

**Item 2022-816: 1341, 1353 and 1357 Pleasant Ridge Road and 1025 NC Highway  
68 North  
Original Zoning**

Date: August 16, 2022

**Zoning Amendment Statement by City Council on Consistency with Adopted  
Comprehensive Plan and Reasonableness**

The **Greensboro City Council** believes that its action to **approve/deny** the original zoning request for the properties described as **1341, 1353 and 1357 Pleasant Ridge Road and 1025 NC Highway 68 North** from **County AG (Agricultural), County AG-SP (Agricultural with a Special Use Permit), County HB (Highway Business) and County RS-40 (Residential Single-family) to City CD-LI (Conditional District Light Industrial) with conditions** 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: **[choose from the following based on the motion]**

Factors that support <b>approval</b> of the rezoning request:	Factors that support <b>denial</b> of the rezoning request:
<ol style="list-style-type: none"><li>1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.</li><li>2. The proposed City CD-LI zoning district, with conditions, permits uses which fit the context of surrounding area and limits negative impacts on the adjacent properties.</li><li>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.</li><li>4. <b>Other factors raised at the public hearing, if applicable (describe)</b></li></ol>	<ol style="list-style-type: none"><li>1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.</li><li>2. The proposed City CD-LI zoning district, with conditions, does not limit negative impacts on the adjacent properties nor does it permit uses which fit the context of surrounding area.</li><li>3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest.</li><li>4. <b>Other factors raised at the public hearing, if applicable (describe)</b></li></ol>