



City of Greensboro

Melvin Municipal Building
300 W. Washington Street
Greensboro, NC 27401

Legislation Text

File #: ID 19-0142, **Version:** 1

...Title

Ordinance for Original Zoning Located at 4500 Pine Vista Lane - Synergy Building Group LLC, on behalf of William C. and Angela P. Artis

Department: Planning
Council District: Proximate to District 1

Public Hearing: March 19, 2019
Advertising Date/By: March 7 and 14, 2019/City Clerk

Contact 1 and Phone: Sue Schwartz 373-2149
Contact 2 and Phone: Mike Kirkman 373-4649

PURPOSE:

Synergy Building Group LLC, on behalf of William C. and Angela P. Artis, is requesting original zoning from **County RS-30** (Residential Single Family) to **City R-5** (Residential Single Family - 5) for 4500 Pine Vista Lane, generally described as south of Pine Vista Lane and east of Circleview Drive.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **March 19, 2019** meeting.

BACKGROUND:

Following a public hearing on February 18, 2019, the Zoning Commission voted 7-0 to recommend denial of this request, with the Commission suggesting that the City R-3 zoning district might be more appropriate for this property and area. There was one speaker in favor and one in opposition. (See minutes of the February 18, 2019 Zoning Commission meeting). This request is associated with a voluntary annexation petition in order to access City water and sewer to develop new residential dwellings.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission recommended **denial** of this request 7-0.

Planning recommends **approval** of the R-5 zoning request based on:

- Request is consistent with the **Growth at the Fringe** goal to promote sound, sustainable land use patterns that provide for the efficient provision of public services and facilities.

- Request is consistent with the **Housing and Neighborhoods** goal to Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities