

**PARTIAL MINUTES OF THE
ZONING COMMISSION
January 22, 2020**

Z-20-01-004: A rezoning request from R-3 (Residential Single-family -3) to R-5 (Residential Single-family-5) for the property of 1610 Dodson Street, generally described as west of Dodson Street and north of Savannas Run Drive (1.07 acres). (Recommended Approval)

Mr. Carter provided the zoning map for Z-20-01-004 and other summary information for the subject property and surrounding properties and advised there are no proposed conditions.

Vice Chair Holston inquired if there were any questions for staff. Hearing none, Vice Chair Holston requested the applicant to come forward and state their name and address.

Sonny Vestal, 501 Chancery Place, provided illustrative drawings of the homes built by his company to the Commission. The homes he would be building on this property would be in keeping with the neighborhood and add value to the property. Water and sewer would be placed in some of the lots. The land owner went through the neighborhood and spoke to home owners. There is no opposition to this request.

Tom Monahan, 2902 Turner Grove, stated he will be closing on the land February 7. Mr. Monahan provided the background of acquiring the property. Mr. Monahan stated he went to six homes and had no opposition. Everyone was in favor, including the descendants of the person who previously owned the property. Mr. Monahan emphasized the land is R-5. Most of the homes are approximately 15 years old or newer and he plans on extending that type of neighborhood. The smallest home being built would be 1650 feet and the largest possibly 2100 feet but likely to be 1800 square feet.

Vice Chair Holston inquired if there were any questions. Seeing none, Vice Chair Holston inquired if there was anyone else to speak in favor of the application. Seeing none, Vice Chair Holston inquired if there was anyone to speak in opposition. Seeing none, Vice Chair Holston closed the public portion of the hearing and requested to hear from staff.

Mr. Kirkman stated the Comprehensive Plan's Generalized Future Land Use Map currently designates this property as Low Residential. The Low Residential designation includes the City's predominantly single-family neighborhoods as well as other compatible housing types that be accommodated within the density range of 3-5 dwelling units per acre. The proposed 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, affordable housing in stable livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities. The request was consistent with the pattern of development in the area that includes both R-3 and R-5 zoned residential lots. Staff recommended approval of the request.

Vice Chair Holston inquired if there were any questions for staff. Seeing none, Vice Chair Holston requested a motion to be made.

Mr. Engle stated in regard to agenda item Z-20-01-004, the Greensboro Zoning Commission believes that its action to recommend approval of the zoning amendment for the property located 1610 Dodson Street from R-3 (Residential Single-family-3) to R-5 (Residential Single-family-5) 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 Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas. The request is 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. The request is also consistent with the pattern of development in the area that includes R-3 and R-5 zoned residential lots.

Motion to recommend approval by Mr. Engle, seconded by Ms. O'Connor. The Commission voted 5-0-1. (Vice Chair Holston, Alford, Engle, Rosa, and O'Connor. Nays: 0). Vice Chair Holston stated this constituted a favorable recommendation and subject to a public hearing at the February 18, 2020 City Council meeting.