

**MEETING OF THE  
ZONING COMMISSION  
June 8, 2015**

**Z-15-06-003** 400, 402, 404 East Vandalia Road (north of East Vandalia Road and east of Bethany Trace) – An original zoning request from County-RS-30 (Residential Single-Family) to City R-3 (Residential Single-Family) – For property located at 400, 402, 404 East Vandalia Road, generally described as north of East Vandalia Road and east of Bethany Trace. (2.27 Acres) – Roberto Larios on behalf of himself and Antonio Segundo. **(FAVORABLE RECOMMENDATION)**

Acting Chair Parmele indicated that the presentation for items **Z-15-06-003** and **Z-15-06-004** will be combined although separate motions will be made for the cases.

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

Acting Chair Parmele asked if there was anyone wishing to speak in favor of the requests.

Roberto Guzman is the applicant representing item Z-15-06-003 for properties at 400, 402, and 404 East Vandalia Road. He is asking for water and sewer services at the subject properties, which requires annexation by the City.

Ms. Bachmann asked for clarification on the number of houses involved in the request. Mr. Guzman stated that there are three houses involved that are located on their own separate lots. Mr. Kirkman explained that in order for the applicant to rehabilitate the existing houses, he has to connect to the existing water and sewer lines, which triggers the need for annexation and original zoning.

Speaking in opposition to the request was Daryl Artiss, 3706 Riverdale Road. He stated that his lot is directly behind the lot in between the school and the vacant lot and is zoned for RS-30. He asked why the request is for RS-3 and not RS-5. There are other properties around the subject property that have been built in the last seven years that are zoned for RS-5. Mr. Artiss thought the RS-3 zoning would put almost twice as many houses in that area which was originally zoned RS-30.

Mr. Kirkman explained that the City's single-family zoning districts are R-3, R-5 and R-7. He described the districts and said that the R-3 district would actually be less dense than the R-5 district. The R-3 designation is the closest equivalent to the City zoning district existing on this lot right now.

Mr. Lester asked staff if the City R-3 zoning designation is consistent with the present school use. Mr. Kirkman stated that the school use will be allowed in the City R-3 district. Schools and churches are uses that are associated with single-family neighborhoods. There would be no issues of nonconformity.

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

**Staff Report:** (Z-15-06-003 and Z-15-06-004)

Mr. Kirkman stated that the site is designated as **Low Residential** on the Future Land Use Map (GFLUM). The Low Residential designation is intended to include single-family neighborhoods as well as other compatible housing types that can be accommodated within a three to five units per acre density range. The proposal supports the Comprehensive Plan's Growth at the Fringe goal to promote sound and sustainable patterns of land use. The proposal supports the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing, stable neighborhoods

that offer security, and quality of life with the necessary range of services and facilities. The R-3 zoning district request is for the three properties on the south side of Vandalia and it does accommodate the existing single-family dwelling. The R-3 district is the least intense single-family district in the City of Greensboro Zoning Ordinance. Staff is recommending approval of this request.

**Comments:** (Z-15-06-003)

None.

Mr. Marshall moved that in the matter of **Z-15-06-003** the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 400, 402, 404 East Vandalia Road from County-RS-30 (Residential Single-Family) 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 Growth at the Fringe goal to promote sound and sustainable patterns of land use and it 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, seconded by Mr. Blackstock. The Commission voted 8-0 in favor of the motion. (Ayes: Placentino, Parmele, Gilmer, Bachmann, Griffin, Blackstock, Marshall, Lester. Nays: None.)

**Z-15-06-004** 407 East Vandalia Road (east of East Vandalia Road and south of Forest Crest Drive) – An original zoning request from County-RS-30 (Residential Single-Family) to City R-3 (Residential Single-Family) – For property located at 407 East Vandalia Road, generally described as east of East Vandalia Road and south of Forest Crest Drive. (9.58 Acres) – City of Greensboro  
**(FAVORABLE RECOMMENDATION)**

**Comments:** (Z-15-06-004)

None.

Mr. Marshall moved that in the matter of **Z-15-06-004** the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 407 East Vandalia Road from County-RS-30 (Residential Single-Family) 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 Growth at the Fringe goal to promote sound and sustainable patterns of land use and it is consistent with the Communities Facility goal to provide community facilities, services, and infrastructure in a cost effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns, seconded by Mr. Gilmer. The Commission voted 8-0 in favor of the motion. (Ayes: Placentino, Parmele, Gilmer, Bachmann, Griffin, Blackstock, Marshall, Lester. Nays: None.)