

**PARTIAL MINUTES OF THE  
ZONING COMMISSION  
MARCH 20, 2017**

**Z-17-02-002** 5803 and 5805 West Gate City Boulevard (east of West Gate City Boulevard and south of Suttonwood Drive) – An original zoning and rezoning from County CU-HB (Conditional Use- Highway Business) and City CD-C-M (Conditional District-Commercial-Medium) to CD-C-M (Conditional District-Commercial Medium) with the following conditions: (1) Uses-All uses in the Commercial-Medium (C-M zoning district) except for the following: Agricultural uses; Residential uses; Recreation uses, Funeral Homes and Crematoriums; Taxi Dispatch Services; Taxidermists; Animal shelters; Cemeteries, auditoriums, coliseums, and stadiums; Libraries, museums and art galleries; Day care centers; Educational Facilities; Government Facilities; Passenger Terminals; Religious Assembly; and Social Service Facilities; Industrial and Manufacturing uses; Restaurants; Retail and Commercial Uses; Any use with drive through facilities and Temporary Uses. (2) If developed as an office use, the maximum square footage of all buildings is 29,500 square feet. (3) Height shall be limited to a maximum of 50 feet. (4) Exteriors of buildings shall be limited to a minimum of 50% natural materials such as brick or stone. (5) A 6 foot opaque fence shall be installed along the rear property line. (6) Freestanding signage shall be limited to one monument style sign with a maximum height of 8 feet. – For the properties located at 5803 and 5805 West Gate City Boulevard, generally described as east of West Gate City Boulevard and south of Suttonwood Drive. (2.68 Acres) – Michael S. Fox on behalf of Joe S. Byerly. **(FAVORABLE RECOMMENDATION)**

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

Mike Fox, 100 North Greene Street, is an Attorney representing the applicant in this case. He said that this application represents a downzoning. This is obviously a commercial area with numerous commercial businesses. The reason for this rezoning is to change the conditions to allow a self-storage facility on the property that is not allowed at the current time. The facility will be a Bee Safe Storage facility. He provided an illustrative photograph of another Bee Safe Storage facility showing what the property may look like. The conditions also allow some limited office use, primarily medical and other professional services. He described uses that have been eliminated for the site such as retail and restaurants with drive through facilities. He anticipated that no traffic or noise issues would occur as a result of the rezoning. A neighborhood meeting was held and six individuals were in attendance including representatives from the Board of Directors of the adjoining single-family residential neighborhood association as well as the developer of that neighborhood. No opposition was noted at the meeting.

There being no other speakers, Chair Bachmann closed the public hearing.

**Staff Recommendation:**

Mr. Kirkman stated that this site is designated as **Mixed Use Commercial** and **Low Residential** on the Comprehensive Plan's Generalized Future Land Use Map. Mixed Use Commercial is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential and other uses are complementary. Low Residential includes (3-5 dwelling units per acre) predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. The proposal supports the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas, and the Economic Development goal to promote a healthy, diversified economy. The CD-C-M district, as conditioned, permits office uses and self-storage facilities. Staff recommends approval of this request.

**Comments:**

Ms. Mazzurco noted that there are several Bee Safe Storage facilities in Greensboro and she felt this was a good project.

In the matter of **Z-17-02-002**, Ms. Mazzurco moved that the Greensboro Zoning Commission believes that its action to approve the zoning amendment for property located at 5803 and 5805 West Gate City Boulevard from County CU-HB (Conditional Use Highway Business) and City CD-C-M (Conditional District Commercial Medium) to CD-C-M (Conditional District Commercial Medium) 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, and the request is consistent with the Economic Development goal to promote a healthy, diversified economy. The request also implements measures to protect neighborhoods from potential negative impacts. The motion was seconded by Mr. Gilmer. The Commission voted 8-0 in favor of the motion. (Ayes: Bachmann, Gilmer, Lester, Pinto, Marshall, Griffin, Mazzurco, Duggins. Nays: None.)