

**PARTIAL MINUTES OF THE  
ZONING COMMISSION  
March 18, 2019**

**Z-19-03-001: An original zoning request from County RS-20 (Residential Single-Family) to City R-3 (Residential Single-Family - 3) for the property located at 2815-2817 Roland Road, generally described as east of Roland Road and west of Kings Mill Road, approximately .28 acres. (Approved)**

**Z-19-03-002 An original zoning request from County RS-20 (Residential Single-Family) to City R-3 (Residential Single-Family - 3) for the property located at 2821 ZZ Roland Road, generally described as east of Roland Road and west of King Mills Road, approximately .413 acres. (Approved)**

Mr. Carter provided the zoning and background information on the property and surrounding properties for case Z-19-03-002 and noted the request did not contain any conditions. At the request of the first speaker, and with the consent of the Zoning Commission, Mr. Carter then provided zoning and background information for Z-19-03-002, as both cases were located on the same street, were requesting the same zoning classification and included similar characteristics.

**Speakers From the Floor**

Frank Ford, 2918-A Martinsville Road, Greensboro. Mr. Ford thanked the members of the Commission for the opportunity to speak on these requests. He noted that he had been before the Commission previously in February of 2018 with an almost identical request to the requests before the Commission this evening.

Mr. Ford provided a handout for the members of the Commission to review and touched on several key points. He noted that City policy requires that if you want to connect to City water and sewer services, you agree to be annexed into the city. Mr. Ford then added that willing to have the requested properties annexed and assigned City zoning if approved. He then pointed to a map showing the lots on Roland Road that were previously approved last February and their proximity to the lots tied to the current requests. He also noted the two houses constructed on the previously annexed lots and how they fit into the existing neighborhood. Mr. Ford concluded that the previously annexed properties turned out very well and he thought the currently requested zonings would be of great benefit to the neighborhood.

Chair Lester asked if there was anyone else wishing to speak in favor of either case Z-19-03-001 or Z-19-03-002. Seeing none Chair Lester inquired if there was anyone wishing to speak in opposition to either case Z-19-03-001 or Z-19-03-002. Seeing none, Chair Lester closed the public hearing and asked City staff for their recommendation on both cases.

Mr. Kirkman state that both properties being requested for original zoning were designated Low Residential on the Comprehensive Plan and the Generalized Future Land Use Map. The Low Residential designation applies to single-family neighborhoods as well as other compatible housing types can be accommodated within the general density range of 3 to 5 dwellings per acre.

Mr. Kirkman noted that the proposed request supports the Comprehensive Plan's 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 as well as the Growth at the Fringe goal to provide a framework for the fringe that guides sound, sustainable, patterns of land use. He further noted that the proposed R-3 zoning district accommodates low density and single-family, detached residential development of a similar and scale to the development in this area and staff is recommending approval of the requests.

**Zoning Commission Discussion and Action**

Chair Lester inquired if there any questions of staff or discussion from Commission members. He also noted that the Commission would need to make and vote on a separate motion for each

of the two requests. Absent discussion, Mr. Engle then made a motion in regards to agenda item Z-19-03-001 that the Greensboro Zoning Commission believes its action to approve the zoning amendment for the property located at 2815 to 2817, Roland Road, from County RS-20 (Residential Single-Family) to City R-3 (Residential Single-Family -3) to be consistent with the adopted Connections 2025 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 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. The request is consistent with the Comprehensive Plan's Growth at the Fringe goal to encourage development at the fringe that follows a sound, sustainable pattern of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands.

Motion made by Mr. Engle, seconded by Mr. Blackstock. Commission voted 8-0. (Ayes: Lester, Mazzurco, Marshall, Dansby-Byrd, Holston, Blackstock, Alford, Engle, Nays: 0).

Following the vote, Chair Lester stated that this approval constituted a favorable recommendation and the request was subject to an additional public hearing at the April 16, 2019 City Council meeting.

Mr. Engle then made motion in regards to zoning item Z-19-03-002 that the Greensboro Zoning Commission believes its action to approve the zoning amendment for the property located at 2821 ZZ, Roland Road, from County RS-20 (Residential Single-Family) to City R-3 (Residential Single-Family -3) to be consistent with the adopted connections 2025 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 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. The request is consistent with the Comprehensive Plan's Growth at the Fringe goal to encourage development at the fringe that follows a sound, sustainable pattern of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands.

Motion by Mr. Engle, seconded by Mr. Blackstock. Commission voted 8-0. (Ayes: Chair Lester, Mazzurco, Marshall, Dansby-Byrd, Holston, Blackstock, Alford, Engle, Nays: 0).

Following the vote, Chair Lester announced that this approval constituted a favorable recommendation and the request was subject to an additional public hearing at the April 16, 2019 City Council meeting.