

**PARTIAL MINUTES OF THE
PLANNING AND ZONING COMMISSION
June 23, 2022**

PL(P) 22-20 & Z-22-06-001: An annexation and original zoning request from County RS-40-MH (Residential Single-family in a Manufactured Home Overlay District) to City CD-R-3 (Conditional District – Residential Single-family – 3) for the property identified as 682 Knox Road, generally described as west of Knox Road and west of Forbes-Tate Road (3.781 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the condition related to the request. Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map and as 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 Building Community Connections goal to maintain stable, attractive, and healthy places to live and raise families. The proposed City CD-R-3 zoning district, as conditioned, promotes low-density single-family detached residential development that is generally compatible with existing uses located on adjacent tracts. Staff recommended approval of the request.

Vice Chair Bryson inquired if there were questions from the Commissioners. Mr. Engle asked Mr. Kirkman for an explanation of the Manufactured Home Overlay district, as he believed manufactured homes were not allowed by the City. Kirkman said he did not have the specifics of the County ordinance that was currently in place for this property but noted the city does permit manufactured homes in certain configurations of multi-family zoning and manufactured home overlay districts. Mr. Engle asked if this annexation was mostly for access to utilities, which Mr. Kirkman said was the case. Vice Chair Bryson inquired if the applicant was present to speak.

Kaiya Clay, 5216 Cragganmore Drive, McLeansville, stated she was hoping to gain access to water and sewer by annexation so that she can build a single-family home, and that there will never be more than 3 single family homes on the property.

Vice Chair Bryson inquired if there were questions or comments from the Commissioners. Hearing none, Vice Chair Bryson asked if there was anyone else to speak in favor of the request. Hearing none, he requested those speaking in opposition to identify themselves and provide their address.

Thomas Smith, 715 Knox Road, stated his belief was that the sewer service was not available in the area and he did not see where annexation would help the applicant since water is already available on the site. Ms. Skenes stated that city services had been evaluated and the Commission was advised that infrastructure was in place and the Technical Review Committee supported the application. Mr. Smith asked again for someone to confirm the status of the sewer infrastructure in the area, as his understanding based on communications with contractors that purchased some of his property is that an adjacent parcel proposed to be annexed does not currently have sewer access. Mr. Kirkman asked Mr. Smith to follow up with Planning staff to put him in touch with Water Resources staff that could more fully answer his questions.

Vice Chair Bryson inquired if there was anyone else wishing to speak in favor of the application. Hearing none, Vice Chair Bryson inquired if there was anyone wishing to speak in opposition of the application.

Josh Anthony, 710 Knox Road, stated he was not in opposition to the proposal, but concerned about the implications of annexation on adjacent properties. Mr. Kirkman noted that this request was only for the identified property and would have no impact on adjacent properties. Mr. Anthony stated he was confused why an annexation so far out into the county would be undertaken. Mr. Kirkman stated that this was for access to water and sewer due to city policy which requires annexation for service provision. Mr. Carter confirmed that City water and sewer were both currently available pending extension at the owner's expense and that annexation would be required for connection to either service individually if the other was not currently available, given that the property is in Growth Tier 1.

Vice Chair Bryson inquired if there were any other speakers in opposition. Hearing none, Vice Chair Bryson advised the applicant had 5 minutes for rebuttal.

Ms. Clay reiterated her motivation in this process is to obtain City services. Vice Chair Bryson advised the opposition had 5 minutes for rebuttal. Mr. Anthony stated he didn't think there was any opposition.

Mr. Engle moved to close the public hearing. Second by Ms. Skenes. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0). Ms. Skenes made a motion to annex the property. Seconded by Ms. Magid. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0). Ms. Skenes then stated regarding agenda item Z-22-06-001, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property described as 682 Knox Road, from County RS-40-MH (Residential Single-family in a Manufactured Home Overlay District) to City CD-R-3 (Conditional District – 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 CD-R-3 zoning district, as conditioned, permits uses which 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. Approval is in the public interest. Seconded by Mr. Engle. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0). Vice Chair Bryson advised the motions constituted a favorable recommendation and were subject to a public hearing at the Tuesday, July 19, 2022, City Council meeting.