

**MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
January 18, 2023**

**Z-22-09-007: An annexation and original zoning from County AG (Agricultural) and City PL(P) 23-03 & Z-23-01-011: An annexation and original zoning request from County AG (Agricultural) to City HI (Heavy Industrial) for the properties identified as Right-of-way across the frontage of 1447-A and 1453 Alamance Church Road, generally described as northeast of Alamance Church Road and southeast of Faircrest Lane (0.32 acres).**  
**(RECOMMENDED APPROVAL)**

Mr. Kirkman stated that the City was making this request to establish jurisdiction for the maintenance of recent road improvements in the area. Mr. Kirkman then reviewed the summary information for the subject property and surrounding properties. Mr. Kirkman stated the GSO2040 Comprehensive Plan designates this property as Urban General and as Residential on the Future Land Use Map. If this rezoning request is approved, the Future Land Use designation for the subject site is considered to be amended to Industrial in order to ensure an appropriate fit between future land use designation and zoning. 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 HI zoning district is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The proposed original zoning request is solely for road right of way to allow for future City maintenance and matches the existing zoning within other sections of Alamance Church Road right-of-way. 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. He 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 properties. Mr. Alford seconded the motion. The Commission voted 8-0, (Ayes: Magid, Alford, Engle, Skenes, Chair O'Connor, Glass, Egbert, Vice Chair Bryson; Nays: 0). Ms. Magid then stated regarding agenda item Z-23-01-011, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties identified as Right-of-way across the frontage of 1447-A and 1453 Alamance Church Road from County AG (Agricultural) to City HI (Heavy 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 HI 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 8-0, (Ayes: Magid, Alford, Engle, Skenes, Chair O'Connor, Glass, Egbert, Vice Chair Bryson; Nays: 0).

Mr. Kirkman noted that this constituted a favorable recommendation from the Commission and the City Council will vote on these items.