

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

PL(P) 20-25 & Z-20-12-001: An annexation and original zoning from County RS-30-MH (County Residential Single-Family-30 – Manufactured Home Overlay) to City R-3 (City Residential-Single-Family-3) for the property identified as 3714 Desmond Drive, generally described as east of Desmond Drive and north of McKnight Mill Road, (0.64 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 if there were any questions for Mr. Kirkman. Seeing none, Chair Holston requested the applicants to come forward, provide their name and address, and state their case.

Mr. Carter advised he did not see the applicant on the call. Chair Holston asked what did the applicants want to do. Mr. Carter responded they have requested to access City utilities for the purpose of constructing a single family dwelling. They are in Growth Tier 1 of the Growth Strategies Map, which means that utilities are available and they are required to be annexed in order to receive those utilities. Chair Holston clarified if this request was for recommendation only for the annexation and the original zoning and both go to City Council. Mr. Kirkman responded that was correct. Mr. Carter advised the applicants were still not present.

Chair Holston inquired if there was anyone else to speak in favor of the request. Seeing none, Chair Holston inquired if there was anyone in opposition to the request. Seeing none, Chair Holston closed the public hearing and requested to hear from city staff for a recommendation.

Mr. Kirkman stated this property is currently designated as Urban General on the Future Built Form Map and Residential on the Future Land Use Map of the Comprehensive Plan. Staff found the request to be consistent with the Comprehensive Plan because the proposed development is compatible with the scale and design of the adjacent road and can accommodate a satisfactory transition to the existing scale intensity and existing uses in the area. The proposed R-3 district is intended to accommodate low density single-family detached residential development and is consistent with the uses in the surrounding areas. Staff recommended approval of the request.

Chair Holston stated it appeared this request was similar to a case before that were just for water and sewer. The applicants did not show up and in those cases the Commission chose to hear and act on those cases. Chair Holston asked city staff if zoning was less intensive than the attached Greensboro City properties. Mr. Kirkman asked if Chair Holston was referring to the City's Residential zoning districts. Chair Holston responded that was correct. Mr. Kirkman stated this is the least intense residential district that is being proposed. Chair Holston clarified that as far as the County was concerned it is a RS-30 that is attached to it and asked if the R-3 was fairly close to the RS-30. Mr. Kirkman responded the R-3 is the closest in terms of city zoning. It allowed for slightly smaller lot sizes than allowed with the county zoning currently. This is least intense city zoning and is the closest equivalent to the county that is next to it. Chair Holston inquired if other Commissioners had questions. Mr. Engle moved to annex this property into the city limits; seconded by Ms. O'Connor. The Commission voted 8-0. (Ayes: Chair Holston, Collins, Bryson, Rosa, Trapp, Engle, Alford, and O'Connor. Nays: None). Chair Holston stated the annexation request was approved. This approval constitutes a favorable recommendation and is subject to a public hearing at the January 19, 2021 City Council meeting.

Mr. Engle made a motion in regards to agenda item Z-20-12-001, the Greensboro Zoning Commission believes that its action to recommend approval of the original zoning request for the properties described as 3714 Desmond Drive from County RS-30-MH (County Residential

Single Family-30 Manufactured Home Overlay) to City R-3, (City 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 request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use map. The use is permitted with the proposed zoning district of a similar scale, intensity, or off site impact as nearby uses. The proposed 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 and will benefit the property owner and surrounding community. Approval is in the public interest. Seconded by Mr. Alford. The Commission voted 8-0. (Ayes: Chair Holston, Collins, Bryson, Rosa, Trapp, Engle, Alford, and O'Connor. Nays: None). Chair Holston stated this constitutes a favorable recommendation and is subject to a public hearing at the January 19, 2021 City Council meeting.