

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

**PL(P) 23-01 & Z-23-01-008: An annexation, original zoning and rezoning request from County AG (Agricultural) and City R-3 (Residential Single-family – 3) to City CD-HI (Conditional District - Heavy Industrial) for the properties identified as 3923, 3927, and 3929 Presbyterian Road (Formerly known as 3820-Y, 5006, and 5006-R1 East Lee Street), generally described as south of I-85 and north of Presbyterian Road (18.1 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 these properties as Planned Industrial on the Future Built Form Map and Residential on the Future Land Use Map. If this annexation and original zoning 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 CD-HI zoning district 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.

Marc Isaacson, 804 Green Valley Road, on behalf of Greensboro Land Development Partners OZ II, LLC, stated that the applicant owns the heavy industrial development to the south, and this request is to reconcile the small, remnant subject properties. The proximity to the Interstate makes this use reasonable. Mr. Isaacson stated that they conducted a neighborhood meeting where neighbors expressed no significant opposition.

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 properties. Mr. Engle 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-23-01-008, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning and rezoning request for the properties identified as 3923, 3927, and 3929 Presbyterian Road (formerly known as 3820-Y, 5006, and 5006-R1 East Lee Street) 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 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 CD-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 interests. Mr. Engle seconded the motion. The Commission voted 8-0, (Ayes: Magid, Alford, Engle, Skenes, Chair O'Connor, Glass, Egbert, Vice Chair Bryson; Nays: 0). Vice Chair Bryson

advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, February 21, 2023 City Council meeting.