

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
AUGUST 19, 2024**

PL(P) 24-22 & Z-24-08-002: – An annexation and original zoning request from County RS-30 (Residential Single-family) to City R-3 (Residential Single-family – 3) for the property identified as 5019 Summit Avenue, generally described as northwest of Summit Avenue and northeast of I-840 (1.97 acres). (RECOMMENDED APPROVAL)

Mr. Carter reviewed the summary information for the subject property and surrounding properties.

Mr. Carter stated the GSO2040 Comprehensive Plan designates this property as Urban General on the Future Built Form Map and as 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 all walks of life a variety of quality housing choices and the Filling in Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro. The proposed original zoning request allows uses that are similar to existing uses in the surrounding area. Staff recommended approval of the request.

Vice-Chair Magid asked for any questions or comments from the Commissioners. Hearing none, she asked if the applicant wished to speak in favor of the request. The applicant was present but had no further comments for the request. Vice-Chair Magid hearing no opposition to the request closed the public hearing.

Mr. Carter explained that the request is for a single-family dwelling and the annexation would allow access to City utilities.

Vice-Chair Magid hearing no opposition to the request closed the public hearing.

Mr. Engle made a motion to annex the property, seconded by Mr. Downing. The Commission voted 8-0, (Ayes: Chair Sandra O’Connor, Vice-Chair Catherine Magid, Skenes, Engle, Downing, Gilmer Sr., Turner and Glass). Nays: (None).

Mr. Downing then stated regarding agenda item Z-24-08-002, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 5019 Summit Avenue from County RS-30 (Residential Single-family) 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 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 8-0, (Ayes: Chair Sandra O’Connor, Vice-Chair Catherine Magid, Skenes, Engle, Downing, Gilmer Sr., Turner and Glass). Nays: (None).

Vice Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, September 17, 2024 City Council Meeting.