

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
NOVEMBER 21, 2022**

PL(P) 22-39 & Z-22-11-001: An annexation and original zoning request from County AG (Agricultural) to City R-3 (Residential Single-family – 3) for the property identified as 5270 North Church Street, generally described as east of North Church Street and south of Air Harbor Road (0.884 acres). (RECOMMENDED APPROVAL)

Z-22-11-002: An annexation and original zoning request from County AG (Agricultural) to City PNR (Parkland and Natural Resource Areas) for the property identified as 5274 North Church Street, generally described as east of North Church Street and south of Air Harbor Road (5.674 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject properties and surrounding properties associated with the requests. Mr. Kirkman stated the GSO2040 Comprehensive Plan designates the properties as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. Staff determined the proposed original zoning requests support the Comprehensive Plan's Filling in Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro. 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 asked for any questions or comments from the Commissioners. Hearing none, Chair O'Connor inquired if the applicant was present to speak.

Vanessa Bermudez, 5270 North Church Street, stated that they are requesting annexation for water and sewer connection. She stated that they sent a letter to neighbors, and received a few phone calls with questions she was able to answer.

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

Vice Chair Bryson then made a motion to annex the property. Ms. Skenes seconded the motion. The Commission voted 7-0, (Ayes: Glass, Skenes, Alford, Bryson, Egbert, Engle, O'Connor; Nays: 0). Ms. Skenes then stated regarding agenda item Z-22-11-001, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 5270 North Church Street 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 which fit the context of 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. Alford seconded the motion. The Commission voted 7-0, (Ayes: Glass, Skenes, Alford, Bryson, Egbert, Engle, O'Connor; Nays: 0).

Vice Chair Bryson then stated regarding agenda item Z-22-11-002, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 5274 North Church Street from County AG (Agricultural) to City PNR (Parkland and Natural Resource Areas) 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 PNR zoning district permits uses which fit the context of 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. Alford seconded the motion. The Commission voted 7-0, (Ayes: Glass, Skenes, Alford, Bryson, Egbert, Engle, O'Connor; Nays: 0). Chair O'Connor advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, December 20, 2022 City Council meeting.