

**PARTIAL MINUTES OF THE  
ZONING COMMISSION  
December 21, 2020**

**PL(P) 20-24 & Z-20-12-003: An annexation and original zoning from County CU-HI (Conditional Use Heavy-Industrial) to City CD-HI (Conditional District Heavy Industrial) for the property identified as 4490 Chickasha Drive, generally described as south of Chickasha Drive and west of Summit Avenue, (5.93 acres) and**

**Z-20-12-004: An original zoning from County CU-HI (Conditional Use – Heavy Industrial) to City HI (Heavy-Industrial) for the property identified as Kiowa Drive right-of-way, generally described as all of Kiowa Drive south of Chickasha Drive, (0.93 acres).**

**(Recommended Approval)**

Mr. Kirkman stated that as part of this hearing the Commission will consider 3 different actions. The annexation of all of the property shown in the hatched area and then the 2 original zoning requests associated with the annexation. The reason for this is there is a request for 4498 Chickasha Drive which is private property and the Kiowa Drive Right of Way that is publicly owned property between the property being petitioned to come into the city and existing city corporate limits. Under State law, that property then comes in as part of the action. Both of these are zoned County Conditional Use – Heavy Industrial (CU-HI) and the request is to go to City CD-HI (Conditional District Heavy – Industrial) for the private property and then straight City HI for the roadway Right of Way.

Mr. Kirkman reviewed the zoning map and provided other summary information for the subject property and surrounding properties. Mr. Kirkman advised of the one condition associated with the zoning request on the private property. Chair Holston asked if there were any questions for Mr. Kirkman. Hearing none, Chair Holston requested the applicant to state their name, address, and present their case. Mr. