



# PL(Z)26-03

## City of Greensboro Planning Department Zoning Staff Report

City Council Hearing Date: February 17, 2026

### GENERAL INFORMATION

|                            |   |
|----------------------------|---|
| <b>APPLICANT</b>           | Fahad Shabbir of Fafa Properties, Inc and City of Greensboro  |
| <b>HEARING TYPE</b>        | Annexation and Original Zoning Request  |
| <b>REQUEST</b>             | County AG (Agricultural) to City R-3 (Residential Single-family – 3)  |
| <b>CONDITIONS</b>          | N/A   |
| <b>LOCATION</b>            | 125 Vivian Lane and a portion of the Vivian Lane Right-of-Way   |
| <b>PARCEL ID NUMBER(S)</b> | 7862626516  |
| <b>PUBLIC NOTIFICATION</b> | The notification area for this public hearing was 750 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). <b>18</b> notices were mailed to those property owners in the mailing area. |
| <b>TRACT SIZE</b>          | 1.13 acres  |
| <b>TOPOGRAPHY</b>          | Generally flat  |
| <b>VEGETATION</b>          | Sparsely wooded.  |

### SITE DATA

|  |                           |
|--|---------------------------|
| <b>Existing Use</b>                        | Single-family dwelling    |
| <b>Adjacent Zoning</b>                     | <b>Adjacent Land Uses</b> |
| N County AG (Agricultural)                 | Single-family dwellings   |
| E County AG (Agricultural)                 | Single-family dwellings   |
| S City R-3 (Residential Single-family – 3) | Single-family dwellings   |
| W County AG (Agricultural)                 | Single-family dwellings   |

**Zoning History**

| Case # | Effective Date | Request Summary   |
|--------|----------------|---|
| N/A    | N/A            | The subject property is not currently located in the City's jurisdiction. |

**ZONING DISTRICT STANDARDS**

**District Summary \***

| Zoning District | Existing  | Requested   |
|-----------------|---|---|
| Designation:    | <b>(County AG)</b>  | <b>(City R-3)</b>   |
| Max. Density:   | 1 dwelling/acre   | Up to 3 dwellings per acre  |
| Typical Uses    | Typical uses in the AG district include agricultural uses as well as supporting facilities that can include limited residential uses. | Typical uses in the R-3 district include single family residential of up to 3 dwellings per acre. |

*\*These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

**SPECIAL INFORMATION**

**Overlay District Ordinance/Historic Preservation**

The subject site is not located within an overlay district.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

**Environmental/Soils**

WaterSupply Watershed Site drains to South Buffalo Creek, Non-Watersupply Watershed

Floodplains N/A

Streams N/A

Other: If  $\geq 1$  acre is disturbed and the BUA is increased, site must meet current watershed requirements, Water Quality and Water Quantity control must be addressed. Water Quality must treat the first 1" of rainfall. Water Quantity Control must reduce the 1yr, 2yr and 10yr 24hr storms to Pre-Development conditions. State / Corps permits are required for any stream or wetland disturbance or crossing.

**Utilities (Availability)**

Water is available on Vivian Lane and Humble Road. Sewer is available 800ft+/- to the west of the property on Vivian Lane. Private developer shall ensure all extensions to the property and on site water and sewer meet the City of Greensboro and NCDEQ's Standards.

**Airport Overlay District & Noise Cone**

N/A

**Landscaping & Tree Conservation Requirements**

There are no Landscaping or Tree Conservation requirements for single-family residential uses.

**Transportation**

|                                |  |
|--------------------------------|--|
| Street Classification:         | Vivian Lane – Local Street.<br>Humble Road- Local Street.<br>South Elm-Eugene Street – Major Thoroughfare.   |
| Site Access:                   | All access(es) must be designed and constructed to the City of Greensboro standards.   |
| Traffic Counts:                | South Elm-Eugene Street AADT = 19,000 vpd (NCDOT, 2023)  |
| Trip Generation:               | N/A.   |
| Sidewalks:                     | Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Currently, sidewalk does not exist along the frontage of this property. |
| Transit in Vicinity:           | Yes, GTA Route 12 (Elm-Eugene) is approximately 1,600 feet from the subject property, along South Elm-Eugene Street.   |
| Traffic Impact Study:<br>(TIS) | No TIS required per TIS Ordinance.   |
| Street Connectivity:           | N/A.   |
| Other:                         | N/A.   |

**IMPACT/POLICY ANALYSIS****Comprehensive Plan Consistency**

In determining whether the proposed zoning is consistent with these designations, use the following questions to frame the discussion. This is not a checklist, but a set of questions to guide the determination of consistency with the Comprehensive Plan. If the answers to these questions are generally in the positive, the rezoning request should be deemed consistent with the Comprehensive Plan.

1. Is the proposed rezoning in an area with an adopted neighborhood, corridor, Redevelopment, or small area plan, and if so is it consistent with that plan?
2. Does the proposed rezoning support uses anticipated within the Comprehensive Plan's Future Land Use Map and Future Built Form Map designations?
3. Is the site for the proposed zoning district in an Activity Center or directly adjacent to an Activity Center?

4. Are the uses permitted within the proposed zoning district found elsewhere within the same Future Built Form (center, place type, or corridor), or can the same uses be found in an area with the same Future Built Form designation elsewhere in Greensboro?
5. Are the uses permitted within the proposed zoning district of a similar scale, intensity, or offsite impact as existing nearby uses?
6. If warranted due to differences in the zoning, use, or scale of adjacent properties, can the property proposed for rezoning accommodate a satisfactory transition to the existing scale and intensity of existing, adjacent uses?
7. Are the uses permitted within the proposed zoning district compatible with the scale and design of the adjacent road?
8. Would the proposed rezoning or land use change impact the existing adjacent land uses? Is the proposed zoning compatible with existing adjacent land uses? Would the proposed change make a use or building nonconforming or increase the degree of nonconformity?
9. Will the proposed zoning accommodate development that permits the extension of the existing and planned street and sidewalk system and the plan's priorities for interconnection of adjacent neighborhoods?
10. Does the proposed change in zoning support one of the Big Ideas such as Growing Economic Competitiveness, Filling in our Framework, or Creating Great Places, as discussed on page 75 of the Comprehensive Plan?

