

**PARTIAL MINUTES OF THE
ZONING COMMISSION
September 20, 2021**

PL(P)-21-26 and Z-21-08-001: An annexation and original zoning request from County RS-40 (Residential Single-family) to City CD-LI (Light Industrial) for the property identified as 3904 and 3904 ZZ Randleman Road, generally described as west of Randleman Road and north of Pitman Road, (0.887 acres). (Recommended Approval)

Mr. Kirkman reviewed the annexation and original zoning from County RS-40 (Residential Single-family) to City CD-LI (Conditional District – Light-Industrial) and other summary information for the subject property and surrounding properties. Mr. Kirkman also advised of the conditions related to the request. Chair Holston inquired if there were questions from the Commissioners for staff. Hearing none, Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this site as Urban General within a Mixed-Use Urban Corridor on the Future Built Form and Commercial on the Future Land Use Map. The proposed CD-LI zoning district is generally consistent with the Comprehensive Plan's Growing Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed and the Comprehensive Plan's Prioritizing Sustainability Goal to build economic resilience, expanding the local economy's ability to withstand and adjust to disruptions and changes at the regional, national and global scales. Staff has concluded this request, as conditioned, will allow a variety of warehouse distribution and limited manufacturing and assembly uses which in their normal operations have little or no adverse effect upon adjoining properties. Staff noted care should be taken with respect to building orientation, materials, height, and visual buffers to ensure an appropriate transitions to nearby lower density residential uses. Staff recommended approval of the request. Mr. Kirkman then reminded the Commission there were two actions to take on this request. The annexation first and then the original zoning.

Chair Holston inquired if there were questions for Mr. Kirkman. Hearing none, Chair Holston inquired if there was anyone to speak in favor of this request. Hearing none and having no opposition to the request, Chair Holston closed the public hearing. Vice Chair O'Connor moved for the recommended approval of the annexation. Second by Mr. Bryson. The Commission voted 7-0. (Ayes: Chair Holston, Egbert, Skenes, Magid, Bryson, Alford, and Vice Chair O'Connor. Nays: 0). Chair Holston advised the vote constituted a favorable recommendation and was subject to a public hearing at the October 19, 2021 City Council meeting.

Vice Chair O'Connor stated in regards to agenda item Z-21-08-001, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties described as 3904 and 3094-ZZ Randleman Road from County RS-40 (Residential Single-family) to City CD-LI (Light-Industrial) to be consistent with the adopted GSO 2040 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-LI zoning district, as conditioned, permits uses which fit the context of the surrounding area and limits negative impacts on the surrounding area; (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. Approval is in the public interest. Seconded by Mr. Alford. The Commission voted 7-0. (Ayes: Egbert, Skenes, Magid, Bryson, Alford, Vice Chair O'Connor, and Chair Holston. Nays: 0). Chair Holston advised this constituted a favorable recommendation and was subject to a public hearing at the October 19, 2021 City Council meeting.