

**MEETING OF THE
ZONING COMMISSION
APRIL 18, 2016**

Z-16-04-006 2732-ZZ Pleasant Ridge Road (south of Pleasant Ridge Road and east of Highland Grove Drive) – An original zoning request from County RS-40 (Residential Single-Family) and County-AG (Agricultural) to City R-3 (Residential Single-Family). – For the property located at 2732-ZZ Pleasant Ridge Road, generally described as south of Pleasant Ridge Road and east of Highland Grove Drive (28.7 Acres) – Barry Siegal on behalf of Catherine and Dennis Torney. **(APPROVED)**

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

Barry Siegal, 3929 Tinsley Drive, was present on behalf of the current owners, Catherine and Dennis Torney. Mr. Siegal plans to purchase the tract owned by the Torneys. The Torneys presently own a 90 plus acre tract and this is the southernmost portion of the tract and is approximately 28 acres. The tract is contiguous to the Highland Grove subdivision. This portion of the 90 acre tract is the only portion that can be serviced by the City of Greensboro in terms of water and sewer service. Two streets from the Highland Grove subdivision tie into this tract of land and water and sewer are available on both of those streets.

Meetings were held with staff who recommended a straight R-3 zoning request. Letters were mailed out to neighbors and a meeting was held on April 7, 2016. Approximately eight neighbors attended the meeting. Several concerns were expressed and they explained that the project would be a single-family subdivision that would be annexed into the City of Greensboro for City services. There was a question regarding access to the development and it was clarified that there will be two primary access points for this neighborhood.

There being no other speakers, Chair Pinto closed the public portion of the hearing.

Staff Report:

Mr. Kirkman stated that this is designated as **Low Residential** on the Generalized Future Land Use Map (GFLUM). The Low Residential category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within a density range of 3 to 5 dwelling units per gross acre. The proposal meets the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for the choice of decent and affordable housing in stable, livable neighborhoods that offer security, quality of life and the necessary array of services and facilities. It also meets the Growth at the Fringe goal to provide a development framework for the fringe to guide sound sustainable patterns of land use, limit sprawl and provide for efficient provision of services and facilities as the City expands. The R-3 district accommodates low-density single-family detached residential development that is of similar character to the existing development in the area. Staff is recommending approval of this request.

Comments:

Mr. Lester stated his plan to vote in favor of this request. The overall intent of this request is to put in residential development which appears to be the trend in the area.

In the matter of **Z-16-04-006**, Mr. Lester moved that the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 2732-ZZ Pleasant Ridge Road 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 actions taken to be reasonable and in the public interest because it is consistent with the Growth at the Fringe goal to promote sound sustainable land uses and also 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. Griffin. The Commission voted 9-0 in favor of the motion. (Ayes: Pinto, Bachman, Blackstock, Griffin, Parmele, Gilmer, Marshall, Lester, Duggins. Nays: None.)