

**PARTIAL MINUTES OF THE
ZONING COMMISSION
November 15, 2021**

PL(P) 21-34 & Z-21-11-004: A annexation and original zoning from County LB (Limited Business) and County RS-40 (Residential Single-family) to CD-C-M (Conditional District- Commercial Medium) for the property identified as 5807 West Gate City Boulevard, generally described as southeast of West Gate City Boulevard and southwest of Suttonwood Drive, (1.69 acres). (APPROVED) and

PL(P) 21-38 & Z-21-11-006: An annexation and original zoning from County LB (Limited Business) and Jamestown IND (Industrial) to City C-M (Commercial-Medium) for the property identified as West Gate City Boulevard Right of Way, generally described as a portion of West Gate City Boulevard Right of Way, southwest of Suttonwood Drive, (1.47 Acres). (APPROVED)

Mr. Kirkman advised both of these requests were part of one hearing and the Commission would need to make a recommendation on the annexation for all of the property as indicated on the site map and separate requests for the original zoning for the road right of way and the private property. Mr. Kirkman reviewed the summary information for the subject properties and surrounding properties and advised of the conditions associated with the CD-C-M request.

Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates these sites as Urban General in an Urban Mixed-Use Corridor on the Future Built Form Map, and as Commercial on the Future Land Use Map. The requests are 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. The proposed CD-C-M zoning district would permit a variety of commercial, retail, office and service uses compatible with existing uses on adjacent tracts. Staff recommended approval of all the requests.

Chair O'Connor inquired if there was anyone wishing to speak. Ali Gohar, 3895 Range Crest Court, High Point, stated the request was for the original zoning as described by Mr. Kirkman. The idea was to go to Conditional Commercial Medium. They are hopeful to be able to place a used car lot in that area. Chair O'Connor inquired if there was anyone else wishing to speak or if there was anyone opposed to this request. Hearing none, Chair O'Connor closed the public hearing and asked if the Commissioners had questions or comments. Ms. Magid made a motion to approve the annexation. Second by Mr. Bryson. The Commission voted 8-0. (Ayes: Jones, Skenes, Alford, Magid, Egbert, Peterson, Vice Chair Bryson, and Chair O'Connor. Nays: 0). Chair O'Connor stated the action constituted a favorable recommendation and subject to a public hearing at the December 21, 2021 City Council meeting.

Ms. Magid then stated in regards to agenda item Z-21-11-004, the Greensboro Planning & Zoning Commission believes that its actions to recommend approval of the zoning request for the properties described as 5807 West Gate City Boulevard from County LB (Limited Business) to County RS-40 (Residential Single-Family) to City CD-C-M (Conditional District-Commercial Medium) and Item Z-21-11-006, the Greensboro Planning and Zoning Commission believes that its actions to recommend approval of the zoning request for the property described as West Gate City Boulevard Right of Way from County LB (Limited Business) and Jamestown IND (Industrial) to the City C-M (Commercial Medium) would be consistent with the adopted GSO 2040 Comprehensive Plan and considers the actions 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-C-M zoning district, as conditioned, limits negative impacts on the adjacent properties and permits uses which also fit the context of 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 was in the public interest. Seconded by Ms. Skenes. The Commission voted 8-0. (Ayes: Jones, Skenes, Alford, Magid, Egbert, Peterson, Vice Chair Bryson, and Chair O'Connor. Nays: 0). Chair

O'Connor advised both items had favorable recommendations and subject to a public hearing at the December 21, 2021 City Council meeting.