### **Land Use Compatibility**

The proposed **City R-3 (Residential Single-family – 3)** zoning district would allow land uses that are compatible with the general character of the area.

### **GSO2040 Comprehensive Plan Policies**

The **GSO2040** Future Land Use Map designates this location as **Residential**. The requested **City R-3 (Residential Single-family – 3)** zoning district would allow uses that are consistent with the **Residential** future land use designation. The **GSO2040** Future Built Form Map designates the closest locations within city limits as **Urban General**. The subject property is located in **Growth Tier 1** of the Growth Tiers Map.

### **GSO2040 Written Policies:**

**Creating Great Places** – Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.

**Goal A** – Greensboro's citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices.

**Strategy 2** – Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

### **GSO2040 Map Policies:**

#### **Future Land Use Map**

**Future Land Uses:** The future land uses from that plan are described below.

**Residential:** Includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

**Future Built Form**

**Place Types:** Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

**Urban General** should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

**Growth Tiers Map**

**Growth Tiers:** areas outside Greensboro's city limits but inside the area in which the City can legally annex property and extend water and sewer services; this is called the Water Sewer Service Area (WSSA). Three tiers are delineated based on the cost to extend City services to the area, primarily water and sewer, solid waste collection, and Police and Fire protection, as well as long-term maintenance of City facilities. In Growth Tier 1, due to the nearby presence of existing City infrastructure, the City is able to extend services currently, if an annexation is requested; Tiers 2 and 3 will require significant City investment to serve.

**Growth Tier 1:** This is the area where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

**CONFORMITY WITH OTHER PLANS****City Plans*****South Greensboro Plan***

The subject site is located within the boundary of the South Greensboro Plan, adopted by City Council in November 2025. The Plan has two relevant Recommendations under Our Future: Community Design and Growth Framework:

(06) Coordinate with developments wanting to annex into the City.

Developments expecting to annex into the City will want to develop their project in accordance with City standards. City and county staff can help ensure developments have easy access to the standards that best meet expected needs. Explore "rural by design" and other ways of growth that preserve the character, scale, and history of the area.

(12) Support a wide variety of commercial, residential, and light industrial development along primary corridors.

Housing is needed at a wide variety of price points, as promoted in the City's Road to 10,000 initiative. This diversity of price points helps make the area more attractive for retail and amenity investments.

Additionally, the South Greensboro Area Plan identifies this area as being "Potential Development/Redevelopment Areas for Community Design"

The South Greensboro Plan includes the following questions and the Future Growth Framework map to be used for evaluating rezoning requests.

1. Does the proposal in question implement transit oriented development (TOD) vision along the Crossmax Orange line?
2. Is the proposed use located in an urban transition area? If so, does it provide infill residential or mixed-use development that is consistent with the vision of the South Greensboro Area Plan?
3. Is the proposed use located at a district gateway? If so, how does it support the gateway concepts identified in the South Greensboro Area Plan?
4. Can the proposal help implement the green connections network? Are there connections planned to the existing or future greenways network that can help to activate it?
5. Does the proposal create the need to define the eastern extent of new development in the southeast part of the study area, beyond the City of Greensboro limits?

### ***Sustainability Action Plan***

**Element 1) Transportation and Land Use:**

**Policy 1)** Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

### **Other Plans**

N/A

## **STAFF ANALYSIS AND RECOMMENDATION**

### **Community Outreach**

Applicants are strongly encouraged to conduct neighborhood outreach measures appropriate to each individual area to ensure members of the community are aware of the proposed rezoning and understand potential development.

### **Staff Annexation Analysis**

The subject property is currently located in the County. On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing annexation petitions and making a recommendation to City Council regarding annexation requests. Upon submittal of a valid annexation petition, Planning staff forwards annexation requests to City services providers. These service providers include Water Resources (water and sewer), Fire Marshal's Office, Police Department, and Solid Waste (trash and recycling services). Each service provider stated that infrastructure is in place to provide City services to this location. The Technical Review Committee recommended approval of this annexation request at its January 8, 2026 meeting. The subject property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan. Since this property can be served by City utility providers, it is the City of Greensboro's policy to annex the property pending approval of the associated original zoning.

**Staff Original Zoning Analysis**

The subject property is approximately 1.13 acres and currently contains a single-family dwelling. North, east, and west of the request contains single-family dwellings, zoned County AG (Agricultural). South and west of the request contain single-family dwellings, zoned City R-3 (Residential Single-family-3).

The proposed original zoning request supports both 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.

This property is currently designated Residential on the Comprehensive Plan's Future Land Use Map. The Residential designation includes both single-and multi-family residential uses. Other uses should generally be in the scale of a Neighborhood or a Community Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences. The requested zoning district is generally consistent with the Residential Future Land Use Designation.

The Comprehensive Plan's Future Built Form Map currently designates this property as Urban General. Applicable characteristics of the Urban General classification include, but are not limited to the following:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

The proposed R-3 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre. The request permits uses that are present on adjacent tracts.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040), and is generally compatible with the existing development and trend in the surrounding area.

**Staff Recommendation**

Staff recommends **approval** of the requested **City R-3 (Residential Single-family – 3)** zoning district.