

**PARTIAL MINUTES OF THE
ZONING COMMISSION
June 17, 2019**

Z-19-06-001: An original zoning request from County RS-40 (Residential Single Family) to City R-3 (Residential Single Family-3) for the property located at 4504 Pine Vista Lane. Generally described as south of Pine Vista and east of Circlevue Drive. 0.52 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.

The applicant was not present. Chair Lester asked if this request was to obtain services such as water and sewer. Mr. Carter responded that was correct. Mr. Carter then stated this property was within the county and in Growth Tier 1. He advised city services can be provided to this property, but they would have to request an original zoning and annexation. The annexation portion was before the Planning Commission and received a favorable recommendation. After Zoning issues a recommendation, it would go before the City Council.

SPEAKERS FROM THE FLOOR:

Willy Moricle, 4507 Pine Vista Lane. Mr. Moricle stated he was speaking for several of his neighbors and owners adjacent to this property. They are trying to maintain the character and integrity of their neighborhood established in the late 60's, early 70's and stated this has been RS-22 for a long period of time. Mr. Moricle was before the Board about a month ago for the rezoning request to R-5 for the property adjacent to this one that was denied. The subject property is only 60 feet wide, but very long and deep. Any structure placed there would not be in character with their neighborhood and would be an eyesore. They are not against development and stated this is a mixed and very inclusive neighborhood but the residents brought property there to maintain the rural character of the county.

Chair Lester asked Mr. Moricle if his property was serviced with city water and sewer. Mr. Moricle responded it was. Chair Lester asked if the people he was speaking on behalf of are serviced by the city. Mr. Moricle responded everyone in the neighborhood was provided city water and sewer in the late '80s. Water, sewer and infill is not the issue. Mr. Moricle stated that on the far end of Circlevue Drive, the last three houses are R-3 and are 1800 to 2500 square foot homes but he does not feel that can be done on this property. Mr. Moricle stated he was speaking for both the Ni's' and Mr. Mozell who are the adjacent neighbors to this home. Chair Lester inquired if there was anyone who wished to speak in opposition to the request. No one came forward. Chair Lester closed the public portion of the hearing and requested staff's recommendation.

Mr. Kirkman advised the property was currently designated as Low Residential on the Generalized Future Land Use Map of the Comprehensive Plan. That category includes the city's predominantly single-family neighborhoods as well as other compatible housing types that generally can be accommodated within a density range of 3 to 5 dwelling units per acre. Staff concluded this request is consistent with the Comprehensive Plan's Growth at 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 a stable, livable neighborhoods. The R-3 zoning district as requested is intended to accommodate single family residential dwellings with a maximum density of 3 dwelling units per acre and is the most similar to the County zoning in this area. Staff recommended approval of the request.

Mr. Engle asked if water is running through the property, would they be required to come into the city as an R-3 in order to gain access to it. Mr. Kirkman responded if they want to connect to the city water or sewer system under the current policies, they would need to be annexed into the city.

ZONING COMMISSION ACTION:

Chair Lester commented it does not appear the neighborhood has concerns regarding the water and sewer but are concerned about the density of the structure. He is inclined to accept the application and make the recommendation to counsel and see if the applicant and neighborhood can address any conditions that may address those concerns as the Zoning Commission is not the last say. Mr. Kirkman advised the Commission this is a straight zoning request. Ms. Mazzurco asked in looking at the map if all of the homes are being serviced with city water and sewer. Mr. Carter responded it is the distribution map for the notices and could not speak to whether they have water and sewer as it only indicates who received the notice. Ms. Mazzurco asked if it was fair to say the majority of the neighborhood is serviced with city water and sewer. Mr. Carter stated it is available in that neighborhood. Ms. Mazzurco stated she felt the opposition is concerned more with the density and the building. Density is within their purview; the design of the structures is not. She felt this could be worked out with whatever developer comes in to develop the area and have it comfortable for both parties. She is inclined to support the recommendation. Chair Lester asked if the R-3 designation is the least dense designation the city has. Mr. Kirkman advised that was correct.

Chair Lester stated for agenda item Z-19-06-001, the Greensboro Zoning Commission believes that its action to approve the zoning amendment for the property located at 4504 Pine Vista Lane, from County RS-40 (Residential Single Family) to City R-3 (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, evidences sound stewardship of the environment, and provides for 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 a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

Motion by Chair Lester. Seconded by Ms. Mazzurco. The Commission voted 6-1. (Chair Eugene Lester, Ms. Mazzurco, Mr. Marshall, Mr. Holston, Mr. Engle, and Ms. Dansby-Byrd. Nays: Mr. Alford). Chair Lester advised this is a favorable recommendation and subject to a public hearing at the July 16, 2019 City Council meeting.