

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
JANUARY 13, 2025**

PL(P) 25-01 & Z-25-01-001: An annexation and original zoning request from County RS-30 (Residential Single-family) and HB (Highway Business) to City CD-LI (Conditional District - Light Industrial) for the property identified as 4410 Burlington Road, generally described as south of Burlington Road and east of Willowlake Road (3.8 acres). (RECOMMENDED APPROVAL)

AND

PL(P) 25-01 & Z-25-01-002: An original zoning request from County RS-30 (Residential Single-family) and HB (Highway Business) to City LI (Light Industrial) for the property identified as 4428 Burlington Road and a portion of Burlington Road right-of-way, generally described as west of Interstate 840 and south of Burlington Road (5.2 acres). (RECOMMENDED APPROVAL)

Mr. Carter explained that the items consisted of two rezoning requests and one annexation request. He stated that the owner for the property identified as 4410 Burlington Road requested the property to be annexed and rezoned from RS-30 and HB to City CD-LI. He said the property identified as 4428 Burlington Road lies between the property to be annexed and the interstate, which is primary corporate limits and owned by the state. Therefore the state property would automatically be brought in as part of the City. He noted the property identified as 4428 Burlington Road needed an assigned city land use classification and would be a separate case which is Z-25-01-002.

Mr. Carter reviewed the summary information for the subject properties and surrounding properties. He advised that the applicant for request Z-25-01-001 proposed the following condition:

- 1) Building height shall not exceed 50 (fifty) feet.

Mr. Carter stated that the GSO 2040 Comprehensive Plan designates this site as Urban General within a Neighborhood Scaled Activity Center on the Future Built Form Map and Commercial on the Future Land Use Map. Staff determined the proposed original zoning requests support both the Comprehensive Plan's Growing Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed and the Prioritizing Sustainability goal to build economic resilience, expanding the local economy's ability to withstand and adjust to disruptions and changes at the regional, national and global scales. The proposed CD-LI zoning district, as conditioned, would permit all uses allowed in the LI zoning district and limit overall building height to a maximum of 50 feet. Both requests would permit uses that are present on adjacent tracts. The proposed original zoning requests are also appropriate given their location along a major thoroughfare near and a highway interchange. Staff recommended approval of the request.

Chair Magid asked for any questions or comments from the Commissioners. Hearing none, she asked if the applicant wished to speak in favor of the request. The applicant was present but chose

not to speak on the item. Hearing no comments and without opposition to the request Chair Magid closed the public hearing.

Commission Motion:

Mr. Peterson made a motion to annex the properties, seconded by Mr. Nichols. The Commission voted 8-0, (Ayes: Chair Magid, Vice Chair Skenes, O'Connor, Gilmer Sr., Turner, Downing, Nichols and Peterson). Nays: (None).

Mr. Peterson then stated regarding item Z-25-01-001, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 4410 Burlington Road from County RS-30 (Residential Single-family) and HB (Highway Business) to City CD-LI (Conditional District - 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 CD-LI zoning district, as conditioned, permits uses that 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. Downing seconded the motion.

The Commission voted 8-0, (Ayes: Chair Magid, Vice Chair Skenes, O'Connor, Gilmer Sr., Turner, Downing, Nichols and Peterson). Nays: (None).

Mr. Peterson then stated regarding item Z-25-01-002, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 4428 Burlington Road and a portion of Burlington Road right-of-way from County RS-30 (Residential Single-family) and County SC (Shopping Center) 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 that 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. Gilmer, Sr. seconded the motion.

The Commission voted 8-0, (Ayes: Chair Magid, Vice Chair Skenes, O'Connor, Gilmer Sr., Turner, Downing, Nichols and Peterson). Nays: (None).

Chair Magid advised the votes constituted a favorable recommendation and were subject to a public hearing at the Tuesday, February 18, 2025 City Council Meeting.