

**PARTIAL MINUTES OF THE  
ZONING COMMISSION  
October 21, 2019**

**Z-19-10-002: An original zoning request from County RS-40 (Residential Single-family) to City R-3 (Residential Single-family, for the property located at 4500 Pine Vista Lane, generally described as south of Pine Vista Lane and east of Circleview Drive, (.46 acres). (Recommended Approval)**

Mr. Carter provided the zoning map for Z-19-10-002 and other summary information for the subject property and surrounding properties. Mr. Carter advised there were no conditions. Chair Marshall inquired if there were any questions for staff. Hearing none, Chair Marshall requested the applicant to come forward.

Wilbert C. Artis, 3007 Beaverbrook Place, stated they are requesting a rezoning so they will be allowed to tap into city water and sewer. Mr. Carter stated in order to tap into city water and sewer, an annexation is required and an original zoning is required which is why this request is before the Commission.

Chair Marshall inquired if there were any questions of the applicant. There were none. Chair Marshall inquired if there was anyone else wishing to speak in favor of the application. Seeing none, asked if there was anyone wishing to speak in opposition. Seeing none, Chair Marshall closed the public portion of the hearing and asked for staff comments.

Mr. Kirkman stated this area is designated as Low Residential on the Comprehensive Plan's Generalized Future Land Use Map. The Low Residential designation includes the city's predominantly single-family neighborhoods as well as other compatible housing types that are generally found within a range of 3-5 dwelling units per acre. 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, affordable housing in stable, livable neighborhoods offering security, quality of life, and the necessary array of services and facilities. The proposed R-3 zoning district is intended to accommodate low density single-family detached residential development with a maximum density of 3 dwelling units per acre and is consistent with the general pattern of land uses in the area. Staff recommended approval of the request.

Chair Marshall inquired if there was any discussion among the Commissioners. Mr. Holston thought this was the same property that they had considered back in April. Mr. Engle responded they were asking R-5 at that time and the Commission did not feel the density was appropriate. The applicant is back with R-3 which Mr. Engle felt was appropriate. Mr. Kirkman stated there will only be one residence on the lot under R-3 zoning.

Mr. Holston stated in regards to agenda item Z-19-10-002, the Greensboro Zoning Commission believes that its action to recommend approval of the zoning amendment for the property located at 4500 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 promote sound and sustainable patterns of land use at the city's fringe. The request is consistent with the Comprehensive Plan's Housing and Neighborhood 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. The proposed R-3 zoning district is primarily intended to accommodate low density, single family detached residential development with a maximum density of 3 dwelling units per acre. The request is consistent with the general pattern of land and uses in the surrounding area.

Motion by Mr. Holston, seconded by Ms. O'Connor. The Commission voted 8-0. (Ayes: Chair Marshall, Holston, Dansby-Byrd, Trapp, Alford, Engle, Rosa, and O'Connor. Nays: 0). Chair Marshall stated this approval constituted a favorable recommendation and is subject to a public hearing at the November 19, 2019 City Council meeting.