

**MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
JANUARY 13, 2025**

**PL(P) 25-02 & Z-25-01-003: An annexation and original zoning request from County RS-40 (Residential Single-family) to City R-3 (Residential Single-family – 3) for the property identified as 3718 Randleman Road, generally described as west of Randleman Road and north of Foxridge Road (1.13 acre). (RECOMMENDED APPROVAL)**

Mr. Carter advised that the applicant requested access to water and sewer which required being annexed into the city. He reviewed the summary information for the subject property and surrounding properties.

Mr. Carter stated that the GSO 2040 Comprehensive Plan designates this site as Urban General and within an Urban Mixed-Use Corridor on the Future Built Form Map and Residential on the Future Land Use Map. Staff determined the proposed rezoning request supports both the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and the Filling In Our Framework goal to arrange our land uses to create a more vibrant and livable Greensboro. The proposed R-3 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre. The proposed original zoning request allows uses that are similar to existing uses in the surrounding area. Staff recommended approval of the request.

Chair Magid asked for any questions or comments from the Commissioners. Hearing none, she asked if the applicant wished to speak in favor of the request. The applicant was present but passed on speaking on the item. Hearing no comments and without opposition to the request Chair Magid closed the public hearing.

**Commission Motion:**

Ms. O'Connor made a motion to annex the properties, seconded by Mr. Peterson. The Commission voted 8-0, (Ayes: Chair Magid, Vice Chair Skenes, O'Connor, Gilmer Sr., Turner, Downing, Nichols and Peterson). Nays: (None).

Ms. O'Connor then stated regarding item Z-25-01-003, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 3718 Randleman Road from County RS-40 (Residential Single-family) to City R-3 (Residential Single-family – 3) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed City R-3 zoning district permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties; (3.) 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. Mr. Peterson seconded the motion.

The Commission voted 8-0, (Ayes: Chair Magid, Vice Chair Skenes, O'Connor, Gilmer Sr., Turner, Downing, Nichols and Peterson). Nays: (None).

Chair Magid advised the votes constituted a favorable recommendation and were subject to a public hearing at the Tuesday, February 18, 2025 City Council Meeting.