

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

**PL(P) 25-13 & Z-25-03-004: An annexation and original zoning request from County AG (Agricultural) to City CD-R-3 (Conditional District - Residential Single-family – 3) for the properties identified as 4334, 4340, and 4342 Blackberry Road, generally described as west of Blackberry Road, west of Wild Wolf Drive, and south of Old Randleman Road (10.2 acres). (RECOMMENDED APPROVAL)**

**AND**

**PL(P) 25-13 & Z-25-03-005: An annexation and original zoning request from County AG (Agricultural) to City R-3 (Residential Single-family – 3) for the property identified as a portion of Blackberry Road Right-of-way, generally described as Blackberry Road west of Wild Wolf Drive and south of Old Randleman Road, and south of Old Randleman Road (0.8 acres). (RECOMMENDED APPROVAL)**

Chair Magid explained that the annexation consisted of two rezoning request one for the subject properties and the other for a portion of the Blackberry Road right-of-way.

Mr. Nelson reviewed the summary information for the subject properties and surrounding properties. He advised that the applicant proposed the following condition for item Z-25-03-004:

1. Building height shall be limited to 20 feet.

Mr. Nelson stated that the GSO2040 Comprehensive Plan currently designates similar nearby properties as Exurban on the Future Built Form Map and Residential on the Future Land Use Map. If this original zoning request is approved, the Future Built Form designation for the subject site is considered to be amended to Urban General. 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. The proposed CD-R-3 zoning district, as conditioned, limits building height to a maximum of 20 feet. 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 uses permitted in both districts are compatible with existing uses located on adjacent tracts. 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.

Mr. Peterson made a motion to annex item **PL(P) 25-13** for the properties identified as 4334, 4340, and 4342 Blackberry Road and a portion of Blackberry Road Right-of-way. Mr. Nichols 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).

Mr. Downing then stated regarding item **Z-25-03-004**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties at 4334, 4340, and 4342 Blackberry Road from County AG (Agricultural) 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. Ms. Glass 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).

Ms. Glass then stated regarding item **Z-25-03-005**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at a portion of Blackberry Road Right-of-way from County AG (Agricultural) 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 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. Ms. O'Connor 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, April 15, 2025 City Council Meeting.