

**MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
MARCH 20, 2023**

PL(P) 23-09 & Z-23-03-008: An annexation and original zoning from County CZ-MXU (Conditional Zoning - Mixed-Use) to City CD-C-L (Conditional District - Commercial – Low) for the property identified as 5005 High Point Road, generally described as southeast of High Point Road and southwest of Roland Road (1.53 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 GSO2040 Comprehensive Plan designates the property as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. Staff determined the proposed original zoning request supports both the Comprehensive Plan's Economic Development goal to build a prosperous, resilient economy that creates equitable opportunities to succeed and the Filling in Our Framework Big Idea strategy of ensuring mixed use projects both strengthen and add value to the community. The proposed CD-C-L zoning district allows a variety of lower intensity retail, service and recreation uses. The proposed original zoning request allows uses that are complimentary to uses already in existence in the surrounding area. Staff recommended approval of the request.

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

Mr. Alford then made a motion to annex the property, seconded by Mr. Peterson. Mr. Engle thanked the applicant for their outreach efforts. The Commission voted 9-0, (Ayes: Glass, Alford, Engle, Magid, Skenes, Egbert, Peterson, Vice Chair Bryson, Chair O'Connor; Nays: 0). Mr. Peterson then stated regarding agenda item Z-23-03-008, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property identified as 5005 High Point Road from County CZ-MXU (Conditional Zoning - Mixed-Use) to City CD-C-L (Conditional District - Commercial – Low) 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 CD-C-L 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. The Commission voted 9-0, (Ayes: Glass, Alford, Engle, Magid, Skenes, Egbert, Peterson, Vice Chair Bryson, Chair O'Connor; Nays: 0). Chair O'Connor advised the votes constituted a favorable recommendation and was subject to a public hearing at the Monday, April 17, 2023 City Council Meeting.