

**MEETING OF THE
ZONING COMMISSION
January 12, 2015**

Z-14-01-002 1306-1310 Roosevelt Court, 1307-Rear, 1308-Rear, 1309-Rear, 1310-Rear and 1310-Near Roosevelt Court (south of Millstream Road and both east and west of Roosevelt Court) – An original zoning from County-LI (Light Industrial) to City-LI (Light Industrial). – for properties located at 1306-1310 Roosevelt Court, 1307-Rear, 1308-Rear, 1309-Rear, 1310-Rear and 1310-Near Roosevelt Court generally described as south of Millstream Road and east and west of Roosevelt Court (13.450 acres) – Gerald C. 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.

Gerald Parker, 214 West Friendly Avenue, and his wife, Nora Parker, are the owners of this property as well as the property that was mentioned in the slide recently annexed and zoned by the City. This property is fully developed and has curbing, gutter, water, sewer, retention ponds, etc. He urged the Commission to annex this property into the City.

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

Staff Report:

Mr. Kirkman stated that this site is designated as **Interim Corporate Business Park** on the City's Generalized Future Land Use Map (GFLUM). The Interim Corporate Business Park GFLUM designation includes areas that predominantly sustain office; flex office; technology, research, and development; light manufacturing; and distribution at facilities on larger sites. 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, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. The proposed City-LI request 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. Staff is recommending approval of this request.

Comments:

None.

Mr. Griffin moved that in the matter of **Z-15-01-002**, the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 1306-1310 Roosevelt Court, 1307-Rear, 1308-Rear, 1309-Rear, 1310-Rear and 1310-Near Roosevelt Court from County-LI (Light Industrial) to City-LI (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 promote sound and sustainable land use patterns; the request is consistent with the Interim Corporate Business Park Future Land Use Designation; and the request is consistent with the Economic Development goal to promote a healthy and diversified economy, seconded by Mr. Gilmer. The Commission voted 8-0 in

favor of the motion. (Ayes: Pinto, Placentino, Parmele, Gilmer, Bachmann, Griffin, Blackstock, Marshall.
Nays: None.)