

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
SEPTEMBER 16, 2024**

PL(P) 24-32 & Z-24-09-007: An annexation and original zoning request from County RS-40 (Residential Single-family) to City CD-RM-5 (Conditional District - Residential Multi-family – 5) the property identified as a portion of 4544 Jessup Grove Road, generally described as north of Jessup Grove Road and east of Lewiston Road (3.08 acres). (RECOMMENDED APPROVAL)

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

- 1) Permitted uses shall be limited to: Duplexes; Townhouses; and Twin Homes.

Mr. Carter 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. 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 Building Community Connections strategy to work to ensure the quality, quantity, and diversity of housing choices across and between neighborhoods. The proposed CD-RM-5 zoning district, as conditioned, would limit permitted uses to residential uses including Duplexes; Townhouses; and Twin Homes. The request represents a small increase in residential density while allowing for greater flexibility on lot configuration and expanded housing types. The requested uses are compatible with existing uses in the surrounding area. Staff recommended approval of the request.

Chair O'Connor asked for any questions or comments from the Commissioners. Hearing none, she asked if the applicant wished to speak in favor of the request. Chair O'Connor, hearing no further comments, closed the public hearing.

Mr. Engle made a motion to annex the property, seconded by Mr. Downing. The Commission voted 9-0, (Ayes: Chair Sandra O'Connor, Vice Chair Catherine Magid, Skenes, Downing, Gilmer Sr., Turner, Peterson, Engle and Glass). Nays: (None).

Mr. Engle then stated regarding agenda item Z-24-07-007, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at a portion of 4544 Jessup Grove Road from County RS-40 (Residential Single-family) to City CD-RM-5 (Conditional District - Residential Multi-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 CD-RM-5 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. Peterson seconded the motion.

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

Chair O'Connor advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, October 15, 2024 City Council Meeting.