

**PARTIAL MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
November 21, 2022**

**PL(P) 22-40 & Z-22-11-005: An annexation, original zoning, and rezoning request from County RS-30 (Residential Single-family), City R-3 (Residential Single-family – 3), and City R-5 (Residential Single-family – 5) to City RM-18 (Residential Multi-family – 18) for the property identified as 2401 Minorwood Road, generally described as north of East Cone Boulevard and east of Sixteenth Street (11.63 acres). (RECOMMENDED APPROVAL)**

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties. Mr. Kirkman stated the GSO2040 Comprehensive Plan currently designates this property as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. Staff determined the proposed original zoning and rezoning request supports the Comprehensive Plan's Creating Great Places goal to create a citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices. The request also supports the Comprehensive Plan's Filling In our Framework goal to arrange our land uses where we can live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro. The proposed RM-18 zoning district is primarily intended to accommodate multi-family and similar residential uses at a density of 18 units per acre or less. This rezoning request allows uses that are compatible with existing uses and densities in the surrounding area and staff recommended approval of the request.

Chair O'Connor asked for any questions or comments from the Commissioners. Hearing none, Chair O'Connor then asked if the applicant or anyone else wished to speak in favor of the request. Hearing none, Chair O'Connor closed the public hearing.

Ms. Skenes then made a motion to annex the property. Mr. Engle seconded the motion. The Commission voted 7-0, (Ayes: Glass, Skenes, Alford, Bryson, Egbert, Engle, O'Connor; Nays: 0). Ms. Skenes then stated regarding agenda item Z-22-11-005, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 2401 Minorwood Road from County RS-30 (Residential Single-family), City R-3 (Residential Single-family – 3), and City R-5 (Residential Single-family – 5) to City RM-18 (Residential Multi-family – 18) 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 RM-18 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. Mr. Engle seconded the motion.

Mr. Alford asked to confirm the requested district is RM-18 multi-family, which Mr. Kirkman noted was correct. The Commission then voted 7-0, (Ayes: Glass, Skenes, Alford, Bryson, Egbert, Engle, O'Connor; Nays: 0). Chair O'Connor advised the votes constituted a favorable recommendation and were subject to a public hearing at the Tuesday, December 20, 2022 City Council meeting.