

**MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
JUNE 16, 2025**

**PL(P) 25-23 & Z-25-06-008: An annexation and original zoning request from County CZ-LB (Conditional Zoning - Limited Business) to City CD-C-M (Conditional District - Commercial – Medium) for the property identified as 4712 Hicone Road, generally described as south of Hicone Road and east of Rankin Mill Road (1.63 acres). (RECOMMENDED APPROVAL)**

Mr. Nelson reviewed the summary information for the subject property and surrounding properties. Mr. Nelson advised that the applicant proposed the following conditions:

1. Uses shall include all uses permitted in the Commercial – Medium zoning district EXCEPT the following: Group Living Facilities; Animal Shelters; Cemeteries; Temporary and Emergency Shelters; Shooting Ranges; Amusement and Water Parks; Fairgrounds; Campgrounds and Recreational Vehicle Parks; Bars, Nightclubs, and Brewpubs; Pawnshops; Sexually Oriented Businesses; Laundry and Dry Cleaning Plants; Warehousing; Junked Motor Vehicles; Land Clearing and Inert Debris Landfills; and Portable Storage Units.
2. There shall be no new vehicular access from the subject property to Hicone Road.

Mr. Nelson stated that the GSO 2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map and Commercial on the Future Land Use Map. Staff determined the proposed original zoning request supports both the Comprehensive Plan's 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 and the Growing Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed. The proposed CD-C-M zoning district, as conditioned, limits negative impact on the surrounding area. The proposed permitted uses are complimentary to uses on adjacent tracts. Staff recommended approval of the request.

Chair Magid asked for any questions from the Commissioners. Hearing none, she asked if the applicant wished to speak in favor of the request. The applicant declined on speaking on the item. Hearing no comments and without opposition to the request Chair Magid closed the public hearing.

**Commission Motion:**

Ms. Turner made a motion annex item PL(P) 25-23 for the property identified as 4712 Hicone Road, seconded by Ms. O'Connor.

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

Ms. Skenes then stated regarding item Z-25-06-008, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 4712 Hicone Road from County CZ-LB (Conditional Zoning - Limited Business) to City CD-C-M (Conditional District - Commercial – Medium) 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-C-M zoning district permits uses that fit the context of the surrounding area and limits negative impacts on 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. Downing seconded the motion.

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

Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, July 15, 2025 City Council Meeting.