

**Item: 3923, 3927 and 3929 Presbyterian Road
Original Zoning and Rezoning**

Date: February 21, 2023

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

The **Greensboro City Council** believes that its action to recommend **approval/denial** of the original zoning and rezoning request for the properties at **3923, 3927, and 3929 Presbyterian Road** from **County AG (Agricultural) and City R-3 (Residential Single-family – 3) to City CD-HI (Conditional District – Heavy 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: **[choose from the following based on the motion]**

| Factors that support approval of the original zoning request: | Factors that support denial of the original zoning request: |
|---|---|
| <ol style="list-style-type: none"> 1. The request is consistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map. 2. The proposed City CD-HI 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. 4. Other factors raised at the public hearing, if applicable (describe) | <ol style="list-style-type: none"> 1. The request is inconsistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map. 2. The proposed City CD-HI zoning district, as conditioned, does not limit negative impacts on the adjacent properties nor does it permit uses which fit the context of surrounding area. 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. 4. Other factors raised at the public hearing, if applicable (describe) |