

**MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
May 15, 2023**

**PL(P) 23-12 & Z-23-05-011: An annexation, original zoning and rezoning request from County HI (Heavy Industrial), County AG (Agricultural), and City R-3 (Residential Single-family – 3) to City CD-HI (Conditional District - Heavy Industrial) for the properties identified as 9067 and 9069 West Market Street; 609, 611, 613, and 619 Gray Wilson Road; 105 and 106 Bobby Lane; and 8839 Neville Road, generally described as southwest of West Market Street, southwest of Bobby Lane, and east of Gray Wilson Road (123.84 acres). (APPROVED)**

Mr. Kirkman stated that the applicant has worked with neighbors and is reducing the size and scope of the request. The request now excludes the properties on Gray Wilson Road: 609 Gray Wilson Road (PIN 7805085914), 611 Gray Wilson Road (PIN 7805084715), 613 Gray Wilson Road (PIN 7805085451), and 619 Gray Wilson Road (PIN 7805084106), and Condition 2 relating to those properties is no longer applicable.

Mr. Kirkman reviewed the summary information for the subject properties and surrounding properties and advised of the condition associated with the request.

Mr. Kirkman stated the GSO2040 Comprehensive Plan designates this property as Urban General on the Future Built Form Map. The Western Area Plan's Future Land Use Map designates these properties as Employment Area and Future Employment Area. Staff determined the proposed original zoning and rezoning request supports the GSO2040 Comprehensive Plan's Growing Economic Competitiveness Big Idea through increasing the inventory of developable sites compatible with corporate and industrial uses and the Filling In Our Framework strategy to maintain, inventory, and market key underutilized sites and structures to private industry and developers. The proposed CD-HI zoning district, as conditioned, includes conditions to limit negative impacts of adjacent properties. Land uses permitted under this request are compatible with uses existing in the surrounding area. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on these adjacent properties. Staff recommended approval of the request. Chair O'Connor asked if they required a motion. Mr. Ducharme said yes

Ms. Magid moved to remove the properties on Gray Wilson Road and second condition from consideration, seconded by Ms. Skenes. The Commission voted 6-0, (Ayes: Magid, Skenes, Glass, Vice Chair Bryson, Chair O'Connor, Engle; Nays: 0).

Chair O'Connor asked for any questions or comments from the Commissioners. Hearing none, she then asked if the applicant or anyone else wished to speak in favor of the request.

Nathan Duggins, 400 Bellemeade Street Suite 800, on behalf of the applicants, stated that significant neighborhood outreach and collaboration resulted in the removal of the small parcels along Gray Wilson Road, a mutually beneficial outcome for both the neighbors and the applicant for site planning. The subject property is in an employment zone in the GSO2040 Comprehensive Plan's Future Land Use Map, and there is significant industrial activity in this corridor. He stated that the subject property has direct Norfolk Southern railroad access, and this will allow the applicant to eliminate two of the three at-grade railroad crossings in proximity, a high priority for the railroad. Mr. Duggins displayed an illustrative sketch plan of the subject property, and stated that due to the interface of residential uses with the proposed industrial use, there will be significant buffering required. Colfax Elementary will benefit from the traffic

signals the applicant is required to construct per the TIA findings, and that interchanges in the area will benefit from NCDOT's work to create greater connectivity with West Market Street. Chair O'Connor asked if there was anyone else to speak in favor of the request. Hearing none, Chair O'Connor inquired if there was anyone wishing to speak in opposition of the request. Mr. Duggins stated that he made contact with a neighbor who had signed up to speak in opposition and was able to address his concerns before the hearing.

William Shular, 8836 Neville Road, Colfax, stated that he does not oppose the project, but opposes the use of Neville Road. His home adjoins the subject property, and it is low to the ground. Due to the earth-shelter nature of his home, any high-speed or heavy traffic on Neville road is extremely disruptive due to his health issues. He displayed a photograph of his home, and indicated how low it is to the ground. Mr. Shular stated that redirecting traffic away from Neville Road would mitigate many of the problems with the proposal.

Chair O'Connor asked if there was anyone else to speak in opposition. Hearing none, Chair O'Connor advised the applicant or anyone wishing to speak in support had 5 minutes for rebuttal.

Mr. Duggins displayed the illustrative sketch plan, and stated that the plan calls for an extension of Triad Drive, and Triad Drive will likely be preferable for access to the subject property. The TIA indicated a need for improvements on Farrington Road, which connects, to Neville Road.

Chair O'Connor then advised anyone speaking in opposition had 5 minutes for rebuttal.

Mr. Shular stated that he understands that GDOT intends to shut off Triad Drive eventually, and it is unclear how traffic will flow in the area. He stated that improvements to Farrington Road could facilitate access to Triad Drive as an alternative traffic flow.

Chair O'Connor asked if there was anyone else in opposition wishing to speak in rebuttal. Hearing none, Chair O'Connor closed the public meeting.

Ms. Skenes asked if the illustrative sketch plan indicated access to the site off Triad Drive, and Mr. Kirkman stated that was correct. Mr. Tipton stated that it does indicate access on Triad Drive, but future Sandy Ridge Road expansion will shut off Triad Drive and redirect the traffic onto Farrington Road.

Ms. Magid then made a motion to annex the property, seconded by Vice Chair Bryson. The Commission voted 6-0, (Ayes: Magid, Skenes, Glass, Bryson, O'Connor, Engle; Nays: 0). Ms. Magid then stated regarding agenda item Z-23-05-011, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties identified as 9067 and 9069 West Market Street; 609, 611, 613, and 619 Gray Wilson Road; 105 and 106 Bobby Lane; and 8839 Neville Road from County HI (Heavy Industrial), 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 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 interest. Vice Chair Bryson seconded the motion. The Commission voted 6-0, (Ayes: Magid, Skenes, Glass, Bryson, O'Connor, Engle; Nays: 0). Chair O'Connor advised the vote constituted

a favorable recommendation and was subject to a public hearing at the Tuesday, June 20, 2023 City Council Meeting.