

**Item: 4636 South Holden Road  
Original Zoning**

Date: November 17, 2020

**Zoning Amendment Statement by City Council on Consistency with  
Adopted Comprehensive Plan and Reasonableness**

The **Greensboro City Council** believes that its action to recommend **approval/denial** of the original zoning request for the property described as **4636 South Holden Road** from **CU-RS-40-MH (Conditional Use – Residential Single-family – 40 – Manufactured Housing Overlay District)** to **R-3 (Residential Single-family - 3)** to be **consistent** with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support <b>approval</b> of the rezoning request:	Factors that support <b>denial</b> of the rezoning request:
<ol style="list-style-type: none"><li>1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.</li><li>2. The uses permitted within the proposed zoning district are of a similar scale, intensity, or off-site impact as existing nearby uses.</li><li>3. The proposed City R-3 zoning district allows uses that fit the context of surrounding area.</li><li>4. The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest.</li><li>5. <b>Other factors raised at the public hearing, if applicable (describe)</b></li></ol>	<ol style="list-style-type: none"><li>1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.</li><li>2. The uses permitted within the proposed zoning district are not of a similar scale, intensity, or off-site impact as existing nearby uses.</li><li>3. The proposed City R-3 zoning district allows uses that do not fit the context of surrounding area.</li><li>4. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest.</li><li>5. <b>Other factors raised at the public hearing, if applicable (describe)</b></li></ol>