests. Some of the requests made by the residents included using the private road within the subdivision to access East Lee Street and connecting to the water and sewer lines which were agreed on by the applicant. She said that the residents who were unable to attend the community meeting were contacted via emails. She stated that the applicant was open to ongoing discussions with the neighbors.

Chair Magid asked if there was anyone else wishing to speak in favor of the request. Hearing none, she asked for any questions or comments from the Commissioners.

**Ms. Glass** stated she lived just outside the city's 750ft notification radius of the request and sought clarification on the type of residential use and the proposed density.

**Ms. Matthews** said that the request was for RM-8 which is 8 units per acre with a proposed total of 172 units. She stated the development comprised of 98 townhomes and 74 single-family homes. She emphasized the total site area being 32 acres.

**Ms. Glass** pointed to the site plan and asked if there would be two accesses, one from East Lee Street and Nelson Farm Road.

**Ms. Matthews** confirmed there would be two accesses.

**Ms. Glass** asked about the location of the turning lane recommended by the TIA.

**Ms. Matthews** stated the turning lane would be along East Lee Street and was the only recommendation from the study.

**Ms. Glass** asked if the turning lane was the only recommendation having 172 units.

**Ms. Matthews** confirmed that the turning lane was the only recommendation and called on her colleague from Davenport to address the traffic questions and concerns. She emphasized that the report showed there would be less than 4 seconds added delay at the peak hours.

Chair Magid asked if there were any further questions or comments from the Commissioners.

**Mr. Nichols** asked about the densities for the two surrounding residential subdivisions immediately north and east of the request.

**Mr. Nelson** stated that the PUD east of the request density for the single-family element being 4.54 units per acre and the townhomes component being 3.87 units per acre.

**Chair Magid** added that the PUD development east of the request had a total of 79 homes.

Chair Magid asked for further questions or comments from the Commissioners. Hearing none, Chair Magid called on the persons wishing to speak in opposition to the request.

**Ms. Matthews** returned to the podium and stated that although the applicant requested RM-8 the density would be 5.8 units per acre.

**Mr. Carter** noted there were no one present online to speak on the request.

Chair Magid inquired if there was anyone in person or online wishing to speak in opposition to the request. She announced there were no one present in the chambers or online to speak in opposition to the request.

**Ms. Glass** had further concerns regarding traffic impacts and asked for the traffic engineer. She again asked if the only recommendation from the study was to add the turning lane along East Lee Street.

**Dionne Brown, 119 Brookstown Avenue, Winston Salem,** confirmed that the only recommendation was to add the turning lane along East Lee Street. She explained the calculation for determining the turning lane.

**Ms. Glass** asked if other areas outside of the catchment area were considered in the TIA.

**Ms. Brown** noted that traffic count were conducted at each intersection, along with potential traffic distribution from approved developments in the area to determine the traffic impact equation. She stated that a 3% growth rate, which was higher than the usual 2%, was also applied to the equation. She said that they accounted for all traffic that would use the road in the area.

**Chair Magid** noted that the driveway location along East Lee Street would be shifted to the north to improve sight distance.

**Ms. Brown** concurred with Chair Magid that this was a recommendation.

Chair Magid hearing no further questions or comments closed the public hearing. She opened for Commissioners to express further concerns.

**Mr. Downing** asked for clarification on the density of the request and the surrounding residential subdivisions. He stated that the density of the request would be 5.23 units per acre, and stated staff noted that the surrounding subdivisions had approximately 4 units per acre.

**Mr. Nelson** confirmed that the surrounding subdivisions had densities around 4 units per acre.

Mr. Nichols made a motion to annex the property, seconded by Mr. Gilmer, Sr. The Commission voted 9-0, (Ayes: Chair Magid, Vice Chair Skenes, O'Connor, Gilmer Sr., Glass, Turner, Downing, Nichols and Peterson). Nays: (None).

Mr. Nichols then stated regarding item Z-24-12-002, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties at 2527 Nelson Farm Road and 3824 East Lee Street from County AG (Agricultural) to City CD-RM-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, as conditioned, permits uses that 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. Downing seconded the motion.

The Commission voted 9-0, (Ayes: Chair Magid, Vice Chair Skenes, O'Connor, Gilmer Sr., Glass, Turner, Downing, Nichols and Peterson). Nays: (None).

Chair Magid advised the votes constituted a favorable recommendation and were subject to a public hearing at the Tuesday, January 21, 2025 City Council Meeting