

**PARTIAL MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
April 18, 2022**

**PL(P) 22-10 & Z-22-04-006: An annexation and original zoning request from County HI (County Heavy Industrial) to City LI (Light Industrial) for the property identified as 5026 Burlington Road, generally described as south of Burlington Road west of Mount Hope Church Road (9.466 acres). (RECOMMENDED APPROVAL)**

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties. He then stated the GSO 2040 Comprehensive Plan designated this site as Urban General on the Future Built Form Map. Mr. Kirkman noted that if the original zoning request was approved, the Future Built Form designation for the entire subject site is considered to be amended to Urban General. The Comprehensive Plan's Future Land Use Map has designated the property as Industrial and Residential. Staff concluded the request is consistent with the Comprehensive Plan's Growing Economic Competitiveness Goal to increase and preserve the inventory of developable sites compatible with corporate and industrial uses. The proposed City LI zoning district is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties. Staff recommended approval of the annexation and original zoning request.

Chair O'Connor asked if there were any questions. Hearing none, she invited the applicant to speak.

Steve Gentry, 12806 Westmoreland Farm Road in Davidson, NC, explained that the main reason for the request was to be annexed in order to connect to the water and sewer services in the area. He said that their community outreach involved sending 24 notices to surrounding property owners. In response, two property owners, Mount Pleasant United Methodist Church, Chair of the Board of Trustees, and the property owner to the west of them, had both provided their support for the request.

Mr. Gentry further explained that the proposed zoning was a down-zoning from existing zoning and would be consistent with the other land uses along the corridor. He asked if the Commissioners had any questions.

Hearing no further questions, Chair O'Connor thanked Mr. Gentry and closed the public hearing.

Ms. Magid made a motion to recommend approval of the annexation of the subject property, 5026 Burlington Road. Mr. Alford seconded the motion. The Commission voted 8-0. (Ayes: Peterson, Magid, Alford, Engle, Skenes, Glass; Egbert; and Chair O'Connor; Nays, 0).

Ms. Magid made a motion to approve the original zoning request for the subject property from County HI (Heavy Industrial) to City LI (Light Industrial) to be consistent with the adopted GSO 2040 Comprehensive Plan and considered 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, limits negative impacts on the adjacent properties and permits uses which also fit the context of 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, and approval is in the public interest. Ms. Skenes seconded the motion. The Commission voted 8-0. (Ayes: Peterson, Magid, Alford, Engle, Skenes, Glass; Egbert; and Chair O'Connor; Nays, 0).

Chair O'Connor advised the approval constituted a favorable recommendation and was subject to a public hearing at the Tuesday, May 24, 2022, City Council meeting.