

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

PL(P) 22-29 & Z-22-08-009: An annexation and original zoning from County AG (Agricultural) and County RS-40 (Residential Single-family) to City CD-RM-18 (Conditional District - Residential Multi-family – 18) for the property identified 6001 Burlington Road, generally described as north of Burlington Road and east of Knox Road (13.25 acres). (RECOMMENDED APPROVAL)

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 Exurban on the Future Built Form Map. If approved, the Exurban designation is considered to be re-designated to Urban General. The Comprehensive Plan's Future Land Use Map designates this property as Residential. 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 CD-RM-18 zoning district, as conditioned, promotes multi-family residential development that is compatible with existing uses located on adjacent tracts. The requested zoning is also located along a major thoroughfare appropriately sized to handle increased residential densities. 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. Magid then made a motion to annex the property. Seconded by Ms. Skenes. The Commission voted 9-0. (Ayes: Magid, Engle, Alford, Skenes, Egbert, Peterson, Glass, Bryson, O'Connor; Nays: 0). Ms. Magid then stated regarding agenda item Z-22-08-009, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property described as 6001 Burlington Road from County AG (Agricultural) and County RS-40 (Residential Single-Family) to City CD-RM-18 with conditions 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 City CD-RM-18 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 approvals constituted a favorable recommendation and were subject to a public hearing at the Tuesday, September 20, 2022 City Council meeting.