

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

PL(P) 24-33 and Z-24-09-008: 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 properties identified as 5936 Burlington Road and 626 Knox Road, generally described as west of Knox Road and south of Burlington Road (71.08 acres). (RECOMMENDED APPROVAL)

Mr. Carter reviewed the summary information for the subject properties and surrounding properties. He noted there was a Unified Development Plan (UDP) associated with the request and stated the Technical Review Committee recommended conditional approval of the plan.

Mr. Carter advised that the applicant had proposed the following condition:

- 1) Permitted uses shall be limited to: Single-family homes, Townhomes, and Accessory Uses.

Mr. Carter stated the GSO2040 Comprehensive Plan designates this property as Urban General on the Future Built Form Map and Residential and Industrial on the Future Land Use Map. Staff determined the proposed original zoning request supports the Comprehensive Plan's 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 request also supports the 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. The proposed PUD, as conditioned, is primarily intended to accommodate Single-family homes, Townhomes, and Accessory Uses. The proposed original zoning request allows uses that are compatible with existing uses in the surrounding area. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on adjacent properties. Staff recommended approval of the request.

Chair O'Connor asked for any questions or comments from the Commissioners. Hearing none, she asked the applicant to come to the podium.

Tom Terrell, 230 N Elm Street, said he was representing Pulte Home Company and introduced his colleagues Mr. Kenneth Blinkley and Dionne Brown. He also introduced the applicant Ms. Lois Miles. He said the subject properties were family owned for approximately 132 years since 1892. Mr. Terrell stated the request is in Eastern Greensboro in proximity to the employment area, and filling in growth gaps. He mentioned the request is consistent with the City's adopted plan and displayed a proposed site plan. He said the request is an unusual one supported by multi-generation property owners, TRC, Department Staff, Neighbors at meeting and Land Use Plans/Policies. Mr. Terrell pointed out that the proposal is in Growth Tier 1, where annexation should be encouraged. He showed a land use map highlighting the extensive Publix distribution center and other industrial uses west of the proposed site and a residential subdivision north of the proposal. He said the area is growing. He then called on Ms. Lois Miles to speak further on the proposal.

Lois Miles, 5045 Harvest Road, McLeansville, supported the proposal. She said the proposed residential use would be best suited than industrial or commercial use. She agreed with Mr.

Terrell that the area was growing and mentioned that the properties are adjacent to Publix distribution center and the Stoney Creek commercial area.

Chair O'Connor asked if anyone else wished to speak in favor of the request. Hearing none, she asked for anyone wishing to speak in opposition to the request.

Cheryl Lowe, 662 Knox Road, said she owned property at 661 Knox Road. She expressed concerns about traffic in the area. She mentioned that Knox Road is a narrow and bending country road. She stated there was no speed limit in the vicinity, only two street signs indicating approaching curve road. She spoke of a fatal accident involving a Guilford county student along the Knox Road. She stated Eastern Guilford Middle and High school are in proximity to the proposed site and noted that school traffic is in the area. She mentioned that there were three recently approved requests on big tracts of land in the area. She stressed her support for economic development and meeting housing needs; however, the support roads should be improved. She noted she does not oppose the request, however, urged the Commissioners to consider conditioning the request to ensure the safety of the community noting some measures like posting speed limits and hidden driveways.

Chair O'Connor asked if the applicant or anyone else wished to speak further in favor of the request.

Mr. Terrell, thanked Ms. Lowe for her comments. He notified the Commissioners that his colleague Ms. Brown was present to address questions or concerns regarding traffic concerns and the associated Traffic Impact Analysis (TIA).

Ms. Skenes asked Mr. Terrell whether the TIA was shared at the community outreach meetings.

Mr. Terrell said the summary of the TIA recommendations were presented at the community meeting.

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

Ms. Glass asked for clarification on the community outreach and asked for the applicant's summary of neighborhood communications. Other members shared the summary with her.

Ms. Skenes made a motion to annex the property, seconded by Mr. Gilmer, Sr. 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).

Mr. Engle then stated regarding agenda item Z-24-09-008, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties at 5936 Burlington Road and 626 Knox Road 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. Vice Chair Magid 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).

Mr. Engle made a motion to approve the UDP with the added conditions, seconded by Mr. Gilmer, Sr. 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 were subject to a public hearing at the Tuesday, October 15, 2024 City Council Meeting.