

**MEETING OF THE
ZONING COMMISSION
September 21, 2015**

Z-15-09-001 4706 Sharon Donna Drive (south of Sharon Donna Drive and east of Youngs Mill Road) – Original zoning request from County RS-20 (Residential Single Family) to City R-3 (Residential Single Family) – For property located at 4706 Sharon Donna Drive generally described as south of Sharon Donna Drive and east of Youngs Mill Road (.527 acres) – Clemente McWilliams.
(FAVORABLE RECOMMENDATION)

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

Ms. Smith explained that this request is before the Commission based on a change in the water/sewer policy adopted in April 2012. The applicant is trying to tap into City water and sewer. The property is located in the Tier I Growth Area; therefore, it is eligible to be annexed and water/sewer extended.

Mr. Galanti explained that the first houses built in this subdivision connected to water and sewer under the old policy and were not required to be annexed. Subsequent houses will have to comply with the new policy which will require annexation since they are located in Tier I.

In Opposition (seeking clarification):

Jasper McCain, 1904 Deidre Court, lives in the subdivision. He asked for clarification on the policy. When his property was built, he paid \$3,800 to the City to connect and get water. He stated that numerous members of the community do not want to be annexed into the City.

Chair Pinto explained that Mr. McCain and his neighbors will not be asked to annex into the City because they were part of the earlier process. This will only apply to new properties wishing to connect after the 2012 policy went into effect. The subject property owner has no choice in this matter if he wants City water and sewer services.

At the request of Mr. Parmele, Mr. Galanti gave a brief overview of the change in annexation policy.

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

Staff Report:

Ms. Smith stated that this site is designated as **Moderate Residential** on the Generalized Future Land Use Map (GFLUM). This designation accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings. Per City Council adopted policy, since this original zoning request is less than one acre, an amendment to the Comprehensive Plan is not required. The request supports the Comprehensive Plan's Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing. The R-3 (Residential Single-Family) zoning district will accommodate low-density single-family detached residential development. Staff is recommending approval of the request.

Comments:

None.

In the matter of **Z-15-09-001**, Mr. Gilmer moved that the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 4706 Sharon Donna Drive from County-RS-20 (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 land use and 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, seconded by Mr. Marshall. The Commission voted 7-0 in favor of the motion. (Ayes: Pinto, Parmele, Gilmer, Bachmann, Blackstock, Lester, Marshall. Nays: None.)