

**PARTIAL MINUTES OF THE
PLANNING AND ZONING COMMISSION
July 18, 2022**

PL(P) 22-24 & Z-22-07-004: An annexation and original zoning request from County CZ-PD-R-SP (Conditional Zoning – Planned Development – Residential with Special Use Permit) to City R-3 (Residential Single Family – 3) for the property identified as 2805 Kings Mill Road, generally described as east of Kings Mill Road and southeast of North Danby Castle Road (.31 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties. Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map and as Residential on 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 Building Community Connections goal to maintain stable, attractive, and healthy places to live and raise families. The proposed City 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 the proposed zoning district are compatible with existing uses located on adjacent tracts. Staff recommended approval of the request.

Chair O'Connor inquired if there were questions from the Commissioners. Hearing none, Chair O'Connor inquired if the applicant was present to speak. Hearing none, she requested those speaking in opposition to identify themselves and provide their address.

Corrine Knight, 411 Apartment B Hendrix Street, stated that she believed some form of malfeasance had occurred with properties owned by her family and that her family had been attempting to build medical facilities in the area.

Chair O'Connor inquired if there was anyone else wishing to speak in favor of or opposed to the application. Hearing none, Chair O'Connor closed the public hearing.

Mr. Peterson then made a motion to annex the property. Seconded by Mr. Bryson. The Commission voted 9-0. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0). Mr. Peterson then stated regarding agenda item Z-22-07-004, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property identified as 2805 Kings Mill Road from County CZ-PD-R-SP (Conditional Zoning – Planned Development – Residential with Special Use Permit) to City R-3 (Residential Single Family – 3) to be consistent with the adopted GSO 2040 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 R-3 zoning district limits negative impacts on the adjacent properties and permits uses which fit the context of the surrounding area; (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. Approval is in the public interest. Seconded by Mr. Alford. The Commission voted 9-0. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0). Chair O'Connor advised the approvals constituted a favorable recommendation and were subject to a public hearing at the Tuesday, August 16, 2022, City Council meeting.