

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
FEBRUARY 17, 2025**

PL(P) 25-09 & Z-25-02-011: An annexation and original zoning request from County RS-40 (Residential Single-family) to City CD-R-3 (Conditional District - Residential Single-family – 3) for the property identified as 1138 Edgemont Road, generally described as south of Edgemont Road and east of Liberty Road (4.3 acres). (RECOMMENDED APPROVAL)

Mr. Carter reviewed the summary information for the subject property and surrounding properties. Mr. Carter pointed out that a significant portion of the property was part of the lake.

He advised that the applicant proposed the following condition:

1. Uses shall be limited to a maximum of 2 single-family dwellings.

Mr. Carter stated that the GSO 2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. Staff determined the proposed original zoning 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 Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro. The proposed CD-R-3 zoning district, as conditioned, permits 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.

Mr. Nichols asked about another body of water located south on the subject property that was not part of the lake.

Mr. Carter advised the body of water was part of storm water retention pond used by the subdivision north of the subject property. He said the applicant could provide more information.

Chair Magid asked the applicant to speak on the request. She reminded the applicant he had ten minutes to speak.

Mr. Nelson informed the commissioners the applicant was online and was ready to speak.

David Feaster, 1912 Brightwood Landing Lane, confirmed the storm water retention pond was used by the adjacent subdivision Liberty Valley community. He noted the community was responsible for the maintenance of the retention pond. He informed the commissioners he wanted to annex the subject property to have access to city utilities. He said he and his wife planned on building a single-family home on the subject property in the near future.

Chair Magid restated, the applicant wanted to build a single-family home and would like to have access to water and sewer.

Mr. Feaster agreed with Chair Magid.

Chair Magid inquired whether the applicant wished to speak further or if there was anyone else wishing to speak in favor of the request. Hearing none, Chair Magid thanked the applicant for speaking on the request. She then called on the persons wishing to speak in opposition to the request. She reminded person speaking in opposition had ten minutes to do so.

Cheryl McIvor, 404 West Montcastle Drive, expressed that the request was not the best and highest use of the subject property. She said given 4.3 acres CD-RM-18 would be the best use as the city needed more housing.

Chair Magid called on the applicant to respond to the resident's concerns. She informed the applicant he had five minutes of rebuttal time.

David Feaster pointed out that significant portion of the 4.3 acres was water; 1 acre for the storm water retention pond; another acre in the lake leaving about 2 acres of developable land.

Chair Magid inquired whether the resident would like to speak in rebuttal. Hearing none and without further objection Chair Magid closed the public hearing.

Mr. Peterson made a motion to annex the subject property, seconded by Mr. Downing. The Commission voted 9 - 0 (Ayes: Chair Magid, Vice Chair Skenes, Ms. O'Connor, Mr. Gilmer Sr., Ms. Glass, Ms. Turner, Mr. Downing, Mr. Peterson and Mr. Nichols). Nays: (None).

Ms. Glass then stated regarding item **Z-25-02-011**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 1138 Edgemont Road from County RS-40 (Residential Single-family) to City CD-R-3 (Conditional District - 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 CD-R-3 zoning district, as conditioned, permits uses that fit the context of the 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. Gilmer, Sr. seconded the motion.

The Commission voted 9 - 0 (Ayes: Chair Magid, Vice Chair Skenes, Ms. O'Connor, Mr. Gilmer Sr., Ms. Glass, Ms. Turner, Mr. Downing, Mr. Peterson and Mr. Nichols). Nays: (None).

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