

**PARTIAL MINUTES OF THE
ZONING COMMISSION
September 21, 2020**

Z-20-09-004 & PLP-20-17: An annexation and original zoning request from County RS-30 (Residential Single Family) to City-R-3 (Residential Single Family-3) for the property identified as 3443 Randleman Road, generally described as east of Randleman Road and north of Wolfetrail Road (.67 Acres). (Recommended Approval)

Mr. Kirkman reviewed the zoning map and other summary information for the subject property and surrounding properties. Mr. Kirkman advised this is an original zoning and no conditions are related to the request. Chair Holston inquired if there were any questions for Mr. Kirkman. Seeing none, Chair Holston requested the applicant to state their name, address, and present their case.

Alberto Rodriguez, 3449 Randleman Road, adjacent to the 3443 Randleman Road subject property. Mr. Rodriguez stated he would like to access the city utilities for an existing house. Mr. Rodriguez advised he has lived on the property for 27 years and the well system is drying up. Chair Holston inquired if there were questions for Mr. Rodriguez. Seeing none, Chair Holston inquired if there was anyone else wishing to speak in favor of the request.

Doug Lewis, 3443 Randleman Road, stated he was in favor of the request for annexation. There is city water currently to the property and they need city sewer. Mr. Lewis was glad to see it being annexed.

Chair Holston inquired if there was anyone to speak in opposition to the request. Seeing none, Chair Holston closed the public portion of the meeting and requested to hear from city 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. This request is consistent with the Comprehensive Plan because the uses requested exist on adjacent tracts and are of similar and intensity and offset impacts as these existing uses. The proposed R-3 zoning does allow uses that are present on adjacent properties. Staff recommended approval of the request.

Chair Holston inquired if there were questions for staff. Mr. Trapp then made a motion to approve the annexation of 3443 Randleman Road. Seconded by Mr. Engle. The Commission voted 8-0. (Ayes: Chair Holston, Jones, Trapp, Bryson, Rosa, Engle, Alford, and O'Connor. Nays: 0). Mr. Trapp then stated in regards to agenda item Z-20-08-004, the Greensboro Zoning Commission believes that its action to recommend approval for the original zoning request for the property described as 3443 Randleman Road from County RS-30 (Residential Single Family) to City R-3 (Residential Single Family-3) to be consistent with the adopted GSO 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 uses permitted within the proposed zoning district are of a similar scale, intensity, or off-site impact as existing nearby uses. The proposed City R-3 zoning district allows uses that fit 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, and approval is in the public interest. Seconded by Mr. Engle. The Commission voted 8-0. (Ayes: Chair Holston, Bryson, Jones, Rosa, Trapp, Engle, Alford, and O'Connor. Nays: 0). Chair Holston advised both actions constituted a favorable recommendation and are subject to a public hearing at the October 20, 2020 City Council Meeting.