

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
February 20, 2023**

PL(P) 23-04 & Z-23-02-003: An annexation and original zoning request from County AG (Agricultural) to City LI (Light Industrial) for the property identified as 9064 West Market Street, generally described as northeast of West Market Street and northwest of Sandy Ridge Road (4.07 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 Urban General on the Future Built Form Map. The Western Area Plan's Future Land Use Map designates this property as Employment Area. 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.

Chair O'Connor asked for any questions or comments from the Commissioners.

Ms. Skenes asked about access to the subject property. Mr. Kirkman stated there would be access via the adjacent property to the south with its existing industrial development.

Chair O'Connor then asked if the applicant or anyone else wished to speak in favor of the request. She then asked for any objections to the request. Hearing none, Chair O'Connor closed the public hearing.

Ms. Magid then made a motion to annex the property, seconded by Mr. Peterson. The Commission voted 9-0, (Ayes: Glass, Skenes, Alford, Magid, Peterson, Vice Chair Bryson, Chair O'Connor, Egbert, Engle; Nays: 0). Ms. Magid then stated regarding agenda item Z-23-02-003, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property identified as 9064 West Market Street from County AG (Agricultural) 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 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. Mr. Peterson seconded the motion. The Commission voted 9-0, (Ayes: Glass, Skenes, Alford, Magid, Peterson, Vice Chair Bryson, Chair O'Connor, Egbert, Engle; Nays: 0). Chair O'Connor advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, March 21, 2023 City Council Meeting.