

**PARTIAL MINUTES OF THE  
ZONING COMMISSION  
January 22, 2020**

**Z-20-01-002: An original zoning request from County RS-40 (Single Family Residential) to City R-3 (Single-family Residential-3) and a rezoning request from City CD-RM-5 (Conditional District -Residential Multi-family – 5) to City R-3 (Single-family Residential-3), for the properties located at 2117 and 2119 Sprucewood Drive, generally described as west of Sprucewood Drive and south of Scotland Road (0.6 acres original zoning and 0.55 acres rezoning). (Recommended Approval)**

Mr. Carter stated these are two properties and both have a portion in the County and a portion in the City and the Commission was being asked to consider the original zoning on the portion that is currently in the county and the rezoning on the portion that is currently in the City. The applicant was requesting the same zoning district for both properties. Mr. Carter provided the zoning map for Z-20-01-002 and other summary information for the subject property and surrounding properties. Mr. Carter advised there were no conditions.

Chair Marshall asked if there could be a final action by the Commission because part was original and part rezoning. Mr. Kirkman stated that because the two are linked together, the Commission will only be doing a recommendation and this request will automatically go to City Council for final action.

Chair Marshall requested the applicants to come forward and state their name and address.

Aden Stolfuz, 1009 Lucerne Drive, Kernersville, Civil Engineer, present on behalf of Sedgefield Investment Partners stated that Jamie Wilcox, the owner could not make the meeting. Mr. Stolfuz stated the subject properties were originally linked to the Villas at Sedgefield, off of Gate City Boulevard. The prior developer had plans to connect Sprucewood Drive and that was the reason it was rezoned together. In a subsequent TRC plan the configuration was changed and no access was provided to Sprucewood Drive. The current developer was left with the lot on Sprucewood Drive when he bought the subdivision and is trying to make it useable on one lot. The closest equivalent zoning to RS-40 is R-3 and that is the reason they were before the Commission.

Chair Marshall inquired if there were any questions for the applicant. Hearing none, Chair Marshall inquired if there was anyone opposed to the applicant's request. Seeing none, the public portion of the hearing was closed and staff presented its recommendation.

Mr. Kirkman stated the Comprehensive Plan's Generalized Future Land Use Map currently designates this property as Low Residential. The Low Residential designation includes the City's predominantly single-family neighborhoods as well as other compatible housing types that be accommodated within the density range of 3-5 dwelling units per acre. 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 that offer security, quality of life, and the necessary array of services and facilities and the Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use, and provides for efficient provision of public services and facilities as the City expands. The proposed R-3 zoning request is consistent with the surrounding patterns of development. Staff recommended approval of the request.

Ms. O'Connor inquired on one of the drawings it appeared the property being discussed appears as if it straddling two lots and asked if this was deeded as a separate lot. Mr. Carter responded there are two separate lots with jurisdiction in both county and in the city. Only two lots are being considered but associated with the two lots are both an original zoning and a rezoning. There is a lot line down the center for the separate properties.

Chair Marshall inquired if there was any discussion from the Commission or a motion.

Mr. Engle stated in regard to agenda item Z-20-01-002, the Greensboro Zoning Commission believes that its action to recommend approval of the zoning amendment for the property located at 2117 and 2119 Sprucewood Drive from County RS-30 (Single-family-Residential) to City R-3 (Single-family-Residential-3) and from City CD-RM-5 (Conditional District-Residential Multi-family-5) to City R-3 (Single-family Residential-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 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 provide a development framework for the fringe that guides sound, sustainable patterns of land use, and provides for efficient provision of public services and facilities as the City expands. The request is also consistent with the surrounding pattern of residential development.

Motion to recommend approval by Mr. Engle, seconded by Mr. Holston. The Commission voted 6-0. (Ayes: Chair Marshall, Holston, Alford, Engle, Rosa, and O'Connor. Nays: 0). Chair Marshall stated this constitutes a favorable recommendation and is subject to a public hearing at the February 18, 2020 City Council meeting.