

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
FEBRUARY 19, 2024**

Z-24-02-006: A rezoning request from R-5 (Residential Single-family – 5) to CD-RM-18 (Conditional District – Residential Multi-family – 18) for the property identified as 2207 Jones Road, generally described as south of Jones Road and west of US 220 (0.94 acres). (APPROVED).

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties and advised of the condition associated with the request:

- 1) Permitted uses shall be limited to a maximum of 12 dwelling units.
- 2) Maximum building height shall be limited to 45 feet.

Mr. Kirkman stated the GSO2040 Comprehensive Plan designates this property as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. The proposed rezoning request supports the Comprehensive Plan's Filling in Our Framework strategy to encourage higher density infill development and to ensure mixed-use projects both strengthen and add value to the Community. The request also supports the Comprehensive Plan's Creating Great Places strategy to meeting housing needs and desires with a sufficient and diverse supply of housing products, prices and locations. The proposed CD-RM-18 zoning district, as conditioned, allows uses that are compatible with existing varied residential uses and densities surrounding the request and limits potential negative impacts on adjacent properties. Staff recommended approval of the request.

Chair O'Connor asked if the applicant or anyone else wished to speak in favor of the request.

William and Pauline Johnson, 2406 N Elm Street. Ms. Johnson discussed the ownership history of the property and Mr. Johnson spoke about the neighborhood outreach and stated that they had door to door meeting with neighbors mostly along the street. He talked about the neighbor's concerns including increased traffic and noise, and parking along the streets. He stated that to alleviate the parking concerns more than the required parking would be provided.

Ms. Magid asked the applicant to provide more information on the community outreach. Mr. Johnson displayed the flyer shared during the outreach meeting and he stated that the same flyer was placed in mailboxes along the street and in close proximity.

Chair O'Connor inquired if there was anyone wishing to speak in opposition to the request.

Han Ksor, 2212 Jones Road, expressed that the proposed rezoning is associated with increased traffic and noise. He pointed out that the subject property is directly across from his single-family home.

Dwayne Ellis, 2200 Jones Road, Mr. Ellis said the rezoning will generate increase traffic and would not be good for the significant number of elderly living in the area.

Felicia Donnell, 2222 Jones Road, stated that the narrow roads would not be able to accommodate the increase traffic and also expressed concerns for pedestrians.

Keisha Scott, 2205 Jones Road, said that the scale of the proposed use is atypical to the use on the street. She said that the dead-end street would prevent smooth maneuvering of vehicles and pose threats to the pedestrians.

Mr. Johnson addressed the concerns raised by the opponents and stated that the rezoning is for townhomes with associated parking spaces. He said that the street is not dead-end but continues onto another street. He also said that he is committed to continued conversation with the neighbors.

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.

Mr. Engle inquired about the parking requirements. Mr. Kirkman stated the required parking as per the LDO. Mr. Engle also asked about the zoning for the property at 2201 Jones Road and Mr. Kirkman said that it is zoned CD-RM-18.

Mr. Gilmer, Sr. commented that the proposal is an enhancement to the community and he supported the rezoning. Mr. Downing concurred with Mr. Gilmer, Sr. and emphasized that both parties should continue working together.

Mr. Gilmer Sr. then stated regarding agenda item Z-24-02-006, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the property at 2207 Jones Road from R-5 (Residential Single-family – 5) to 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 CD-RM-18 zoning district, as conditioned, 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 7-1, (Ayes: Chair Sandra O'Connor, Vice Chair Catherine Magid, Skenes, Downing, Engle, Gilmer Sr. and Egbert.) Nays: (Glass).

Chair O'Connor advised the vote constituted a final action, unless appealed in writing and the appeal fee paid within 10 days. Anyone may file such an appeal. All such appeals would be subject to a public hearing at the Tuesday, March 19, 2024 City Council Meeting. All adjoining property owners will be notified of any such appeal.