

**PARTIAL MINUTES OF THE
PLANNING AND ZONING COMMISSION
August 15, 2022**

PL(P) 22-27 & Z-22-08-002: An annexation and original zoning from County AG (Agricultural) and County RS-30 (Residential Single-family) to City CD-R-7 (Conditional District Residential Single Family – 7) for the property identified as 4513 McKnight Mill Road and a portion of Whiterock Road right of way, generally described as west of McKnight Mill Road and on both sides of Whiterock Road (15.097 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 the property 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 Building Community Connections goal to maintain stable, attractive, and healthy places to live and raise families. The proposed City CD-R-7 zoning district, as conditioned, allows single-family detached residential development that is compatible with existing uses located on adjacent tracts. Staff recommended approval of the request.

Chair O'Connor inquired if there were questions or comments from the Commissioners. Hearing none, Chair O'Connor inquired if the applicant was present to speak or if there was anyone to speak in favor of the request. Hearing none, Chair O'Connor closed the public hearing.

Ms. Skenes then made a motion to annex the property, seconded by Mr. Bryson. The Commission voted 8-0, (Ayes: Magid, Alford, Skenes, Egbert, Peterson, Glass, Bryson, O'Connor; Nays: 0). Mr. Alford then stated regarding agenda item Z-22-08-002, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties described as 4513 McKnight Mill Road and a portion of Whiterock Road right of way from County AG (Agricultural) and County RS-30 (Residential Single-family) to City CD-R-7 (Conditional District Residential Single-Family – 7) 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 City CD-R-7 zoning district, as conditioned, permits uses which fit the context of the surrounding area and limits negative impacts on 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. Seconded by Ms. Skenes. The Commission voted 8-0, (Ayes: Magid, Alford, Skenes, Egbert, Peterson, Glass, Bryson, O'Connor; Nays: 0). Chair O'Connor advised the approval constituted a favorable recommendation and was subject to a public hearing at the Tuesday, September 20, 2022 City Council meeting.