

**PARTIAL MINUTES OF THE
ZONING COMMISSION
June 18, 2018**

Z-18-06-003 5590 GARDEN VILLAGE WAY (NORTH OF GARDEN VILLAGE WAY) - A REZONING REQUEST FROM COUNTY CU-PDM (CONDITIONAL DISTRICT – PLANNED UNIT DEVELOPMENT – MIXED) TO CITY LI (LIGHT INDUSTRIAL). -FOR THE PROPERTY LOCATED AT 5590 GARDEN VILLAGE WAY, GENERALLY DESCRIBED AS ON THE NORTH SIDE OF GARDEN VILLAGE WAY (1.69 ACRES) – AMANDA HODIERNE FOR MJK INVESTMENTS, LLC. (FAVORABLE RECOMMENDATION) **(FAVORABLE RECOMMENDATION)**

Hart Crane explained this request and presented photographs of the subject and surrounding properties.

Amanda Hodierne, attorney for the applicant, stated that this property is part of a development established in 2001, that it was zoned planning unit development under the county's ordinance, and over the last 20 years it has been developing the way it was intended. The clients is requesting Light Industrial zoning, annexation and access to city water and sewer. The property was limited to commercial uses; expanded to include limited residential but no heavy industrial uses are allowed. Letters were mailed to 10 property owners in the area and no feedback was received. The annexation request was favorably recommended by the Technical Review Committee and the Planning Board.

Mr. Galanti stated that staff recommends approval of the request because this site is designated as Mixed Use Corporate Park on the Generalized Future Land Use Map. The Mixed Use Corporate Park designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. 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, affordable housing in stable living environments, as well as the Economic Development goal to promote a healthy and diversified economy. The LI zoning is intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities.

Commissioner Comments:

Mr. Lester stated that it is not an uncommon type of rezoning based on the need of the city zoning and utilities, which is consistent with this type of request.

Mr. Lester stated that the Greensboro Zoning Commission believes that recommendation of approval of the zoning amendment for the property located at 5590 Garden Village Way from County CU-PDM to City LI is consistent with the Comprehensive Plan and considers the request to be reasonable and in the public's interest for the following reasons: the request is consistent with the Comprehensive Plan's Economic Development goal to promote a healthy and diversified economy, and the request is consistent with the Comprehensive Plan's Growth at the Fringe goal to encourage development at the fringe that follows a sound, sustainable pattern 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, seconded by Mr. Duggins, The Commission voted 8-0 in favor of the motion. (Ayes: Bachmann, Duggins, Holston, Marshall, Lester, Alford, Pinto, Mazzurco. Nays: None.)