

**MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
JANUARY 21, 2026**

**Z-26-01-002 and PL(P) 26-02: An annexation and original zoning request from County RS-30 (Residential Single-family) to City R-3 (Residential Single-family – 3) for the property identified as 3804 Pineneedle Drive, generally described as east of Pineneedle Drive and west of US Highway 29 North (0.5 acres). (RECOMMENDED APPROVED)**

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

Ms. Harrison stated that the GSO 2040 Comprehensive Plan's Future Built Form Map currently designates the property as Urban General and as 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 request permits uses that are present on adjacent tracts. Staff recommended approval of the request.

Chair Skenes asked for any questions or comments from the Commissioners. Hearing none, Chair Skenes asked the applicant if he wished to speak in favor of the request. She noted ten (10) minutes was available to speak on the request.

**In Support of:**

**Mr. Hugh Latham, 2500 Wilpar Drive**, stated a resident raised concerns regarding the subject property boundaries. As a result, he hired a surveyor to mark the boundaries according to the legal description. He noted some of the markers were in the wrong location and some were missing. Mr. Latham said the survey was completed last Wednesday before the public hearing.

**Chair Skenes** confirmed that the subject property boundaries were corrected based on the new survey.

**Mr. Latham** concurred with Chair Skenes. He added that the survey established the ten (10) feet setbacks on both sides of the subject property. He noted a house would be able to fit within the setback boundaries.

**Chair Skenes** asked Mr. Latham if he wished to speak further on the request. Hearing none, she asked for questions from the Commissioners. Chair Skenes then asked if there was anyone else wishing to speak in favor of the request. She noted the request was for 3804 Pineneedle Drive.

**Chair Skenes** asked for person wishing to speak in opposition to the request, 3804 Pineneedle Drive. She asked Mr. Powell if he wished to speak since he signed up to speak in opposition. Mr. Powell declined on speaking. Hearing no opposition to the request, Chair Skenes closed the public hearing.

**Chair Skenes** asked for comments and questions from the Commissioners.

**Vice Chair Downing** acknowledged the applicant and persons who spoke in opposition to the request. He stated that based on his research of 300 feet of the area, the surrounding land use zoning districts were R-3, R-5 and R-7 (residential zoning districts). He explained that overall the request was consistent with the surrounding uses and the commission wanted what was best for the GSO 2040 Comprehensive Plan. He then supported the request.

Chair Skenes asked for further comments from the Commissioners. Hearing none, she asked for the motion.

### **Commission Motion:**

#### **Annexation**

Mr. Peterson made a motion to annex item **PL(P) 26-02** for the property identified as 3804 Pineneedle Drive. Vice Chair Downing seconded the motion.

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

#### **Original Zoning**

Mr. Peterson then stated regarding item **Z-26-01-002**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 3804 Pineneedle Drive from County RS-30 (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 the surrounding area and limits negative impacts on 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. Magid seconded the motion.

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

Chair Skenes advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, February 17, 2026 City Council Meeting.