

**PARTIAL MINUTES OF THE  
ZONING COMMISSION  
February 19, 2018**

**Z-18-01-001** 2935 Pleasant Garden Rd and a portion of 2924-2930 Liberty Road (east of Pleasant Garden Road and South of Liberty Road) – A rezoning request from City C-H (Commercial High) to City CD-C-M (Conditional District – Commercial Medium) and an original zoning request from County RS-40 (County Residential Single-family) to CD-C-M (Conditional District – Commercial Medium) with the following condition: 1. All uses allowed in the C-M district shall be permitted **EXCEPT**: bars, nightclubs, brewpubs, Sexually Oriented Businesses, convenience stores with fuel pumps, drive-thru establishments and crematoriums. - For 2935 Pleasant Garden Rd and a portion of the property located at 2924-2930 Liberty Road, generally described as east of Pleasant Garden Road and South of Liberty Road. (10.33 Acres) - Marc L. Isaacson for Patricia Bradley  
**(FAVORABLE RECOMMENDATION)**

Lucas Carter explained pertinent information related to this request and showed map(s) of the subject area. The subject property contains approximately 10.33 acres and is located east of Pleasant Garden Road and south of Liberty Road. The request is to change the zoning from County RS-40 and City C-H to City CD-C-M. North of the request is zoned City C-L and County RS-40. East of the request is zoned County RS-40. South of the request is zoned County RS-40. West of the request is zoned City C-M and City-LI further west. The subject property is currently undeveloped. To the north are commercial uses and single-family dwellings. To the east are single-family dwellings and undeveloped land. To the south are single-family dwellings and multi-family dwellings. To the west are industrial and commercial uses. Photos of the site and surrounding properties were also shown for reference.

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

Marc Isaacson, attorney representing the applicant Patricia Bradley, the owner of the property, stated his address is 804 Green Valley Road. He presented booklets for the Commission members, which showed pertinent information related to the case. Photos of the request were shown for clarification. Mr. Isaacson stated that the applicant plans to construct self-storage units on the property. He sent information to the residents within 600 feet of the subject property and there were no responses received either by phone, letter or email. The owners have owned the property for many years and it has been reserved for future development to see how things would develop in this area. The same family owns the gas station property at the corner of Highway 421 and Pleasant Garden Road. With the introduction of new multifamily housing and other single family housing in the area, the owners determined the property is now suitable to develop for a self-storage facility. Since this request includes an original zoning request associated with annexation Mr. Isaacson noted that the Zoning Commission will be making a recommendation that will be heard by City Council next month for a final decision. He then went over the information that was submitted for review and asked for a favorable recommendation.

There being no other speakers and no one in opposition, the public hearing was closed.

Mike Kirkman stated that for case Z-18-01-001 the site is designated as High Residential on the Generalized Future Land Use Map. The High Residential designation provides for high-density apartment dwellings, condominiums, life care, and similar housing types. As part of this request, the applicant has requested a change to the Mixed Use Commercial designation. The Mixed Use Commercial designation is intended to provide for a mixture of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. 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, as well as the Economic Development goal to promote a healthy, diversified economy. The CD-C-M zoning, as conditioned, generally accommodates a wide range of retail and service uses and staff recommends approval of the request.

Mr. Lester stated that in regard to case Z-18-01-001, the Commission believes that its action to recommend approval of the zoning amendment for the property located at 2935 Pleasant Garden Road and a portion of 2924-2930 Liberty Road, from County RS-40 and City C-H to City CD-C-M, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action to be reasonable and in the public interest because the request is consistent with the Growth at the Fringe goal to provide a development framework for the fringe; with the Economic Development goal to promote a healthy, diversified economy; and implements measures to protect neighborhoods from potential negative impacts, seconded by Mr. Blackstock. The Commission voted 8-0 in favor of the request. (Ayes: Bachmann, Marshall, Holston, Lester, Pinto, Blackstock, Mazzurco, Duggins. Nays: None.)