

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
OCTOBER 17, 2022**

Z-22-10-001: A rezoning request from R-3 (Residential Single-family – 3) to RM-5 (Residential Multi-family – 5) for the property identified as 6101 Brushwood Court, generally described as south of Brushwood Court and south of Grassy Meadow Court (0.55 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties. Mr. Kirkman stated the GSO2040 Comprehensive Plan designates the property as Planned Industrial on the Future Built Form Map and Industrial on the Future Land Use Map. If this rezoning request is approved, the Future Land Use designation for the subject site is considered to be amended to Residential in order to ensure an appropriate fit between future land use designation and zoning. 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 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 RM-5 zoning district accommodates duplexes, twin homes, townhouses and cluster housing in addition to currently allowed single-family detached dwellings. The uses allowed with the proposed zoning are compatible with adjacent existing residential uses and provide additional housing options in close proximity to a number of employment uses. Staff recommended approval of the request.

Vice Chair Bryson asked for any questions or comments from the Commissioners. Hearing none, Vice Chair Bryson then asked if the applicant or anyone else wished to speak in favor of the request.

Mauro Ruggieri, 1207 Hounslow Drive, stated that his request would allow him to build a Twinhome on the subject property, which is larger than most other lots in the City and has ample frontage. He stated that he visited neighbors and felt they were supportive.

Ms. Skenes asked if Mr. Ruggieri was planning on repeating the style of development he had done previously elsewhere in the City. He stated that was correct, and that the neighborhood was supportive when they learned more about his project.

Vice Chair Bryson then asked for any objections to the request. Hearing none, Vice Chair Bryson closed the public hearing.

Ms. Skenes then stated regarding agenda item Z-22-10-001, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the property identified as 6101 Brushwood Court from R-3 (Residential Single-family – 3) to RM-5 (Residential Multi-family – 5) 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 RM-5 zoning district 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. Ms. Magid seconded the motion. The Commission voted 5-0, (Ayes: Skenes, Magid, Alford, Egbert, Bryson; Nays: 0). Vice Chair Bryson advised the vote constituted a favorable

recommendation and was subject to a public hearing at the Tuesday, November 15, 2022 City Council meeting.