

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

**PL(P) 22-41 & Z-22-11-006: An 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 2230 East Cone Boulevard (formerly a portion of 2401 Minorwood Road), generally described as south of East Cone Boulevard and east of Sixteenth Street (9.22 acres). (RECOMMENDED APPROVAL)**

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties. Mr. Kirkman stated the GSO2040 Comprehensive Plan designates this site as Urban Central 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 and the 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 existing in the surrounding area. 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.

Vice Chair Bryson then made a motion to annex the property. Mr. Alford seconded the motion. The Commission voted 7-0, (Ayes: Glass, Skenes, Alford, Bryson, Egbert, Engle, O'Connor; Nays: 0). Mr. Alford then stated regarding agenda item Z-22-11-006, the Greensboro Planning and Zoning Commission believes that its action to recommend approval/denial of the original zoning request for the property at 2230 East Cone Boulevard 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. Vice Chair Bryson seconded the motion. The Commission 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 was subject to a public hearing at the Tuesday, December 20, 2022 City Council meeting.