

**PARTIAL MINUTES OF THE
ZONING COMMISSION
November 20, 2017**

Z-17-11-001 Portion of 2921 West Vandalia Road (south of Vandalia Road, west of Tonkins Street) – An original zoning request from County RS-409 (Residential Single Family) to City R-3 (Residential Single Family) – For the property located at 2921 West Vandalia Road, generally described as south of Vandalia Road, west of Tonkins Street (.95 acres) – Joseph P. Allen, Jr. **(FAVORABLE RECOMMENDATION)**

Lucas Carter described the subject properties, as well as surrounding properties, and noted issues in the staff report.

Chair Bachmann asked if there was anyone wishing to speak on this matter.

Joseph P. Allen, Jr., the applicant, stated that he built his home in 1983 and asked about the possibility of building on his land as part of it was in the City and part was in the County. He was told at that time that he needed 80 feet of frontage on West Vandalia Road and he would receive City services. He has received City services since until about 6 months ago when his garbage was not picked up and he was told that the property wasn't in the city. Mr. Allen said he had to go through about 5 different people to find out a solution for this problem and was finally introduced to Luke Carter, who has been very instrumental in helping with this situation. Mr. Allen has lived at this property for 34 years and had garbage service all that time. His request is to change the zoning of his property so he can continue to have garbage service. In response to questions, Mr. Allen stated that he does pay City taxes on the part of the property that is within City limits.

Counsel Terri Jones, City Legal, stated this request is really to clean up the split jurisdictions for this property. It is possible that all these years, the garbage truck drive was unaware that most of this property, including Mr. Allen's residence, was actually within the County and not the City.

There being no one speaking in opposition, the public hearing was closed.

Mike Kirkman summarized the request and stated that this site is currently designated as Low Residential on the Comprehensive Plan Generalized Future Land Use Map. The Low Residential designation is generally intended to accommodate single family neighborhoods as well as compatible housing types, generally in the density range of 3 to 5 dwelling units per acre. The proposed request does support the Comprehensive Plan's Growth at the Fringe goal to provide a development framework for the fringe. The request is also consistent with the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens. The request does implement measures to protect neighborhoods from potential negative impacts. Staff does support the request and recommends approval of the request.

The Commission members expressed their support of the request.

Mr. Gilmer stated that the Greensboro Zoning Commission believes that its action to approve the zoning amendment, for the portion of property located at 2921 West Vandalia 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 action taken to be reasonable and in the public interest for the following reasons: The request is consistent with the Growth at the Fringe goal to provide a development framework for the fringe. The request is consistent with the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens. The request does implement measures to protect neighborhoods from potential negative impacts, seconded by Mr. Blackstock. The Commission voted 8-0 in favor of the motion. (Ayes: Bachmann, Marshall, Holston, Lester, Pinto, Blackstock, Mazzurco, Gilmer. Nays: None.)