

**PARTIAL MINUTES OF THE
ZONING COMMISSION
January 20, 2021**

PL(P) 21-01 & Z-21-01-003: An annexation and original zoning from County RS-20 (Residential Single-Family) to City R-3 (Residential Single-Family-3) for the property identified as a portion of 3214 Groometown Road, generally described as west of Groometown Road and north of Broadacres Drive, (0.39 Acres).

Mr. Kirkman reviewed the zoning map and other summary information for the subject property and surrounding properties, and advised there were no conditions related to the request. Mr. Kirkman clarified the zoning request was for 0.39 acres. Chair Holston inquired the Commissioners if there were any questions for Mr. Kirkman. Chair Holston requested the applicant to state their name, address, and case.

Bo Rodenbough, Attorney with Brooks Pierce, Suite 2000 Renaissance, 230 N. Elm Street, spoke on behalf of the applicant Secure, Inc., subsidiary of the State Employees Credit Union. As part of its mission Secure, Inc. attempts to rehab properties that have been foreclosed or deed in lieu of foreclosure and make them available for attractive and affordable housing for underserved communities that may not otherwise have opportunities for home ownership. The 3214 Groometown Road property was acquired by Secure, Inc. in 2014 and is a vacant lot currently. It was determined that the property was located about 55% in the City of Greensboro with a zoning of R-3. The back 45% of the property is still in the county and zoned RS-20. In order to obtain the building permit, Secure, Inc. made application for the annexation of the rear portion of the lot into the City of Greensboro and be zoned consistently with the existing R-3 zoning on the front portion of the lot. The annexation and original zoning will be consistent with the existing housing in the neighborhood, an addition to the housing stock in the neighborhood and consistent with the existing GSO 2040 plan.

Chair Holston inquired if there were questions for Mr. Rodenbough from the Commissioners. Seeing none, Chair Holston inquired if there was anyone else to speak in favor of the request. Hearing none, Chair Holston asked if there was anyone in opposition to the request. Hearing 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 exist on adjacent tracts and are of a similar scale, intensity, or off-site impact as existing nearby uses. The proposed R-3 zoning district is intended to accommodate low density residential development. The proposed original zoning request allows uses similar to existing uses in the surrounding area. Staff recommended approval of the request.

Chair Holston inquired if any of the Commissioners had questions, discussion, comments, or a motion. Ms. O'Connor made a motion to approve the annexation. Seconded by Mr. Bryson. The Commission voted 7-0. (Ayes: Chair Holston, Collins, Jones, Bryson, Trapp, Alford and O'Connor. Nays: 0). Chair Holston stated the vote passed 7-0 on annexation. This was a favorable recommendation and goes to City Council on February 16, 2021.

Ms. O'Connor stated in regard to agenda item Z-21-01-003, a portion of 3214 Groometown Road, the Greensboro Zoning Commission believes that its action to recommend approval of the original zoning request for the property described as 3214 Groometown Road from County RS-20 (Residential Single-Family) to City R-3 (Residential Single-family-3) to be consistent with the adopted Greensboro 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 proposed R-3 zoning district permits uses which fits 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 is in the public interest. Seconded by Mr. Trapp. The Commission voted 7-0. (Ayes: Chair Holston, Collins, Jones, Bryson, Trapp, Alford and O'Connor. Nays: 0). Chair Holston stated this approval constitutes a favorable recommendation and subject to a public hearing at the February 16, 2021, City Council meeting.