

**PARTIAL MINUTES OF THE  
ZONING COMMISSION  
March 18, 2019**

**Z-19-03-003: An original zoning request from County RS-30 (Residential Single Family) to City R-3 (Residential Single Family – 3) for the property located at 410 East Vandalia Road, generally described as south of East Vandalia Road and west of Riverdale Road, approximately .41 acres. (Approved)**

Mr. Carter provided the zoning and background information on the property and surrounding properties and noted the request did not contain any conditions.

**Speakers From the Floor**

Erin Caldwell, 410 East Vandalia Road, Greensboro Ms. Caldwell stated that they are requesting to be in the city as they do not have enough room in their backyard to place a new septic tank in their yard with the current well and need to be annexed so they can hook up to city water. Chair Lester inquired of the Commission for questions. No questions. Chair Lester asked if there was anyone else in favor of the request and no one came forward. Chair Lester then asked if there was anyone in opposition to the request and no one came forward. Chair Lester then closed the public hearing and asked City staff for their recommendation.

Mr. Kirkman stated that this site is designated as Low Residential on the Comprehensive Plan's Generalized Future Land Use Map. The Low Residential designation applies to single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range of generally 3 to 5 units per acre. He also noted that the proposed original zoning 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 in stable, livable neighborhoods as well as the Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use. He concluded that the proposed City R-3 zoning district allows for low density single-family detached residential development consistent with development in the area and staff recommended approval of the request.

**Zoning Commission Discussion and Action**

Chair Lester inquired if there were any questions or discussion from Commission members. Being none, Chair Lester asked for a motion. Ms. Mazzurco made a motion regarding agenda item Z-19-03-003 that the Greensboro Zoning Commission believes its action to approve the zoning amendment for the property located at 410 East Vandalia Road from County RS-30 (Residential Single-Family) to City R-3 (Residential Single-Family-3) to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the actions taken to be reasonable and in the public interest for the following reasons.

The request is consistent with 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 in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities. The request is also consistent with the Comprehensive Plan's Growth at the Fringe goal to encourage development at the fringe that follows a sound, sustainable pattern of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands.

Motion by Ms. Mazzurco, seconded by Mr. Blackstock. Commission voted 8-0. (Ayes: Lester, Mazzurco, Marshall, Dansby-Byrd, Holston, Blackstock, Alford, Engle, Nays: 0).

Chair Lester announced that this approval constitutes a favorable recommendation and is subject to a public hearing at the April 16, 2019 City Council meeting. Chair Lester noted that the Commission would hear the next two original zoning requests on the agenda at the same time as Mr. Carter advised both of the cases are tied to the same project.