

**PARTIAL MINUTES OF THE
ZONING COMMISSION
February 17, 2020**

PUBLIC HEARINGS:

Z-20-02-001: An original zoning request from County RS-30 (Single-Family-Residential, to City R-3 (Single-Family-Residential-3) for properties located at 1308 and 1310 Ranhurst Road, generally described as east of Ranhurst Road and north of Easthurst Road (1.5982 acres). (Recommended Approval)

Mr. Carter provided the zoning map for Z-19-02-001 and other summary information for the subject property and surrounding properties. Mr. Carter advised there were no conditions related to the request.

Chair Marshall inquired of questions for staff. Seeing none, Chair Marshall requested the applicant to come forward and state their name and address for the record.

Josue Cisneros, 4449 Burlington Road, Lot 17A, stated he is requesting to be annexed to the city for water and sewer line access to build two new homes.

Chair Marshall asked Mr. Kirkman if those services were available. Mr. Kirkman responded they are available to the lot and the applicant can connect to it. Chair Marshall inquired if there were further questions for the applicant. Seeing none, Chair Marshall inquired if there was anyone else to speak in favor of the request. Seeing none, Chair Marshall inquired if there was anyone in opposition to the request.

Beth Harrell, 1206 Ranhurst Road, stated she is representing neighborhood concerns regarding the two larger plats of land owned by David Moorefield who has been trying to build on the land since 2007. A road has been cut through from Ranhurst Road to Harvest Road. The road is very small and not wide enough for two cars at the same time. Construction equipment would tear up yards in the neighborhood. The neighbors do not want their subdivision annexed. The neighborhood was notified this past Monday regarding this. Mr. Cisneros went around the neighborhood knocking on doors. A letter was sent to one person in the neighborhood and no one else was informed of the meeting. Information was received over the past weekend and everyone came together today to be present at the meeting.

Mr. Engle stated all the Commission is doing at this meeting is deciding whether it would be feasible for this property to be brought into the city and to make a recommendation to City Council for that, and to provide a zoning designation for this property. R-3 is the lowest zoning designation that the City has and is 3 units per acre. The City cannot force anyone to be annexed but requires them to be annexed if they want to tie into city services going forward. The concerns were understood but it is the lowest density and does not force anyone else to come in. Ms. Harrell appreciated his outlook but stated this was about the neighborhood's future and are against things being there. Mr. Holston asked if future meant future growth, future homes. Ms. Harrell responded future homes, future building.

Chair Marshall inquired if there was anyone else to speak in opposition.

Bethany Capasinzky, 1305 Ranhurst Road, referred to the photograph of the utility area and indicated the large area of land that Mr. Moorefield has been trying to build on. To the right of that area is land that Mr. Moorefield wants to develop and the neighborhood is against. Ms. Capasinzky inquired if bringing water to these lots allows Mr. Moorefield to have a footing to say it has been done there and we need to go ahead and pull the utilities through in order for him to build his subdivisions. Mr. Engle that was not before the Commission and they can only deal with what is in front of the Commission.

Mr. Kirkman stated while there is an existing line to the subject lots, the City's Water-Sewer policy would not allow for extension of that line further north and the subject lots are also at the very end of fire protection at this point in time. Growth Tier 3 speaks to development in 2025 and beyond in terms of being able to provide those other city services. This particular service is

available for these single-family homes but there is not the capacity to extend beyond these lots at this point in time.

Ms. Capasinzky stated for the record, Mr. Cisneros was very nice and the neighborhood does not have a problem with two homes. The concern is protecting the community and keeping children safe. The concern is beyond those two locations.

Chair Marshall inquired if there was anyone else to speak in opposition. Seeing none, Chair Marshall inquired if the applicant would like five minutes to address the concerns of the opposition. Seeing none, Chair Marshall closed the public hearing and requested to hear from staff.

Mr. Kirkman stated this site is currently designated as Low Residential on the Comprehensive Plan's Generalized Future Land Use Map. That designation includes the city's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within the density range of 3-5 dwelling units per acre. Staff concluded this request was consistent with the Comprehensive Plan's Housing and Neighborhood's goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing in a stable, livable neighborhoods as well as the Growth at the Fringe goal to provide a development framework for the fringe to provide sound and sustainable land use as the City expands. The proposed R-3 zoning district is primarily intended to accommodate low density residential development with a maximum density of 3 dwelling units per acre and is generally consistent with the pattern of residential development in the area. Staff recommended approval of the request.

Chair Marshall inquired if there were any questions of staff. Mr. Holston asked if the water line is already there. Mr. Kirkman responded it was and the line does not have to be extended in order to connect the two lots. That is the distinction between these properties and the property further to the north.

Mr. Engle stated in regard to agenda item Z-20-02-001, the Greensboro Zoning Commission believes that its action to recommend approval of the original zoning request for the properties located at 1308 and 1310 Ranhurst Road from County RS-30 (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 Housing and Neighborhood's goal to meet the needs of present and future Greensboro citizens for a choice of decent affordable housing in stable, livable neighborhoods. The request is consistent with the Comprehensive's Plans Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use as the city expands. 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 and is consistent with the surrounding pattern of residential development.

Seconded by Mr. Blackstock. The Commission voted 8-0. (Ayes: Chair Marshall, Holston, O'Connor, Dansby-Byrd, Trapp, Blackstock, Engle, and Alford. Nays: 0). Chair Marshall advised this request will be heard at the March 17, 2020 City Council meeting due to the tie to annexation.