



## Legislation Details (With Text)

**File #:** ID 20-0107    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Passed  
**File created:** 1/25/2020    **In control:** City Council  
**On agenda:** 2/18/2020    **Final action:** 2/18/2020  
**Title:** Public Hearing for an Ordinance for Original Zoning Located at 2117 and 2119 Sprucewood Drive - Sedgefield Investment Partners

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PL(Z)20-01-2117and2119SprucewoodDr-Zoning.pdf, 2. PL(Z)20-01-2117and2119SprucewoodDr-Aerial.pdf, 3. PL(Z)20-01-2117and2119SprucewoodDr-GFLUM.pdf, 4. info for Sedgefield Investment Partners.pdf, 5. zoning staff report for PLZ 20-01 (2117 & 2119 Sprucewood Dr).pdf, 6. Zoning Minutes for PL(Z) 20-01 (2117 & 2119 Sprucewood Dr).pdf, 7. zoning statement for PL(Z) 20-01 (2117 & 2119 Sprucewood Dr).pdf, 8. 20-0107 ord Sprucewood Dr).pdf

Date	Ver.	Action By	Action	Result
2/18/2020	1	City Council	adopt	Pass

Public Hearing for an Ordinance for Original Zoning Located at 2117 and 2119 Sprucewood Drive - Sedgefield Investment Partners

Council Priorities: Create an Environment to Promote Economic Development Opportunities and Job Creation; Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning

Council District: Proximate to District 5

Public Hearing: Yes

Advertising Date/By: February 6 and 13, 2020/City Clerk

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**PURPOSE:**

Sedgefield Investment Partners, is requesting original zoning from County RS-40 (Residential Single Family) and City CD-RM-5 (Conditional District Residential Multifamily - 5) to City R-3 (Residential Single Family - 3) for 2117and 2119 Sprucewood Drive, generally described as west of Sprucewood Drive and south of Scotland Road.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its February 18, 2020 meeting.

**BACKGROUND:**

Following a public hearing on January 22, 2020, the Zoning Commission voted 6-0 to recommend approval of

this request. There was one speaker in favor and none in opposition. (See minutes of the January 22, 2020 Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services to construct new residential dwellings.

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended approval of this request 6-0

Planning recommends approval of the R-3 zoning request based on:

- Request is consistent with the Growth at the Fringe goal to promote sound, sustainable land use patterns that provide for the efficient provision of public services and facilities.
- 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.