

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
October 17, 2022**

PL(P) 22-35 & Z-22-10-002: An annexation and original zoning request from County LI (Light Industrial) to City LI (Light Industrial) for the property identified as 5566 Burlington Road, generally described as south of Burlington Road and south of Birch Creek Road (338.688 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties. Mr. Kirkman stated the GSO2040 Comprehensive Plan designates the property as Planned Industrial on the Future Built Form Map and Industrial on the Future Land Use Map. Staff determined the proposed original zoning request supports the Comprehensive Plan's Growing Economic Competitiveness Big Idea to build a resilient economy with the goal of increasing and preserving 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. The proposed original zoning request allows uses that are complimentary to uses already in existence in the surrounding area. Staff recommended approval of the request.

Vice Chair Bryson asked for any questions or comments from the Commissioners. Hearing none, Vice Chair Bryson then asked if the applicant or anyone else wished to speak in favor of the request.

Michael Thelen, 555 Fayetteville Street, Raleigh, on behalf of Publix Supermarkets, thanked staff and stated that the staff report effectively explained their request and he was available to answer any questions.

Vice Chair Bryson then asked for any objections to the request. Hearing none, Vice Chair Bryson closed the public hearing.

Ms. Magid then made a motion to annex the property. Ms. Skenes seconded the motion. The Commission voted 5-0, (Ayes: Skenes, Magid, Alford, Egbert, Bryson; Nays: 0). Ms. Magid then stated regarding agenda item Z-22-10-002, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 5566 Burlington Road from County LI (Light Industrial) to City LI (Light Industrial) to be consistent with the adopted GSO2040 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 LI zoning 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. Ms. Skenes seconded the motion. The Commission voted 5-0, (Ayes: Skenes, Magid, Alford, Egbert, Bryson; Nays: 0). Vice Chair Bryson advised the approvals constituted a favorable recommendation and were subject to a public hearing at the Tuesday, November 15, 2022 City Council meeting.