

**PARTIAL MINUTES OF THE
ZONING COMMISSION**

April 15, 2019

Z-19-04-002: An original zoning request from County RS-40 (Residential Single Family) to City R-3 (Residential Single Family-3) for 5705 Ruffin Road, generally described as south of Roland Road and west of Wedgewood Drive, 1.0 acres. (Favorable Recommendation)

Mr. Carter provided the zoning map and other summary information for the subject property and surrounding properties and noted there were no conditions associated with the request.

Chair Lester requested to hear from anyone speaking in favor of the request. No speakers.

Chair Lester inquired if there was anyone in opposition to the request. No one came forward.

Chair Lester closed the public portion of the hearing and requested the City give its recommendation.

Mr. Kirkman advised this site is currently designated as Moderate residential on the Generalized Future Land Use Map of the Comprehensive Plan. The Moderate Residential designation generally accommodates housing types ranging from small lot, single-family detached and attached single-family dwellings such as townhomes to more moderate density low-rise apartment dwellings generally in a density range of 5 – 12 dwelling units per acre. Per Council adopted policy, a zoning request 1 acre or less in size does not trigger an amendment to the Comprehensive Plan. The proposed request does support the Comprehensive Plan's Housing and Neighborhood 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 and sustainable patterns of land use. The R-3 zoning accommodates low-density single-family detached residential development that is like the surrounding development. Staff is recommending approval of the request.

Chair Lester inquired if there was any discussion. Mr. Holston asked if staff knew why the applicant requested this. Mr. Kirkman responded the applicant was interested in building a single-family dwelling on this property and needed access to water and sewer. Per the City's adopted Water and Sewer Policy, the land must be annexed to connect to these services.

Zoning Commission Action

Mr. Alford stated with respect to item Z-19-004-002, the Greensboro Zoning Commission believes its action to approve the zoning amendment for the property located at 5705 Ruffin 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 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 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.

Seconded by Mr. Blackstock. The Commission voted 7-0 for a favorable recommendation.

(Ayes: Lester, Mazzurco, Marshall, Pinto, Holston, Blackstock, and Alford. Nays: zero). Chair Lester stated the motion passed and constituted a favorable recommendation, subject to a public hearing at the May 21, 2019 City Council meeting.