

**PARTIAL MINUTES OF THE  
ZONING COMMISSION  
April 21, 2020**

**PUBLIC HEARINGS:**

**Z-20-04-001: An original zoning request from County AG (Agricultural) to City R-3 (Residential -Single - family - 3) for a portion of the property located at 3617 Link Road, generally described as north of Link Road and east of McKnight Mill Road (4.33 acres). (Recommended Approval)**

Mr. Kirkman advised there was also a request from Caitlyn Hall regarding continuing an original zoning request for agenda item Z-20-04-001, for a portion of 3617 Of Link Road. (Withdrawn)

Caitlyn Hall, 1953 Ruby Wood St., stated no information had been provided to the community regarding what the plans are for development on this property and potential traffic impact. Ms. Hall stated she would like more time to gather more information about the plans and speak with the neighbors regarding how they feel. It was less than 48 hours when the letter was received and she would like the opportunity to be able to gather more information and be better prepared.

Chair Marshall inquired if there were any questions for Ms. Hall. Mr. Holston asked Ms. Hall when the notice of the application was received. Ms. Hall responded the letter was received April 14 via mail and April 17 was the last date for pictures to be submitted for the hearing. There was no other information other than the property is proposed to be rezoned to residential single family. Further down the street is another community currently being built on Link Road. Ms. Hall would like to know what exactly the applicant is planning to build. Mr. Holston asked if the communication received on April 14 was from the City of Greensboro or from the developer. Ms. Hall responded it came from the City of Greensboro. There had been no communication from the developer. Mr. Holston asked if the communication received was through the US Postal service mailbox and if there had been any issues with mail within the communities. Ms. Hall responded there has not been any issues with mail in their community.

Chair Marshall inquired if there were any further questions for Ms. Hall. Seeing none, Chair Marshall inquired if there was anyone else who wished to speak in favor of the continuance request. Seeing none, Chair Marshall inquired if there was anyone opposed to the continuance request.

Maria Lara, 3617 Link Road, stated she just wanted to build a one family home and spoke to an HOA representative to let them know the purpose was to build a home. Some signatures were obtained from the HOA and neighbors stated there was no problem with her request.

Chair Marshall inquired if there were any questions for Ms. Lara. Chair Marshall asked Ms. Lara if when she spoke with the Association, had she spoke to individual home owners or with the Board who stated a position on the matter. Ms. Lara responded she spoke with the neighbors personally and spoke with an HOA representative. Chair Marshall inquired if there were any further questions for Ms. Lara. Mr. Rosa inquired how many homes would be on the property. Ms. Lara responded one. Currently there is a small home there they would like to make as a small guest house and build their home next to it.

Mr. Carter advised that Ms. Hall, who had requested a continuance, would like to provide information to the Commission. Chair Marshall requested to hear from Ms. Hall.

Caitlyn Hall, 1953 Ruby Wood St., stated she no longer wished to ask for a continuance. The letter had stated it to be a 3-dwelling unit per acre and she did not know it was just for one home. It appears that is not the case and no reason to ask for a continuance.

Chair Marshall stated the continuance request has been withdrawn.

Mr. Kirkman reviewed the zoning map for Z-19-04-001 and other summary information for the subject property and surrounding properties. Mr. Kirkman advised there were no conditions related to the request. Chair Marshall requested the applicant to state their name and address and present their case.

Maria Lara, 3617 Link Road, stated the rezoning was to allow for her home to be annexed into the City. Chair Marshall inquired what was the specific reason for the rezoning. Ms. Lara responded they felt it was the best option to be annexed into the city for her family.

Mr. Kirkman added this is part of the City's water and sewer extension policy. If accessing city water or sewer you must be annexed in to the city to provide the services. In this case, this property can be served by City services and that is what triggered this conversation.

Chair Marshall inquired if Ms. Lara had anything else. Ms. Lara did not. Chair Marshall inquired if there were any questions from the Commissioners to Ms. Lara. Seeing none, Chair Marshall inquired if there was anyone else wishing to speak in favor of the zoning request. Seeing none, Chair Marshall inquired if there was anyone wishing to speak in opposition to the request. Seeing none, Chair Marshall closed the public hearing and requested to hear from staff.

Mr. Kirkman stated this property is designated as Low Residential on the City's Generalized Future Land Use Map in the Comprehensive Plan. The Low Residential designation includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within a density range of 3-5 dwelling units per acre. Staff did conclude 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 stable, livable neighborhoods. It is also consistent with the Growth at the Fringe goal to provide a development framework for the fringe that guides sound and sustainable patterns of land use while providing for efficient provision of public services and facilities 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 pattern of residential development in the area. Staff recommended approval of the request.

Chair Marshall inquired if there was any discussion among the Commissioners or a motion. Mr. Engle stated in regard to agenda item Z-20-04-001, the Greensboro Zoning Commission believes that its action to recommend approval of the original zoning request for the property located on a portion of 3617 Link Road, from County AG (Agricultural) to City R-3, (Single-family Residential-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 and sustainable patterns of land use as the city expands. The proposed R-3 zoning district is consistent with the surrounding pattern of residential development. Seconded by Mr. Rosa. The Commission voted 7-0. (Ayes: Chair Marshall, Holston, O'Connor, Trapp, Engle, Rosa, and Alford. Nays: 0). Chair Marshall advised the approval constituted a favorable recommendation and is subject to a public hearing at the May 19, 2020 City Council meeting.