

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

PL(P) 24-04 & Z-24-01-006: An annexation and original zoning request from County AG (Agricultural) to City CD-RM-18 (Conditional District - Residential Multi-family – 18) for the property identified as 5309 Hilltop Road, generally described as south of Hilltop Road and east of Charles Street (3.24 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 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 CD-RM-18 zoning district is primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and other residential uses at a density of 18.0 units per acre or less. The request allows uses that are compatible with existing residential 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.

Nick Blackwood, 804 Green Valley Road, Suite 200, stated he was available to answer any questions.

Chair O’Connor asked if 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. Magid made a motion to annex the property, seconded by Mr. Downing. The Commission voted 7-0, (Ayes: Skenes, Engle, Egbert, Downing, Gilmer, Vice Chair Magid, Chair O’Connor; Nays: None). Ms. Magid then stated regarding agenda item Z-24-01-006, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 5309 Hilltop Road from County AG (Agricultural) to City CD-RM-18 (Conditional District – 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 CD-RM-18 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. Engle 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.

