

**PARTIAL MINUTES OF THE
PLANNING AND ZONING COMMISSION
June 23, 2022**

PL(P) 22-21 & Z-22-06-002: An annexation and original zoning request from County RS-40 (Residential Single-family) to City CD-C-M (Conditional District – Commercial Medium) for the property identified as 5701 West Gate City Boulevard, generally described as southeast of West Gate City Boulevard and southwest of Anson Road (1.591 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the original condition related to the request. Mr. Kirkman then advised there were changes to the conditions after the item was advertised. New conditions added were:

2. Any garage bay doors shall be oriented towards West Gate City Boulevard.
3. Vehicular access shall not be permitted from Anson Road.
4. A minimum 6-foot high fence or wall shall be installed between parking areas and the adjacent residential property at 5705 Anson Road
5. A landscape buffer with a minimum width of 60 feet shall be installed along the southeastern property line adjacent to the residential property at 5705 Anson Road. This buffer shall incorporate existing healthy vegetation with approval of the City of Greensboro
6. Any new required plantings within the required landscape buffer along the southeastern property line abutting the property at 5705 Anson Road shall be of evergreen material to ensure year round screening. Such evergreen materials shall be no less than 8 feet in height at time of planting.
7. A vegetative buffer a minimum 15 feet in width shall be established between any buildings and parking areas and Anson Road. Within this buffer there shall be a minimum of 4 canopy trees (at least 2 of which must be evergreen for screening), 4 evergreen understory trees and 17 evergreen shrubs for every 100 linear feet of road frontage. Evergreen planting materials must be a minimum of 8 feet in height to ensure year round screening.
8. Any use of the property will not be open to the public after 8:30 p.m. and before 8:00 a.m.

Ms. Skenes motioned to approve the additional new conditions as submitted, second Mr. Alford. Voted 7-0 (Ayes: Alford, Magid, Engle, Glass, Skenes, Egbert, Bryson). Vice Chair Bryson inquired if the applicant was present to speak.

Marc Isaacson, 804 Green Valley Road, was present on behalf of Mavis Tire Supply. He stated MVS locations are typically open from 8pm to 5 or 6pm, excepting Thursdays when they're open until 8pm. Mr. Isaacson noted other commercial uses in this area are open much later. He stated that a traffic impact analysis was not required according to GDOT. He then stated that all work at Mavis Tire locations is conducted inside the building, and there is no storage of tires or vehicles outside. Mr. Isaacson stated that fairly intensive commercial uses surrounded the property on Gate City Boulevard and that many commercial uses back up against residential properties in this area. Mr. Isaacson noted that concerns about noise and buffers were brought up in neighborhood meetings. He stated that the applicant has planned for significant natural screening, noise abatement walls and a storm water control device, as well as facing all bays on Gate City Boulevard, not Anson Road, in response to concerns from neighbors. Mr. Isaacson stated that the only point of access is Gate City Boulevard with no access from Anson Road, which would have likely been the case with higher intensity residential development. Mr. Isaacson displayed similar

stores in other cities that were built near residential areas. Mr. Isaacson then noted that they distributed letters, conducted a neighborhood meeting, and met with multiple neighbors to discuss concerns. He stated that the outcome of those discussions were the numerous conditions added to the rezoning request. He then noted the Future Land Use Map designates this property as Commercial, it is located in the Urban Mixed Use and Reinvestment Corridor on the Future Built Form Map, and that this development is consistent with the GSO 2020 Comprehensive Plan and other uses around the thoroughfare.

Vice Chair Bryson requested those speaking in opposition to identify themselves and provide their address.

Lisa Jones, 5705 Anson Road, stated that she was pleased with Mr. Isaacson's addressing of the neighborhood's concerns. She stated the neighborhood has concerns, but can't say they haven't been addressed and thanked Mr. Isaacson publicly. As such she was no longer in opposition to the request.

Mr. Engle moved to close the public hearing. Second by Mr. Egbert. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0).

Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this property as Urban General within an Urban Mixed Use Corridor and within a Reinvestment Corridor on the Future Built Form Map. The GSO 2040 Comprehensive Plan also designates the property as Residential on the Future Land Use Map. Staff concluded the proposed original zoning request supports 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, as conditioned, would permit a variety of commercial, retail, office and service uses. The uses permitted in the proposed CD-C-M zoning district are compatible with existing commercial and civic uses located on adjacent tracts, and with the additional conditions the request is compatible with the existing residential uses on adjacent tracts as well. Staff recommended approval of the request.

Mr. Engle stated he commended the applicant and community for coming together and coming to a conclusion before the case came to them. Mr. Engle then made a motion to annex the property. Seconded by Mr. Alford. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0). Mr. Engle then stated regarding agenda item Z-22-06-002, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property described as 5701 West Gate City Boulevard from County RS-40 (Residential Single-family) to CD-C-M (Conditional District – Commercial Medium) 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-C-M zoning district, as conditioned, limits negative impacts on the adjacent properties and permits uses which 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 is in the public interest. Seconded by Ms. Magid. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0). Vice Chair Bryson advised the approvals constituted a favorable recommendation and were subject to a public hearing at the Tuesday, July 19, 2022, City Council meeting.