

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

PL(P) 25-12 & Z-25-03-002: An annexation and original zoning request from County CZ-PD-R-SUP (Conditional Zoning - Planned Development – Residential with a Special Use Permit) to City R-3 (Residential Single-family – 3) for the property identified as 3004 York House Drive, generally described as west of Castle Croft Road and north of York House Drive (0.289 acres). (RECOMMENDED APPROVAL)

Ms. Harrison reviewed the summary information for the subject property and surrounding properties.

Ms. Harrison stated that the GSO 2040 Comprehensive Plan designates this site 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 Building Community Connections goal to maintain stable, attractive, and healthy places to live and raise families. The proposed City 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 uses permitted in the proposed zoning district are compatible with existing uses located on adjacent tracts. 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. The applicant was not present at the meeting.

Ms. Turner made a motion to annex item **PL(P) 25-12** for the property identified as 3004 York House Drive. Mr. Nichols 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).

Ms. Turner then stated regarding item **Z-25-03-002**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 3004 York House Drive from County CZ-PD-R-SUP (Conditional Zoning - Planned Development – Residential with a Special Use Permit) 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 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. Ms. O’Connor 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.