

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
MARCH 20, 2023**

PL(P) 23-07 & Z-23-03-002: An annexation and original zoning request from County RS-30 (Residential Single-family – 3) to City R-3 (Residential Single-family – 3) for the property identified as 1208 Ranhurst Road, generally described as east of Ranhurst Road and northwest of Frieden Church Road (0.45 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties. Mr. Kirkman stated the GSO2040 Comprehensive Plan designates the property as Exurban on the Future Built Form Map and Residential on the Future Land Use Map. If this original zoning and annexation request is approved, the subject site is considered to be re-designated 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 and the Building Community Connections goal to maintain stable, attractive, and healthy places to live and raise families. It also supports a goal of the Prioritizing Sustainability Big Idea to ensure all residents benefit from fair and just treatment in the distribution of public services. 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 proposed original zoning request allows uses that are similar to existing uses in the surrounding area. Staff recommended approval of the request.

Chair O'Connor asked for any questions or comments from the Commissioners.

Ms. Skenes asked about the City's ability to provide services to the subject property. Mr. Kirkman stated that TRC determined that levels of service would be sufficient and they recommended the annexation request.

Chair O'Connor then asked if the applicant or anyone else wished to speak in favor of the request. Hearing none, Chair O'Connor asked for any objections to the request. Hearing none, she closed the public hearing.

Mr. Engle then made a motion to annex the property, seconded by Ms. Magid. The Commission voted 9-0, (Ayes: Glass, Alford, Engle, Magid, Skenes, Egbert, Peterson, Vice Chair Bryson, Chair O'Connor; Nays: 0). Ms. Magid then stated regarding agenda item Z-23-03-002, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property identified as 1208 Ranhurst Road from County RS-30 (Residential Single-family – 3) 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 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. Mr. Alford seconded the motion. The Commission voted 9-0, (Ayes: Glass, Alford, Engle, Magid, Skenes, Egbert, Peterson, Vice Chair Bryson, Chair O'Connor; Nays: 0). Chair O'Connor advised the vote constituted a favorable recommendation and was subject to a public hearing at the Monday, April 17, 2023 City Council Meeting.