

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
May 15, 2023**

PL(P) 23-11 & Z-23-05-010: An annexation and original zoning request from County AG (Agricultural) and County RS-30 (Residential Single-family) to City CD-R-7 (Conditional District - Residential Single-family – 7) for the properties identified as 4507 and 4509 McKnight Mill Road, generally described as west of McKnight Mill Road and north of I-840 (10.976 acres). (RECOMMENDED APPROVAL)

Z-23-05-015: An annexation and original zoning request from County AG (Agricultural) to City R-7 (Residential Single-family – 7) for the property identified as a portion of I-840 right-of-way, generally described as a portion of I-840 right-of-way between McKnight Mill Road and US Highway 29 (5.2 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject properties and surrounding properties and advised of the condition associated with the request. Mr. Kirkman stated the GSO2040 Comprehensive Plan designates these properties as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. Staff determined the proposed rezoning requests support both the GSO2040 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 CD-R-7 zoning district limits uses to a maximum of 37 dwelling units and is consistent with the residential zoning designations surrounding the subject properties. Staff recommended approval of the requests.

Chair O’Connor asked for any questions or comments from the Commissioners. Hearing none, she 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.

Ms. Magid then made a motion to annex the property, seconded by Ms. Skenes. The Commission voted 7-0, (Ayes: Magid, Skenes, Glass, Bryson, O’Connor, Engle, Egbert; Nays: 0). Ms. Magid then stated regarding agenda item Z-23-05-010, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties identified as 4507 and 4509 McKnight Mill Road 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 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 CD-R-7 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. Ms. Skenes seconded the motion. The Commission voted 7-0, (Ayes: Magid, Skenes, Glass, Bryson, O’Connor, Engle, Egbert; Nays: 0).

Ms. Skenes then stated regarding agenda item Z-23-05-015, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the property identified as a portion of I-840 right-of-way from County AG (Agricultural) to City R-7 (Residential Single-family – 7) 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 R-7 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. Ms. Magid seconded the motion. The Commission voted 7-0, (Ayes: Magid, Skenes, Glass, Bryson, O'Connor, Engle, Egbert; Nays: 0). Chair O'Connor advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, June 20, 2023 City Council Meeting.

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