

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
MARCH 17, 2025**

PL(P) 25-06 & Z-25-02-005: An annexation and original zoning request from County AG (Agricultural) to City CD-R-3 (Conditional District – Residential Single-family – 3) for the property identified as 1872 Andrews Farm Road, generally described as (west of Andrews Farm Road and north of McConnell Road (12.512 acres). (RECOMMENDED APPROVAL)

Mr. Carter reviewed the summary information for the subject property and surrounding properties. Mr. Carter advised that the applicant proposed the following condition:

1. Permitted uses shall be limited to all uses allowed in the Utilities use group.

Mr. Carter stated that the GSO2040 Comprehensive Plan currently designates similar nearby properties as Exurban on the Future Built Form Map and Residential on the Future Land Use 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. Staff determined the proposed original zoning request supports 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. The proposed CD-R-3 zoning district, as conditioned, permits uses in the Utilities use group. The addition of a public utility at this location would facilitate future development in the surrounding area. Staff recommended approval of the request.

Chair Magid asked for any questions or comments from the Commissioners. Hearing none, Chair Magid asked if the applicant wished to speak in favor of the request. She announced the applicant had two minutes to speak about the request.

Mike Fox, 400 Bellemeade Street, stated he represented the applicant, Duke Energy Carolinas. He said his colleagues were present to address any questions the commission may have. He introduced Hank Henning, the District Manager for Community and Government Relations. Mr. Fox explained the request was for a utility sub-station. He displayed an aerial map of the surroundings and highlighted residential properties annexed since 2021. He mentioned that approximately 3600 residential units were included in the annexation. Hence there was need for the utility sub-station to better serve the area. He also noted that there were two industrial developments and the Carolina Corporate Center located close to the subject property. He said the developments would benefit from the sub-station. Mr. Fox said there was great demand for electricity and the sub-station would not only serve proposed developments but also existing residents.

Hank Henning, 2500 Fairfax Road, said the request was based on the capacities of the existing sub-stations. He stated that by 2030 one of the substations in this area would reach about 70% capacity and the other substation about 98-99% capacity. Mr. Henning said the proposed sub-station would increase the existing capacity by about 50%.

Mike Fox said they had extensive community outreach with surrounding property owners. He stated six persons attended the community meeting. Mr. Fox mentioned the site would have a

sufficient landscape buffer to limit negative impacts on the neighbors. He said the positive impact would be more robust and reliable electricity supply to the area.

Hank Henning stated the development team went above and beyond the city's notification radius. He mentioned they notified residents within 900ft radius from the subject property, instead of the 750 feet requirement. He said they wanted to capture significant number of residents, and to invite them to the community meeting.

Chair Magid asked for questions or comments from the Commissioners.

Mr. Nichols asked the applicant what equipment would be kept at the site and usual function at the sub-station.

Hank Henning explained that there would be a series of transformers and power lines at the site. He noted the site was ideal as it would be easy to connect to the existing power grid.

Vice Chair Skenes asked how much of the 12 ½ acres would be used for the sub-station.

Hank Henning said just under 2 acres would be used for the sub-station. He emphasized there would be significant landscape buffer to keep the station hidden from the neighbors.

Chair Magid wanted to know by how much the proposed sub-station would decrease the existing load.

Hank Henning explained that over time the proposed sub-station would decrease load on the existing substations in this area by 50%. Mr. Henning explained their process of finding new substation locations based on a map showing areas where the load on the grid is approaching capacity.

Hearing no further comments and with opposition to the request Chair Magid closed the public hearing.

Mr. Peterson made a motion to annex item **PL(P) 25-06** for the property identified as 1872 Andrews Farm Road. Mr. Gilmer, Sr. seconded the motion.

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

Mr. Peterson then stated regarding item **Z-25-02-001**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 1872 Andrews Farm Road from County AG (Agricultural) to City CD-R-3 (Conditional District - 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 CD-R-3 zoning district, as conditioned, permits uses that fit the context of the 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 9 - 0 (Ayes: Chair Magid, Vice Chair Skenes, Ms. O'Connor, Mr. Gilmer Sr., Ms. Glass, Ms. Turner, Mr. Downing, Mr. Peterson and Mr. Nichols). Nays: (None).

Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, April 15, 2025 City Council Meeting.