

**MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
JANUARY 8, 2024**

**PL(P) 24-03 & Z-24-01-005: An annexation and original zoning request from County RS-30 (Residential Single-family) to City R-3 (Residential Single-family – 3) for the property identified as 5226 Summit Avenue and a portion of Summit Avenue Right-of-way, generally described as east of Summit Avenue and north of Hicone Road (0.86 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 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 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 Filling in Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro. The proposed R-3 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre. The proposed original zoning request allows uses that are similar to existing uses in the surrounding area. Staff recommended approval of the request.

Chair O'Connor asked if the applicant or anyone else wished to speak in favor of the request. Hearing none, Chair O'Connor inquired if there was anyone wishing to speak in opposition to the request. Hearing none, she closed the public hearing.

Ms. Skenes made a motion to annex the property, seconded by Ms. Magid. The Commission voted 7-0, (Ayes: Skenes, Engle, Egbert, Downing, Gilmer, Vice Chair Magid, Chair O'Connor; Nays: None). Mr. Downing then stated regarding agenda item Z-24-01-005, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property identified as 5226 Summit Avenue and a portion Summit Avenue right of way, described as east of Summit Avenue and north of Hicone Road, from County RS-30 (Residential Single-family) to City R-3 (Residential Single-family – 3) 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-3 zoning district permits uses that 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. Gilmer seconded the motion. The Commission voted 7-0, (Ayes: Skenes, Engle, Egbert, Downing, Gilmer, Vice Chair Magid, Chair O'Connor; Nays: None). Chair O'Connor advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, February 20, 2024 City Council Meeting.