

**MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
APRIL 21, 2025**

**PL(P) 25-16 & Z-25-04-004: An annexation and original zoning request from County RS-30 (Residential Single-family) to City CD-RM-18 (Conditional District - Residential Multi-family – 18) for the property identified as 4115 Corbin Road, generally described as west of Corbin Road and west of US Highway 29 (10.64 acres). (RECOMMENDED APPROVAL)**

Mr. Carter reviewed the summary information for the subject property and surrounding properties. He mentioned that another annexation and original zoning request for C-M (Commercial -Medium) was recently submitted for the subject property. He advised the previous request was withdrawn by the applicant before going before the City Council. Hence the current request for residential use.

Chair Magid asked what was discussed at the February 17<sup>th</sup> meeting, the previous request submission for C-M.

Mr. Carter stated there were discussions regarding what use the neighbors would prefer at the site.

Ms. O'Connor pointed out the information provided to the Commissioners indicated that the proposed land use type was for self-storage.

Mr. Carter noted the information provided was incorrect and should be corrected to read "residential" instead of "self-storage facilities". He emphasized that self-storage facilities would not be permitted in the CD-RM-18 zoning district.

Mr. Carter then advised that the applicant proposed the following conditions:

1. Use shall be limited to: A maximum of 70 residential dwelling units.
2. Maximum building height shall not exceed 25 feet.
3. A 6-foot tall opaque fence shall be provided along any property line directly abutting existing residential uses.

Mr. Carter stated that the GSO 2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. Staff determined the proposed rezoning request supports the Comprehensive Plan's Filling in Our Framework goal to arrange land uses for a more vibrant and livable Greensboro and the 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. The proposed CD-RM-18 zoning district, as conditioned, would limit uses to a maximum of 70 residential dwelling units. The proposed uses are compatible with existing uses in the surrounding area. The proposed density is also appropriate as the subject property is adjacent to US Highway 29. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on adjacent properties. Staff recommended approval of the request.

**Chair Magid** asked for any questions or comments from the Commissioners.

**Mr. Peterson** asked if the subject property was already annexed.

**Mr. Carter** explained that the annexation motion from the Planning and Zoning Commission was to recommend approval. However, prior to going before the City Council the applicant withdrew the application. Therefore, the need for the annexation motion again.

**Chair Magid** asked if the applicant wished to speak in favor of the request. The applicant was present but passed on speaking on the item. Hearing no further comments and without opposition to the request Chair Magid closed the public hearing.

Ms. O'Connor made a motion to annex item **PL(P) 25-16** for the property identified as 4115 Corbin Road. Mr. Peterson seconded the motion.

The Commission voted 8 - 0 (Ayes: Chair Magid, Vice Chair Skenes, Ms. O'Connor, Mr. Gilmer Sr., Ms. Turner, Mr. Downing, Mr. Peterson and Mr. Nichols). Nays: (None).

Ms. O'Connor then stated regarding item **Z-25-04-004**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 4115 Corbin Road from County RS-30 (Residential Single-family) 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, as conditioned, permits uses that fit the context of the 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, Sr. seconded the motion.

The Commission voted 8 - 0 (Ayes: Chair Magid, Vice Chair Skenes, Ms. O'Connor, Mr. Gilmer Sr., Ms. Turner, Mr. Downing, Mr. Peterson and Mr. Nichols). Nays: (None).

Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, May 20, 2025 City Council Meeting.