

**MEETING OF THE  
ZONING COMMISSION  
October 13, 2014**

**Z-14-10-002** – 5672 5696 Millstream Road (south of Millstream Road and west of Village Road) – An original zoning request from County LI (Light Industrial) to City CD-LI (Conditional District-Light Industrial) with the following conditions: (1) Uses limited to automobile/recreational vehicle sales and service with a retail component, and (2) Maximum building size limited to 45,000 square feet of useable floor space – for property located at 5672 5696 Millstream Road described as south of Millstream Road and west of Village Road (12.547 acres) – Zoke LLC on behalf of Gerald C. Parker and Norah B. Parker. **(FAVORABLE RECOMMENDATION)**

Ms. Smith described the subject property, as well as surrounding properties, and noted issues in the staff report.

Chair Pinto asked if there was anyone wishing to speak in favor of the request.

Homer Wade, Borum, Wade and Associates, 621 Eugene Court, is representing Zoke, LLC on behalf of Gerald and Norah Parker, current owners of the tract. Zoke is under contract to purchase this property from the Parkers contingent upon annexation and zoning. The annexation hearing is scheduled for October 15, 2014. If successfully annexed and zoned, Zoke intends to develop the property for a recreational vehicle sales and service facility with a small interior retail component. As one of the conditions, the building will be limited in size to 45,000 square feet usable floor space of which up to 13,500 square feet will be used as accessory retail which is allowed under the proposed LI zoning. This area will sell items incidental to camping and RV use. Zoke reached out to all adjacent land owners with limited success. Most of the land owners are in industrial or undeveloped residential tracts. Zoke heard no expressed concerns from those who were reached by phone or email. Many of the phone messages were not returned. The property is currently zoned unconditioned County Light Industrial. He believes the proposed City Conditional District-Light Industrial with conditions gives clarity to the surrounding owners on how the property will be used. The request is consistent with the Comprehensive Plan. The tract has access to public utilities and meets many of the City's objectives outlined in the Connections 2025 written policies.

There being no other speakers, Chair Pinto closed the Public Hearing.

**Staff Report**

Mr. Kirkman stated that this site is currently designated as Interim Corporate Business Park on the Generalized Future Land Use Map (GFLUM). The Interim Corporate Business Park designation is for areas that predominantly consist of office, flex office, technology research and development, light manufacturing, distribution and other similar uses on larger sites, with much of it in a planned business park setting that emphasizes natural characteristics and landscaping. The proposal supports the Comprehensive Plan's Growth at the Fringe Goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use and the Economic Development Goal to promote a healthy and diversified economy. The CD-LI (Conditional District Light Industrial) request, as conditioned, is limited to automobile/recreational vehicle sales and service. Staff is recommending approval of this request.

**Comments:**

Ms. Bachmann commented that this was a good opportunity to take undeveloped land and use it to grow the economy in Guilford County. She plans to support the request.

Mr. Gilmer stated his support of this request located in east Greensboro.

Mr. Parmele felt that the request made sense because the surrounding property is County Light Industrial and it would be appropriate to keep the same zoning on the subject tract as well.

Mr. Parmele moved that in the matter of **Z-14-10-002**, the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 5672 5696 Millstream Road from County LI (Light Industrial) to City CD-LI (Conditional District-Light Industrial) is consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest because it is consistent with the Growth at the Fringe Goal to provide a development framework for the

fringe that guides sound, sustainable patterns of land use; the request is consistent with the Interim Corporate Business Park Future Land Use designation for this site; and the request is consistent with the Economic Development Goal to promote a healthy and diversified economy; seconded by Mr. Marshall. The Commission voted 6-0 in favor of the motion. (Ayes: Pinto, Placentino, Parmele, Gilmer, Bachmann, Marshall. Nays: None.)