

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
JANUARY 8, 2024**

PL(P) 24-02 & Z-24-01-002: An annexation and original zoning request from County AG (Agricultural) to City PUD (Planned Unit Development) and consideration of the associated Unified Development Plan for the property identified as 1873, 1875 and 1879 Cude Road and 8110 Tanya Lane, generally described as west of Cude Road and south of Ballard Road (110.36 acres). (RECOMMENDED APPROVAL)

Z-24-01-008: An original zoning request from County AG (Agricultural) to City R-5 (Residential Single-family – 5) for the property identified as a portion of 1879 Cude Road and a portion of the Cude Road right-of-way, generally described as east of Cude Road and south of Ballard Road (0.23 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties and advised of the condition associated with the request

Vice Chair Magid asked to confirm motion language for the second case associated with the request. Mr. Kirkman stated that the PL(P) 24-02 annexation covers the entirety of the tracts. The Planned Unit Development Request only covers the portions of the property on the west of Cude Road, with the R-5 request being only the small remnant piece on the east side of Cude Road.

Mr. Kirkman stated the GSO2040 Comprehensive Plan designates the properties as Exurban on the Future Built Form Map. If this original zoning request is approved, the Future Built Form designation for the subject site is considered to be amended to Urban General in order to ensure an appropriate fit between future land use designation and zoning. The Western Area Plan's Preferred Land Use Concept designates the properties as Agricultural. 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 PUD zoning designation, as conditioned, allows a mix of residential uses that are complimentary to the surrounding area and expands housing choices in close proximity to a major highway. The proposed development is compatible with the scale and design of the adjacent road and nearby uses. Investment in City services to this area will promote the land uses proposed in this request. Staff recommended approval of the request.

Mr. Kirkman stated that the proposed R-5 zoning district for the remainder of the subject properties is primarily intended to accommodate low-density single-family detached residential development of up to five 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 if the applicant or anyone else wished to speak in favor of the request.

Tom Terrell, 230 North Elm Street, on behalf of Pulte Home Company, stated that this area has eclipsed its previous agricultural character and the proposed development is very low density and suitable for the neighborhood. He displayed aerial photography and an illustrative sketch plan of

the site and stated that the proposed development devotes a significant portion of the property to stormwater management and environmental protection. Mr. Terrell stated that they sent a letter to neighbors, and the traffic modeling for the proposal suggests a very limited impact on the surrounding area. They conducted two meetings with six neighbors in attendance.

Chair O'Connor inquired if there was anyone else wishing to speak in favor of the request. Seeing none, Chair O'Connor inquired if there was anyone wishing to speak in opposition to the request. Hearing none, she closed the public hearing.

Mr. Engle made a motion to annex the property, seconded by Ms. Magid. The Commission voted 7-0, (Ayes: Skenes, Engle, Egbert, Downing, Gilmer, Vice Chair Magid, Chair O'Connor; Nays: None). Mr. Engle then stated regarding agenda item Z-24-01-002, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property identified as 1873, 1875 and a portion of 1879 Cude Road and 8110 Tanya Lane from County AG (Agricultural) to City PUD (Planned Unit Development) 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 PUD zoning district, as conditioned, permits uses that 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. Gilmer seconded the motion. The Commission voted 7-0, (Ayes: Skenes, Engle, Egbert, Downing, Gilmer, Vice Chair Magid, Chair O'Connor; Nays: None).

Mr. Engle then moved to approve the associated UDP, seconded by Ms. Skenes. The Commission voted 7-0, (Ayes: Skenes, Engle, Egbert, Downing, Gilmer, Vice Chair Magid, Chair O'Connor; Nays: None).

Mr. Egbert then stated regarding agenda item Z-24-01-008, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property identified as a portion of 1879 Cude Road and a portion of the Cude Road right-of-way from County AG (Agricultural) to City R-5 (Residential Single-family – 5) 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-5 zoning district permits uses that 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. Engle seconded the motion. The Commission voted 7-0, (Ayes: Skenes, Engle, Egbert, Downing, Gilmer, Vice Chair Magid, Chair O'Connor; Nays: None). Chair O'Connor advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, February 20, 2024 City Council Meeting.