

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

**PL(P) 24-23 & Z-24-08-004: An annexation and original zoning request from County RS-40 (Residential Single-family) to City R-3 (Residential Single-family – 3) for the property identified as 1611 Pleasant Ridge Road, generally described as northwest of Pleasant Ridge Road and south of Montmartre Road (1.09 acres). (RECOMMENDED APPROVAL)**

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

Mr. Nelson stated GSO2040 Comprehensive Plan designates this property as Urban General on the Future Built Form Map and 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 of 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 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.

Vice-Chair Magid asked the applicant to come forward to the podium.

**Jessia Candace Williams, 1611 Pleasant Ridge Road** thanked staff, Luke Carter and Toi Lawson for their assistance in getting water service to her home. She said early August the well went dry and they had no other option but to connect to the City water system. She stated that there was only one benefit, and it was having city water. She said the City would greatly benefit from annexing her property while her only benefit is having water supply. She felt she was forced into annexing her property because it was the only option getting water supply.

**Vice-Chair Magid** asked the applicant about her current water supply.

**Ms. Williams** said that City staff assisted her in getting water services.

**Mr. Engle** asked the applicant if getting the water services resulted to the annexation petition.

**Ms. Williams** said that annexing her property was the only way to get city water services.

**Mr. Engle** explained that to access city services the property should be within the city limits hence the reason for the annexation.

**Vice-Chair Magid** explained that the Commission needed to vote for the annexation.

Vice-Chair Magid noted that the applicant was also in opposition and inquired if there was anyone else wishing to speak in opposition to the request. Hearing none, she closed the public hearing.

Mr. Kirkman advised that it should be clear that the applicant signed the petition and requested the annexation to access city services.

Vice-Chair Magid asked for questions or comments from the Commissioners. Hearing none and having no opposition to the request she closed the public hearing.

Mr. Engle made a motion to annex the property, seconded by Vice-Chair Magid. 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. Engle then stated regarding agenda item Z-24-08-004, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 1611 Pleasant Ridge Road from County RS-40 (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. Gilmer, Sr. 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.