

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

PL(P) 23-23 & Z-23-11-001: An annexation and original zoning request from County RS-20 (Residential Single-family) to City R-5 (Residential Single-family – 5) for the properties identified as 2810-2812 Roland Road, generally described as southwest of Roland Road and southeast of High Point Road (0.544 acres). (RECOMMEND APPROVAL)

Mr. Carter reviewed the summary information for the subject property and surrounding properties. Mr. Carter stated the GSO2040 Comprehensive Plan designates this site Urban General on the Future Built Form Map and Residential on the Future Land Use Map. Staff determined the proposed rezoning 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 R-5 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 5 dwelling units per acre and allows uses that are similar to existing uses in the surrounding area. Staff recommended approval of the request.

Chair O'Connor asked for questions from the Commission. Hearing none, she asked if the applicant or anyone else wished to speak further on the request. Hearing none, she requested a motion.

Mr. Engle made a motion to annex the property, seconded by Ms. Skenes. The Commission voted 9-0 in approval, (Ayes: O'Connor, Magid, Skenes, Downing, Engle, Peterson, Gilmer, Egbert, Glass; Nays: none).

Mr. Engle then stated regarding agenda item Z-23-11-001, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property identified as 2810-2812 Roland Road from County RS-20 (Residential Single-family) to City R-5 (Residential Single-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 City R-5 (Residential Single-family – 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. Skenes seconded the motion.

The Commission voted 9-0 in approval, (Ayes: O'Connor, Magid, Skenes, Downing, Engle, Peterson, Gilmer, Egbert, Glass; Nays: none). Chair O'Connor advised the vote constituted a favorable recommendation and was subject to a public hearing at the Tuesday December 19th, 2023 City Council Meeting.