

**PARTIAL MINUTES OF THE
ZONING COMMISSION
May 18, 2020**

Z-20-05-002: An original zoning request from County CU-PD-M (Conditional Use – Planned Development – Medium) to City CD-C-M (Conditional – District – Commercial – Medium) for a portion of 1055 NC Highway 68 North, generally described as west of NC Highway 68 North and south of Leabourne Road (3.146 acres of 62.97 acres). (Recommended Approval)

Z-20-05-003: An original rezoning request from County CU-PD-M (Conditional Use – Planned Development) and County AG (Agricultural) to City C-M (Commercial – Medium) for a portion of NC Highway 68 North right of way, generally described as north of I-73 and south of Leabourne Road, (3.215 acres) (Recommended Approval)

Mr. Kirkman provided the zoning map for Z-19-05-002 and other summary information for the subject property and surrounding properties. Mr. Kirkman advised of the conditions related to the request. Chair Marshall inquired if there were any questions for Mr. Kirkman. Seeing none. Chair Marshall inquired if there were any questions for staff regarding the case. Seeing none, Chair Marshall requested the applicant to state their name and address and their case.

Nathan Duggins, Tuggle Duggins, PA, 100 N Greene St, stated there are two applications and both related. Tuggle Duggins represents Greenlea 68 Land, LLC. Mr. Duggins introduced Ryan Moser and Frank Amenya and advised both were present to answer any questions, if needed. Mr. Duggins stated this will be an annexation and reminded the Commissioners an annexation and zoning south of this property was approved fairly recently. A map was shown depicting the properties. Mr. Duggins stated the properties are undeveloped currently. The plans for this site would be a Sheetz and anticipate it will be a great use of the site. There was not a neighborhood meeting but letters were sent out. A neighbor who lives in the neighborhood to the north of the property expressed concerns regarding access onto 68 and at the end of the conversation was very excited regarding the prospect of having this site developed. Nothing has been heard from anyone else in terms of opposition. The applicants feel this is a quality development and consistent with the character and land use of the surrounding area. There will be a convenience store at the interchange which will only enhance the development prospects for the area. A site plan was depicted indicating where the access point was located. The facility will be to be accessed coming north to south at the access point and exit back going south at the light and a controlled left. Mr. Duggins stated they have spoken with NCDOT and have worked very close with both GDOT and NCDOT to ensure the access points were appropriately designed. Mr. Duggins advised he reached out to GTCC and had not heard back from Mr. Johnson but did not feel there would be any resistance to this rezoning from the community college. Mr. Duggins stated there will be buffering along the highway right of way. Parking has been addressed and a traffic impact study submitted to the City which was reviewed by both NCDOT and GDOT. Mr. Duggins requested the Commission approve the application with the conditions stated in the first application.

Chair Marshall inquired if there were any questions for the applicant. Seeing none, Chair Marshall inquired if there was anyone else wishing to speak in favor of the application. Seeing none, Chair Marshall inquired if there was anyone to speak in opposition. Seeing none, Chair Marshall closed the public hearing and requested to hear from staff.

Mr. Kirkman stated this property is located within an area covered by the adopted Western Area Plan. That plan designates this area as a Commercial/Mixed Use area in support of the larger

Campus Village Planning Area, focused around the GTCC campus. That designation generally promotes development associated with and supportive of this large institutional use. The Growth Strategy Map for the Comprehensive Plan also designates the subject site as Growth Tier 1, Current Growth Area, which means there are city services available to serve the property and it can be annexed into the City of Greensboro. The proposed request supports the Comprehensive Plan's Economic Development goal to promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship, and for-profit and non-profit economic development for all segments of the community and the Growth at the Fringe goal to promote a development framework for the fringe that guides sound, sustainable patterns of land use, and provide for efficient provision of public services and facilities as the City expands. The proposed CD-C-M request as conditioned for the private property, would allow uses that are complimentary to existing uses in the surrounding neighborhood. Staff noted the C-M zoning request for the right of way is also consistent with the land pattern within the area. Staff recommended approval of both requests

Chair Marshall inquired if there were any questions for staff. Hearing none, Chair Marshall requested a motion for both items. Mr. Trapp stated in regard to agenda item Z-20-05-002, the Greensboro Zoning Commission believes that its action to recommend approval of the original zoning amendment for the property located at a portion of 1055 NC Highway 68, North from County CU-PD-M (Conditional Use – Planned Development – Medium) to City 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 for the following reasons. The request is consistent with the Comprehensive Plan's Growth at the Fringe goal to promote sound and sustainable patterns of land use at the City's fringe. The request is consistent with the Comprehensive Plan's Economic Development goal to promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community. The request, as conditioned, limits negative impacts to the surrounding neighborhood. Seconded by Mr. Alford. The Commission voted 8-0. (Ayes: Chair Marshall, Holston, O'Connor, Trapp, Engle, Rosa, Dansby-Byrd, and Alford. Nays: 0). Chair Marshall advised this constituted a favorable recommendation and is subject to a public hearing at the June 16, 2020, City Council meeting.

Mr. Trapp stated in regard to agenda item Z-20-05-003, the Greensboro Zoning Commission believes that its action to recommend approval of the rezoning amendment for the property identified as a portion of NC Highway 68 North, right of way north of I-73 and south of Leabourne Road from County CU-PD-M (Conditional Use – Planned Development – Medium) and County AG (Agriculture) to City C-M (Commercial – Medium) to be consistent with adopted 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons. The request is consistent with the Comprehensive Plan's Growth at the Fringe goal to promote sound and sustainable patterns of land use at the City's fringe. The request is consistent with the Comprehensive Plan's Economic Development goal to promote a healthy diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community. The requested C-M zoning allows uses complimentary to existing uses in the surrounding area. Seconded by Mr. Rosa. The Commission voted 8-0. (Ayes: Chair Marshall, Holston, O'Connor, Trapp, Engle, Rosa, Dansby-Byrd, and Alford. Nays: 0). Chair Marshall advised this approval constituted a favorable recommendation and is subject a public hearing at the June 16, 2020, City Council meeting.