

**PARTIAL MINUTES OF THE
ZONING COMMISSION
July 18, 2022**

PL(P) 22-25: An annexation request for 1341, 1353 and 1357 Pleasant Ridge Road, 1025 NC Highway 68 North, a portion of 1511 Pleasant Ridge Road, and a portion of NC Highway 68 North right-of-way (east and west of NC Highway 68 North and north of Pleasant Ridge Road) (130.62 acres).

Z-22-07-006: An original zoning request 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) for the properties identified as 1341, 1353 and 1357 Pleasant Ridge Road and 1025 NC Highway 68 North, generally described as west of NC Highway 68 North and north of Pleasant Ridge Road (97.87 acres).

Z-22-07-007: An original zoning request from County HB (Highway Business), County AG-SP (Agricultural with a Special Use Permit), County AG (Agricultural), County LI (Light Industrial) and County RS-40 (Residential Single-family) to City LI (Light Industrial) for the properties identified as a portion of 1511 Pleasant Ridge Road and a portion of NC Highway 68 North right of way, generally described as east of NC Highway 68 North and north of Pleasant Ridge road (32.75 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. He then advised of an additional condition the applicant wished to add to their request. The new condition added was:

2. The planting yard between the subject property and parcel number 97704 (1317 Pleasant Ridge Road) shall be increased to a Type A planting yard.

Ms. Skenes moved to accept the condition, Seconded by Ms. Magid. The Commission voted 9-0, (Ayes: Engle, Glass, Egbert, Peterson, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0).

Chair O'Connor asked Mr. Kirkman to explain differences between the types of planting yards. Mr. Kirkman stated that the use to the south is a religious assembly, and that the proposed Type A yard increases the width to 45 feet and requires additional canopy trees, understory trees and shrub planting, with the intent to visually screen off industrial uses.

Chair O'Connor inquired if the applicant was present to speak.

Amanda Hodiern, 804 Green Valley Road, was present on behalf of Edgefield Road Partners LLC. She stated that the public areas surrounding the applicant's properties will not be developed, and are only being annexed due to City requirements. The applicant intends to build a logistics facility in this location, which makes sense given the growth of the City in this area and the property's proximity to the highway corridors. She stated the intended use fits the character of uses adjacent to the property and the request is conditioned to prohibit uses considered objectionable in the area. The new condition was added after discussion with a neighbor, and they intend to add to the existing mature vegetation on the property for augmented natural screening while preserving the vegetation. Ms. Hodiern stated they conducted a virtual neighborhood meeting with one participant and answered questions from neighbors individually. Their traffic impact study concluded the main connection should be to Greenbourne Drive, and they had not considered connecting to Brigham Road but anticipated potentially being required

to connect to Pleasant Ridge Road by TRC. The geography and hydrology of the property is highly compatible with buffering the proposed industrial uses from neighboring properties.

Chair O'Connor inquired if there were questions from the Commissioners. Hearing none, she requested those speaking in opposition to identify themselves and provide their address.

Luke DiVenti, 2212 Brigham Road, stated that the subject property was supposed to be part of his neighborhood's residential development when it was originally platted. He does not oppose the development, but stated that all of the information he has seen at the hearing is new. He does not believe he is ready to decide if he's comfortable with it or not, and that the neighborhood has not considered it yet and wishes for the Commission to postpone making a decision until the neighborhood has heard all the information. His concerns are about the kind of uses allowed in the LI district, and is not sure the buffering discussed is sufficient in this residential neighborhood. Traffic egress onto Brigham road is a major concern, and he stated that this should be a condition of approval.

Jim Martineau, 2401 Brigham Road, stated that he is also an original owner in the neighborhood and has accepted that the development will not be residential but that given the number of changes in the area, traffic is getting unmanageable. He asked the Commission to consider these concerns for future choices. He also stated that a lot of the vegetation in the area had already been cleared and burned and he can now see businesses off the highway and the neighborhood has been dealing with additional noise as a result.

Chair O'Connor inquired if there were any other speakers in opposition. Hearing none, Chair O'Connor advised the applicant had 5 minutes for rebuttal.

Ms. Hodierne stated that this will be going to City Council and there is time for additional conversation with neighbors. She stated there needs to be a distinction made between land use and future requirements with the Land Development Ordinance and any potentially imposed by TRC. Vegetation removed in a potential buffer area would be replaced as required. The property has riparian buffers and their preservation will be a part of their building phase, apart from any buffering yard requirements. She stated the applicant does not wish to connect to Brigham Road, and would offer a condition to that effect unless required to by TRC for safety requirements. She offered to share site plans with neighbors in the future, but they do not have anything settled at this point.

Chair O'Connor inquired if there were questions or comments from the Commissioners. Hearing none, Chair O'Connor inquired if there was anyone in opposition wishing to speak in rebuttal. Hearing none, Chair O'Connor closed the public hearing.

Ms. Magid then made a motion to annex the property. Seconded by Mr. Bryson. The Commission voted 9-0. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0). Ms. Magid then stated regarding agenda item Z-22-07-006, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties identified 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) 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-LI 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 Mr. Bryson. The Commission voted 9-0. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0). Ms. Magid then stated regarding agenda item Z-22-07-007, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties identified as a portion of 1511 Pleasant Ridge Road and a portion of NC Highway 68 North right of way from County HB (Highway Business), County AG-SP (Agricultural with a Special Use Permit), County AG (Agricultural), County LI (Light Industrial) and County RS-40 (Residential Single-family) to City LI (Light Industrial) 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 LI zoning district, 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 Mr. Bryson. The Commission voted 9-0. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, 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, August 16, 2022, City Council meeting