

**MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
JANUARY 21, 2026**

**Z-26-01-003 and PL(P) 26-03: An annexation and original zoning request from County AG (Agricultural) to City R-3 (Residential Single-family – 3) for the property identified as 125 Vivian Lane and a portion of the Vivian Lane Right-of-Way, generally described as north of Vivian Lane and west of Humble Road (1.48 acres). (RECOMMENDED APPROVED)**

**Mr. Nelson** reviewed the summary information for the subject property and surrounding properties.

Mr. Nelson stated that the GSO 2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map and as Residential on the Future Land Use Map. Staff determined 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. 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. Staff recommended approval of the request.

Chair Skenes asked for any questions or comments from the Commissioners. Hearing none, Chair Skenes asked if the applicant wished to speak on the request. She noted two (2) minutes was available to elaborate on the request. The applicant was present but declined on speaking on the item. Hearing no comments and without opposition to the request Chair Skenes closed the public hearing.

**Commission Motion:**

**Annexation**

Mr. Peterson made a motion to annex item **PL(P) 26-03** for the property identified as 125 Vivian Lane and a portion of the Vivian Lane Right-of-Way. Vice Chair Downing seconded the motion.

The Commission voted 9 - 0, (Ayes: Chair Skenes, Vice Chair Downing, Magid, Glass, Turner, Gilmer Sr., Nichols, Peterson and Oliver). Nays: (None).

**Original Zoning**

Mr. Peterson then stated regarding item **Z-26-01-003**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 125 Vivian Lane and portion of Vivian Lane Right-of-Way from County AG (Agricultural) to City R-3 (Residential Single-family – 3) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken 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 **City R-3 zoning district** permits uses that fit the context of the surrounding area and limits negative impacts on adjacent properties; (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, and approval is in the public interest. Mr. Nichols seconded the motion.

The Commission voted 9 - 0, (Ayes: Chair Skenes, Vice Chair Downing, Magid, Glass, Turner, Gilmer Sr., Nichols, Peterson and Oliver). Nays: (None).

Chair Skenes advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, February 17, 2026 City Council Meeting.