

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

Z-15-01-004 811 and 817 Guilford College Road (southeast of Guilford College Road and north of Sapp Road) – A rezoning request from CD-LI (Conditional District-Light Industrial) and R-3 (Residential Single-Family) to CD-C-M (Conditional District-Commercial-Medium) and an original zoning request from County RS-40 (Residential Single-Family) to City-CD-C-M (Conditional District-Commercial-Medium), with the following conditions: (1) Use shall be limited to self-storage facility – for properties located at 811 and 817 Guilford College Road, generally described as southeast of Guilford College Road and north of Sapp Road (1.86 acres original zoning and 3.09 acres rezoning) – Lampe Management Company on behalf of Ample Storage. **(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.

Gene Mustin, 621 Eugene Court, Suite 100, is an engineer with Borum Wade and Associates. They represent Lampe Management Company who is the existing manager of the self-storage facility at 811 Guilford College Road. That particular facility is called American Flag Self Storage. Mr. Lampe's company has already purchased the adjacent property to the south that faces Guilford College Road with the intent of expanding their existing self-storage facility. The existing facility consists of one-story, non-climate controlled self-storage units and the new expansion will be a two-story, climate controlled facility. Mr. Mustin noted they had met with City staff for a sketch plan review to get recommendations for the type of zoning that would be needed for this to be accommodated for the original zoning and for the rezoning of the existing property so they could be combined together. Mailers also were sent to everyone on the City's recommended list and only one phone call was received. The caller had no objections to the request. Mr. Mustin added that a community meeting was held on January 8, 2015 and no one showed up. Mr. Mustin also noted he felt the plan could be developed easily within the City's guidelines and Land Development Ordinance.

Mr. Mustin clarified for Mr. Placentino that the development would be an expansion that will be developed and operated as one facility.

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

Staff Report:

Mr. Kirkman stated that this site is designated as **Commercial** on the Generalized Future Land Use Map. The Commercial designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and "big box" retail. The proposal supports the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas. The proposal also supports the 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 CD-C-M request will only accommodate the self-storage facility use and staff is recommending approval of this request.

Comments:

None.

Mr. Parmele moved that in the matter of **Z-15-01-004**, the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 811 and 817 Guilford College Road from County RS-40, City R-3 and City CD-LI to City CD-CM to be 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 Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas; it is consistent with the Economic Development goal to promote a healthy and diversified economy; and it promotes new patterns and intensities that are used to increase the economic competitiveness that enhances quality of life; seconded by Mr. Placentino. The Commission voted 8-0 in favor of the motion. (Ayes: Pinto, Placentino, Parmele, Gilmer, Bachmann, Griffin, Blackstock, Marshall. Nays: None.)