

**PARTIAL MINUTES OF THE
ZONING COMMISSION
May 20, 2019**

19-05-001: An original zoning request from County RS-20-SP (Residential Single Family – Special Permit) to City R-3 (Residential Single Family-3) for 4005 Neuse Court. Generally described as south of Gaston Road and east of Neuse Court .81acres. (Favorable Recommendation)

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

Speakers from the Floor:

Gregory and Dana Clark, 4005 Neuse Court. Stated they moved from Indiana to build a home and need to be annexed to have access to city water and sewer. He stated all the other homes have Greensboro City water and sewer. The other homes were built before 2011 and this is the last lot to have access to those utilities.

Chair Lester inquired if there was anyone else to speak in favor of the request. No one came forward. Chair Lester inquired if there was anyone to speak in opposition. No one came forward. Chair Lester closed the public portion of the hearing and requested to hear staff's recommendation.

Mr. Kirkman advised this property is designated as Low Residential on the Comprehensive Plan's Generalized Future Land Use Map. This category includes the city's predominantly single-family neighborhoods as well as other compatible housing types that generally accommodate a density range of 3 to 5 dwelling units per acre. The original zoning request is considered consistent with the Growth of the Fringe goal to promote sound and sustainable patterns of land use at the city's fringe and the 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 offering security, quality of life, and the necessary array of services and facilities. The R-3 zoning district as proposed is intended to accommodate single family residential development with a maximum density of 3 dwelling units per acre and is the closest equivalent to the existing county zoning in this area. Staff is recommending approval of the request.

Zoning Commission Action

Mr. Engle stated in regards to agenda item Z-19-05-001, the Greensboro Zoning Commission believes its action to approve the zoning amendment for the property located at 4005 Neuse Court from County RS20-SP, (Residential Single Family Special Permit) to City R3 (Residential Single Family-3) 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 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, evidence of sound stewardship of the environment, and provides for an efficient provision of public services and facilities as the City expands. The request is also consistent with the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for the choice of decent affordable housing in stable livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities. Second by Mr. Blackstock. The Commission voted 7-0 for a favorable recommendation. (Ayes: Chair Lester, Mazzurco, Blackstock, Engle, Pinto, Holston, and Byrd. Nays: none). Chair Lester advised the motion passed and constituted a favorable recommendation, subject to a public hearing at the June 18, 2019 City Council meeting.