

**MEETING OF THE  
ZONING COMMISSION  
October 19, 2015**

**Z-15-10-001** 4903 Trailwood Drive (north of Grandover Parkway and east of Trailwood Drive) – An original zoning request from County-RS-40 (Residential Single-family) to City-R-3 (Residential Single-Family). – For the property located at 4903 Trailwood Drive, generally described as north of Grandover Parkway and east of Trailwood Drive (1.10 acres) – Nancy Schmidt  
**(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 wasn't able to be at the Zoning meeting and the request is for original zoning as a result of a request to connect to City water and sewer services. As per adopted City policy, when a property connects to the City water and sewer system, that property must be annexed into the City. The City R-3 district being proposed is the least dense single-family zoning in the City and closest to the current County zoning for this property. The Commission is being asked to make a recommendation as to whether or not the R-3 zoning district is the most appropriate zoning to attach to this property if it is annexed into the City.

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

**Staff Report:**

Mr. Kirkman stated that this is designated as **Mixed Use Planned Community** on the Generalized Future Land Use Map (GFLUM). This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for larger scale, creatively planned residential, mixed with other uses such as supporting retail and small to medium scale office development. The proposed request meets the Comprehensive Plan's Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities. It also provides a development framework for the fringe that guides sound, sustainable pattern of land use. The R-3 district is the least intensive single-family district in the City of Greensboro and staff is recommending approval of this request.

**Comments:**

None.

In the matter of **Z-15-10-001**, Mr. Lester moved that the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 4903 Trailwood Drive 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 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 patterns, 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, and the request appears to make utilities available to the applicant that they need that are superior to those currently provided under the current County zoning. The motion was seconded by Mr. Gilmer. The Commission voted 8-0 in favor of the motion. (Ayes: Pinto, Parmele, Gilmer, Bachmann, Blackstock, Griffin, Lester, Marshall. Nays: None.)