

**PARTIAL MINUTES FOR THE
MEETING OF THE
GREENSBORO ZONING COMMISSION
SEPTEMBER 19, 2016**

Z-16-09-001 3436 Randleman Road (west of Randleman Road and south of I-85) – An original zoning request from County RS-40 (Residential Single-Family) to City R-3 (Residential Single-Family). – For the property located at 3436 Randleman Road, generally described as west of Randleman Road and south of I-85. (0.97 Acres) – Lisa McMillan on behalf of Phillip M. and Dianne T. McMillan. (**FAVORABLE RECOMMENDATION**)

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

Mr. Kirkman said that the applicant was not present. He spoke to the request and explained that the applicant is seeking to access City water under City Council's adopted Water/Sewer policy. Other City services are available in the Growth Tier I Area and therefore, this is to be annexed into the City as part of the agreement to tap into the City water infrastructure. The RS-40 designation in the County is a single-family designation. The R-3 designation in the City that is being proposed is the least intense single-family zoning district and is the closest equivalent to the County RS-40.

Members asked why the applicant was not in attendance to answer questions. Although staff was not certain, Mr. Kirkman said that he did not think they were available this evening. Counsel Jones stated that as long as the application is sufficient, attendance by the applicant is not required. If the Commission feels that the input of the applicant is required, the matter can be continued. Mr. Kirkman added that this is a straight rezoning case which is different from a conditional zoning case where conditions are attached and more substantial requirements for the property exist. The owner of the property submitted the annexation petition which was required in order to access the City's water.

There being no other speakers, Chair Bachmann closed the public hearing.

Staff Recommendation:

Mr. Kirkman stated that this is designated as **Mixed Use Residential** on the City's Generalized Future Land Use Map (GFLUM). The Mixed Use Residential category applies to neighborhoods or districts where the predominant use is residential and where substantial compatible non-serving residential uses may be introduced. The proposed request does support the Comprehensive Plan's Growth at the Fringe goal to promote sound and sustainable patterns of land use and the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing in stable and livable neighborhoods. The City's R-3 zoning district primarily accommodates single-family detached dwellings and is the least intense single-family zoning in the City. Staff is recommending approval of the request.

Comments:

Ms. Mazzurco commented that although she does not have a problem with this annexation, she was inclined to not support it because the applicant is not present. She felt that if it was important enough to file an application to bring the property into the City to pay City taxes, then the applicant should be present to represent himself or at least provide a designee to speak on the request.

Mr. Kirkman explained that problems with the well triggered discussions with the City for access to City water. Following this clarification, Ms. Mazzurco said that she would be supporting the request.

Mr. Griffin also expressed his concern that the applicant was not present. He said that if the applicant was not present, then neighbors would not be present either. It is unclear if nearby residents are supportive or opposed to the request. Mr. Kirkman said that as with rezoning cases, staff notifies all property owners

within 600 feet of the hearing and notice is posted on the property as well. From the City's perspective, there was an opportunity for residents to comment and receive information. If City Council votes to annex this property, it does not impact anything else for surrounding properties. If another property wants to access City services, then they would need to go through the annexation process.

Mr. Pinto agreed that applicants should be present for their case because they have an interest in it. However, he would be more inclined to feel this way if this was a rezoning case. In this circumstance, the Commission is making a recommendation for an appropriate zoning district to City Council if they should decide to annex the property.

Mr. Gilmer agreed with comments made by Mr. Pinto but hoped that the Commission would not turn down future cases just because the applicant was not present. It would be preferable if the applicant was present but he acknowledged that extenuating circumstances could prevent the applicant's attendance.

In the matter of **Z-16-09-001**, Mr. Marshall moved that the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 3436 Randleman Road from County RS-40 (Residential Single-Family) to City R-3 (Residential Single-Family) to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the actions taken to be reasonable and in the public interest because it is consistent with the Growth at the Fringe goal to promote sound investment and sustainable patterns of land use. The request is consistent with the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing. The motion was seconded by Mr. Duggins. The Commission voted 9-0 in favor of the motion. (Ayes: Bachmann, Gilmer, Marshall, Blackstock, Lester, Griffin, Duggins, Pinto, Mazzurco. Nays: None.)