

**PARTIAL MINUTES OF THE
ZONING COMMISSION
October 19, 2020**

Z-20-10-005 & PL(P) 20-21: An annexation and original zoning request from CU-RS-40-MH (Conditional Use-Residential Single-family-40- Manufactured Housing Overlay District) to R-3 (Residential Single-family-3) for the property identified as 4636 South Holden Road, generally described as west of South Holden Road and north of Harris Drive, (1.1 Acres). (Recommended Approval)

Mr. Kirkman reviewed the zoning map and other summary information for the subject property and surrounding properties. Mr. Kirkman advised there were no conditions related to the request. Chair Holston asked given the frontage and the square footage, could more than one dwelling be placed on the property. Mr. Kirkman responded the way land was configured; it could not have more than one dwelling without a variance. The applicant is looking to connect to city services for the existing dwelling. Chair Holston requested the applicant to state their name, address and present their case. Chair Holston advised of the 15 minute time limit.

No applicant was present and Chair Holston noted the applicant was not required to be present. Chair Holston inquired if there was anyone to speak in favor or opposition to the request. Chair Holston asked if Mr. Kirkman could provide anything else from his conversation with the applicant. Mr. Kirkman stated he thought this was a request to connect city services because it is within Growth Tier 1. The property can be annexed and it is a requirement under the city water policy. The original zoning needs to be established and R-3 is the least intense zoning residential classification in Greensboro and is consistent with the existing zoning on the property of the surrounding area.

Chair Holston inquired if there was anyone to speak in favor or opposition to the request. Seeing none, Chair Holston closed the public hearing and requested to hear from staff.

Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. The request is consistent with the Comprehensive Plan because the uses requested are of a similar scale, intensity, or off-site impact as existing nearby uses. The proposed R-3 zoning district allows uses that are similar to existing uses in the surrounding area. Mr. Kirkman reminded the Commission there needed to be a motion on the annexation and also a motion on the original zoning request. Staff recommended approval of the request.

Chair Holston inquired if there were any questions, comments, discussion or a motion on the annexation. Ms. O'Connor made a motion to approve the annexation, seconded by Engle. The Commission voted 9-0. (Ayes: Chair Holston, O'Connor, Trapp, Bryson, Jones, Rosa, Engle, Collins, and Alford. Nays: None). Ms. O'Connor stated in regard to agenda item Z-20-10-005 and PLP-20-21, the Greensboro Zoning Commission believes that its action to recommend approval 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. The uses permitted within the proposed zoning district are of a similar scale, intensity, or off-site impact as existing nearby uses. The proposed City-R-3 zoning district allows uses that fit the context of the surrounding area. 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. Approval was in the public interest. Seconded by Mr. Rosa. The Commission voted 9-0. (Ayes: Chair Holston, O'Connor, Trapp, Bryson, Jones, Rosa, Engle, Collins, and Alford. Nays: None). Chair Holston advised the approval constituted a favorable recommendation and is subject to a public hearing at the November 17, 2020, City Council Meeting.