

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
OCTOBER 16, 2023**

PL(P) 23-22 & Z-23-10-003: An annexation and original zoning request from County MXU (Mixed-Use) to City CD-C-M (Conditional District – Commercial - Medium) for the property identified as 5503 Sapp Road, generally described as north of West Wendover Avenue, west of Sapp Road, and south of Sapp Road (0.408 acres). (RECOMMEND APPROVAL)

Mr. Carter reviewed the summary information for the subject property and surrounding properties and advised of the conditions associated with the request. Mr. Carter stated the GSO 2040 Comprehensive Plan designates this property as Urban General within an Urban Mixed Use Corridor and a Regional Scaled Activity Center. The Comprehensive Plan's Future Land Use Map designates this property as Commercial. Staff determined the proposed rezoning request supports the Filling in Our Framework goal to transform underutilized sites and buildings into valued assets that complement their surroundings. Additionally, the request supports the Comprehensive Plan's Growing Economic Competitiveness Big Idea to increase and preserve the inventory of developable sites compatible with corporate and industrial uses. The proposed CD-C-M zoning district permits uses that are consistent with uses allowed with the surrounding C-M and C-H zoning and are compatible with existing large scale commercial uses located on adjacent tracts. Staff recommended approval of the request.

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

Mr. Engle made a motion to approve annexation, seconded by Mr. Egbert. The Commission voted 7-0 in approval, (Ayes: O'Connor, Magid, Egbert, Skenes, Engle, Glass, Downing; Nays: none). Mr. Engle stated regarding agenda item Z-23-10-003, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 5503 Sapp Road from County MXU (Mixed Use) to City CD-C-M (Conditional District-Commercial-Medium) 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-C-M zoning district permits uses which fit the context of the 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 Magid seconded the motion. The Commission voted 7-0 in approval, (Ayes: O'Connor, Magid, Egbert, Skenes, Engle, Glass, Downing; Nays: none).

Chair O'Connor advised the approval constituted a favorable recommendation and was subject to a public hearing at the November 21, 2023 City Council Meeting.