

**PARTIAL MINUTES OF THE
PLANNING AND ZONING COMMISSION
August 15, 2022**

PL(P) 22-32 & Z-22-08-012: An annexation and original zoning from County AG (Agricultural) and County RS-30 (Residential Single-family) to City CD-LI (Conditional District – Light Industrial) for the properties identified 203-229 Willowlake Road and 4329-4399 Burlington Road and a portion of the Willow Lake right of way, generally described as north of Burlington Road and west of Willowlake Road (55.33 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject properties and surrounding properties, and advised of the condition associated with the request. Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates the property as Urban General within a Neighborhood Scaled Activity Center and an Urban Mixed Use Corridor on the Future Built Form Map. The Future Land Use Map designates the properties as Commercial and Residential. Staff determined 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 Filling In Our Framework Big Idea to attract world-class development to transform underutilized sites and buildings into valued assets that complement their surroundings. The proposed CD-LI zoning district 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. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to nearby lower density residential uses. Staff recommended approval of the request.

Chair O'Connor inquired if there were questions or comments from the Commissioners. Hearing none, Chair O'Connor inquired if the applicant was present to speak or if there was anyone to speak in favor of the request. Hearing none, Chair O'Connor closed the public hearing.

Mr. Bryson then made a motion to annex the property, seconded by Mr. Alford. The Commission voted 9-0, (Ayes: Magid, Engle, Alford, Skenes, Egbert, Peterson, Glass, Bryson, O'Connor; Nays: 0). Mr. Bryson then stated regarding agenda item Z-22-08-012, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties described as 203-229 Willowlake Road and 4329-4399 Burlington Road and a portion of the Willow Lake right of way from County AG (Agricultural) and County RS-30 (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: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed City CD-LI zoning district, as conditioned, permits uses which fit the context of surrounding area and limits negative impacts on the adjacent properties; (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. Mr. Alford Seconded the motion. The Commission voted 9-0, (Ayes: Magid, Engle, Alford, Skenes, Egbert, Peterson, Glass, Bryson, O'Connor; Nays: 0). Chair O'Connor advised the approvals constituted a favorable recommendation and were subject to a public hearing at the Tuesday, September 20, 2022 City Council meeting.