

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
SEPTEMBER 16, 2024**

PL(P) 24-30 & Z-24-09-003: 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 5508 Hilltop Road and a portion of the Hilltop Road right-of-way, generally described as north of Hilltop Road and east of Chelsea Acres Court (1.41 acres). (RECOMMENDED APPROVAL)

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

Mr. Carter stated that the GSO2040 Comprehensive Plan currently designates the subject 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.

Chair O'Connor asked for any questions or comments from the Commissioners. Hearing none, she asked if the applicant or anyone else wished to speak in favor of the request. Chair O'Connor having no opposition to the request closed the public hearing.

Mr. Peterson made a motion to annex the property, seconded by Ms. Skenes. The Commission voted 9-0, (Ayes: Chair Sandra O'Connor, Vice Chair Catherine Magid, Skenes, Downing, Gilmer Sr., Turner, Peterson, Engle and Glass). Nays: (None).

Ms. Glass then stated regarding agenda item Z-24-09-003, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 5508 Hilltop 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. Ms. Turner seconded the motion.

The Commission voted 9-0, (Ayes: Chair Sandra O'Connor, Vice Chair Catherine Magid, Skenes, Downing, Gilmer Sr., Turner, Peterson, Engle and Glass). Nays: (None).

Chair O'Connor advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, October 15, 2024 City Council Meeting.