

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

Z-22-10-003: A rezoning request from BP (Business Park) to CD-LI (Conditional District – Light Industrial) for the property identified as a portion of 5440 Millstream Road, generally described as south of Millstream Road and north of the Mount Hope Church Road (29.364 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the condition associated with the request. 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 rezoning request supports the Comprehensive Plan's Growing Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed. The proposed CD-LI zoning district allows a variety of warehouse, industrial, distribution and office uses that are generally consistent with surrounding uses on adjacent or nearby properties. Rezoning to CD-LI will provide additional development flexibility for this property while not negatively impacting the existing large corporate research and manufacturing campus to the north and west of the subject property. Staff recommended approval of the request.

Vice Chair Bryson asked for any questions or comments from the Commissioners. Hearing none, Vice Chair Bryson inquired if the applicant was present to speak.

Amanda Hodierne, 804 Green Valley Road Suite 200, stated that the applicant is requesting the rezoning to better suit their business needs and the potential of the subject property.

Vice Chair Bryson asked if there was anyone else to speak in favor of the request. Hearing none, Vice Chair Bryson inquired if there was anyone wishing to speak in opposition of the request. Hearing none, Vice Chair Bryson closed the public meeting.

Mr. Alford then stated regarding agenda item Z-22-10-003, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the property identified as a portion of 5440 Millstream Road from BP (Business Park) to CD-LI (Conditional District-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 CD-LI zoning district 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 vote constituted a favorable recommendation and was subject to a public hearing at the Tuesday, November 15, 2022 City Council meeting.