

**PARTIAL MINUTES OF THE  
ZONING COMMISSION  
April 19, 2021**

**PL(P) 21-07 and Z-21-04-005: An annexation and original zoning from County AG (Agricultural) to City R-3 (Residential Single-family-3) for the property identified as 128 Vivian Lane, generally described as south of Vivian Lane and east of South Elm-Eugene Street, (1.23 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 associated with this request. Chair Holston inquired if there were questions for Mr. Kirkman. Seeing none, Chair Holston requested the applicant to provide their name, address, and present their case.

Britton Lewis, Carruthers & Roth, 235 North Edgewood Drive, Greensboro, was present on behalf of the Trust owners of the property. Mr. Lewis stated they are seeking annexation as the property is one lot over from the City's current boundary. The well on the property has run dry and the owner would like to tie into existing City water. He noted that public health and safety support this request. Letters were sent to neighbors on April 6, 2021 detailing the procedures for the meeting and what Carruthers & Roth was looking to do which is to maintain a residential dwelling and only needing access to public water.

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

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 proposed original zoning does support the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods, offering residents of all walks of life a variety of quality housing choices and the Building Community Connections goal to maintain stable, attractive, and healthy places to live and raise families. The proposed R-3 district is intended to accommodate low density single-family detached residential development of similar intensity to existing uses in the surrounding area. Staff recommended approval of the request.

Chair Holston inquired if there were questions for Mr. Kirkman. Seeing none, Chair Holston inquired if there were deliberations or a motion. Mr. Engle moved to approve the annexation of the property; seconded by Ms. O'Connor. The Commission voted 8-0. (Ayes: Chair Holston, Magid, Collins, Bryson, Rosa, Engle, Alford, and O'Connor. Nays: 0). Chair Holston stated this constitutes a favorable recommendation and is subject to a public hearing at the May 18, 2021 City Council meeting. Mr. Engle stated regarding Z-21-04-005, the Greensboro Zoning Commission believes that its action to recommend approval of the original zoning request for the property described as 128 Vivian Lane from County AG (Agricultural) to City R-3 (Residential Single-family-3), to be consistent with the Adopted GSO 2040 Comprehensive Plan and considers the action take to be reasonable and in the public interest for the following reasons: (1).The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. (2). The proposed R-3 zoning district permits uses which fit the context of the surrounding area. (3). 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. Alford. The Commission voted 8-0. (Ayes: Chair Holston, Magid, Collins, Bryson, Rosa, Engle, Alford, and O'Connor. Nays: 0). Chair Holston stated the approval constitutes a favorable recommendation and is subject to a public hearing at the May 18, 2021, City Council meeting.

