

**MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
APRIL 15, 2024**

**Z-24-04-001: A rezoning request from R-5 (Residential Single-family – 5) to CD-RM-12 (Conditional District - Residential Multi-family – 12) for the property identified as 2123 Byrd Street, generally described as north of Byrd Street and west of Shaw Street (0.22 acres). (RECOMMENDED APPROVAL)**

Mr. Carter reviewed the summary information for the subject property and surrounding properties. He advised that the applicant had proposed the following condition:

- 1) Permitted uses shall be limited to a single-family dwelling or a duplex.

Mr. Carter stated that the GSO 2040 Comprehensive Plan designates this site as Urban Central on the Future Built Form Map. The Jonesboro/Scott Park Neighborhood Plan designates this property as Low Residential (3 to 5 dwelling units per gross acre.) This rezoning request includes a request to amend the Jonesboro/Scott Park Neighborhood Plan to designate this property as Moderate Residential (5 to 12 dwelling units per acre). Staff determined 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-12 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. This request would also permit an existing nonconforming use to become conforming. Staff recommended approval of the request.

Mr. Carter informed that if the rezoning request was recommended for approval, it would be forwarded to the City Council because of the associated plan amendment.

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

**David Turner, 1601 Swannanoa Drive**, stated the rezoning request would bring the property into conforming status.

Chair O’Connor asked if anyone else wished to speak in favor of the request. Hearing none, she closed the public hearing.

Mr. Downing then stated regarding agenda item Z-24-04-001, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the property at 2123 Byrd Street from R-5 (Residential Single-family – 5) to CD-RM-12 (Conditional District - Residential Multi-family – 12) 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-12 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. Peterson seconded the motion.

The Commission voted 9-0, (Ayes: Chair Sandra O'Connor, Vice Chair Catherine Magid, Skenes, Downing, Engle, Gilmer Sr., Egbert, Glass and Peterson). Nays: (None).

Chair O'Connor advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, May 21, 2024 City Council Meeting.