

**PARTIAL MINUTES OF THE  
ZONING COMMISSION  
December 16, 2019**

**Z-19-12-001: An original zoning request from County RS-40 (Residential Single-family) to City R-3 (Residential Single-family-3) for the property located at 3819 Edgewood Terrace Road, generally described as east of Edgewood Terrace Road and north Edgewood Drive (0.464 acres). (Recommended Approval)**

Mr. Carter provided the zoning map for Z-19-12-001 and other summary information for the subject property and surrounding properties. Mr. Carter advised there were no conditions related to the request.

Chair Marshall inquired of questions for staff. Seeing none, Chair Marshall requested the applicant to come forward and state his name and address for the record.

Adam Blane Robertson, 1886 Challenge Drive, Graham. Mr. Robertson stated in 2008, he purchased lots 3817 and 3819 Edgewood Terrace Road located in the older subdivision. The lots did not perk at that time but with the new subdivision and a sewer line in the back, he has been able to hook into the sewer. The house has been sold and a person is interested in purchasing the lot conditioned that it is annexed, which he was advised of by the realtor and the reason he was before the Commission.

Chair Marshall inquired if there were any further questions for the applicant. Seeing none, Chair Marshall inquired if there was anyone else wishing to speak in favor of the application. Seeing none, Chair Marshall inquired if there was anyone wishing to speak in opposition to the application. Seeing none, Chair Marshall closed the public portion of the meeting and requested staff's recommendation.

Mr. Kirkman stated the Comprehensive Plan's Generalized Future Land Use Map designates this site as Low Residential. The Low Residential designation generally includes the City's predominantly single-family neighborhoods as well as other compatible housing types within a density of 3 to 5 dwelling units per acre. The request is consistent with the Comprehensive Plan's Housing and Neighborhood's goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing in stable livable neighborhoods as well as the Growth at the Fringe goal to provide a development framework for the fringe guiding sound and sustainable patterns of land use in providing for efficient provision of public services as the city expands. The proposed R-3 zoning is intended to accommodate low-density single-family detached residential development with a maximum density of 3 units per acre and is consistent with the pattern of development in the area. Staff recommended approval of the request.

Chair Marshall asked Mr. Kirkman if the application was to be able to tap into City services. Mr. Kirkman responded that was correct. Chair Marshall inquired if there was any discussion between the Commissioners or questions.

Mr. Engle stated in regards to agenda item Z-19-12-001, the Greensboro Zoning Commission believes that its action to approve the zoning amendment for the property located at 3819 Edgewood Terrace Road from County R-40 (Residential-Single-family) to City R-3 (Residential-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 Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidence of sound stewardship of the environment and provides for efficient provision of public services and facilities as the City expands. The request is consistent with the Comprehensive Plan's Housing and Neighborhood's Goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing in stable livable neighborhoods that offer security, quality of life, and the necessary of services and facilities. The proposed City R-3 district request permits uses consistent with the general pattern of land uses in the surrounding area.

Motion by Mr. Engle, seconded by Mr. Blackstock. The Commission voted 9-0. (Chair Marshall, Holston, Dansby-Byrd, Trapp, Blackstock, Alford, Engle, Rosa, and O'Connor. Nays: 0). Chair Marshall stated this constituted a favorable recommendation and was subject to a public hearing at the January 21, 2020 City Council meeting.