

**PARTIAL MINUTES OF THE
PLANNING AND ZONING COMMISSION
AUGUST 15, 2022**

Z-22-08-004: A rezoning request from R-5 (Residential Single-family - 5) to CD-RM-8 (Conditional District – Residential Multi-family - 8) for the property identified as 325 Erwin Street, generally described as south of Erwin Street and east of Randleman Road (.33 acres). (APPROVED)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the condition associated with the request. Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates the property as Urban Central on the Future Built Form Map and Residential on the Future Land Use Map. Staff determined the proposed rezoning request supports the Comprehensive Plan’s Filling in Our Framework goal to arrange land uses for a more vibrant and livable Greensboro and the Building Community Connections goal where everyone does their part to maintain stable, attractive, and healthy places to live and raise families. The proposed CD-RM-8 zoning district allows a variety of medium intensity residential uses and low intensity nonresidential uses (i.e. daycare center) consistent with other land uses in the larger area. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to lower density residential uses on adjacent properties. Staff recommended approval of the request.

Chair O’Connor inquired if there were questions or comments from the Commissioners. Hearing none, Chair O’Connor inquired if the applicant was present to speak or if there was anyone to speak in favor of the request. Hearing none, Chair O’Connor closed the public hearing.

Ms. Skenes then stated regarding agenda item Z-22-08-004, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the property described as 325 Erwin Street from R-5 (Residential Single-Family - 5) to CD-RM-8 (Conditional District – Residential Multi-Family - 8), as conditioned, to be consistent with the adopted GSO 2040 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 CD-RM-8 zoning district, as conditioned, permits uses which 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. Mr. Alford seconded the motion. The Commission voted 9-0, (Ayes: Magid, Engle, Alford, Skenes, Egbert, Peterson, Glass, Bryson, O’Connor; Nays: 0). Chair O’Connor advised the vote constituted a final action, unless appealed in writing. Anyone may file such an appeal. All such appeals would be subject to a public hearing at the Tuesday, September 20, 2022 City Council meeting. All adjoining property owners will be notified of any such appeal.