

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

PL(P) 25-24 & Z-25-06-009: An annexation and original zoning request from County RS-40 (Residential Single-family) to City R-3 (Residential Single-family – 3) for the property identified as 2603 Cromwell Road, generally described as east of Cromwell Road and south of Hilltop Road (0.52 acres). (RECOMMENDED APPROVAL)

Mr. Nelson reviewed the summary information for the subject property and surrounding properties.

Mr. Nelson 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 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 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. The proposed R-3 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre. The request permits uses that are present 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. Hearing no comments and without opposition to the request Chair Magid closed the public hearing.

Commission Motion:

Mr. Nichols made a motion annex item PL(P) 25-24 for the property identified as 2603 Cromwell Road, seconded by Ms. Skenes.

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

Ms. Turner then stated regarding item Z-25-06-009, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 2603 Cromwell Road from County RS-40 (Residential Single-family) to City R-3 (Residential Single-family – 3) 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 R-3 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. Nichols 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.