

**MEETING OF THE
ZONING COMMISSION
MARCH 21, 2016**

Z-16-03-001 Portion of Chariot Drive Right-of-Way (south of Castleton Road and west of Nelson Farm Road) – An original zoning request from County-RS-40 (Residential Single-Family) and County-AG (Agricultural) to City-R-3 (Residential Single-Family). – For a portion of the Chariot Drive Right-of-Way, generally described as south of Castleton Road and west of Nelson Farm Road (0.392 Acres) – City of Greensboro. **(FAVORABLE RECOMMENDATION)**

Ms. Smith described the subject properties, as well as surrounding properties, and noted issues in the staff report.

Mr. Kirkman presented information to the Commission on this request from the City of Greensboro. He explained that in this case a roadway was approved as part of the residential subdivision that was already in the City limits. It was originally anticipated that the roadway would be dedicated and maintained by the State. Due to the number of houses actually on the road the State will not maintain this roadway based on their policies. Therefore, the City plans to annex this roadway, which is already built to City standards, and put it into its system for maintenance. This is also driven in part because there is an adjacent undeveloped lot that is within the City's limit and without there being some proof of the roadway being adequately maintained by a public jurisdiction, that lot cannot be developed. By bringing the right-of-way into the City's jurisdiction for maintenance, the lot will be able to be developed under the existing CD-R-3 zoning. The R-3 zoning under consideration tonight for the roadway is the lowest intensity single-family district and is in general conformance with the area.

There being no other speakers, Chair Pinto closed the Public Hearing.

Staff Report:

Mr. Kirkman stated that this area is designated as **Low Residential** on the Generalized Future Land Use Map (GFLUM). The Low Residential designation generally includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated in a general density range of 3 to 5 dwellings per acre. The proposed request does support the Growth at the Fringe goal to support sound and sustainable patterns of land use and the Community Facilities goal to provide services and infrastructure in a cost effective manner to meet needs, contribute to quality of life, and support desired land use patterns. The R-3 Single Family Residential designation only applies to the right-of-way shown earlier and ensures adequate maintenance of this right-of-way to support the adjacent single-family neighborhood. Staff is recommending approval of this request.

Comments:

Mr. Kirkman confirmed for Ms. Bachmann that the request relates only to the right-of-way and does not otherwise impact any of the homes or developments in the area.

In the matter of **Z-16-03-001**, Mr. Griffin moved that the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at Chariot Drive from County-RS-40 (Residential Single-Family) and County-AG (Agricultural) to City-R-3 (Residential Single-Family) to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest because it is consistent with the Housing and Neighborhoods goal to meet needs of present and future Greensboro citizens with a choice of decent and affordable housing. The request also meets the Growth at the Fringe goal to support sound and sustainable patterns of land use and the Community Facilities goal to provide services and infrastructure in a cost effective manner to meet the needs of citizens, contribute to quality of life and support desired land use patterns. seconded by Mr. Blackstock. The

Commission voted 9-0 in favor of the motion. (Ayes: Pinto, Bachman, Blackstock, Griffin, Parmele, Gilmer, Marshall, Lester, Duggins. Nays: None.)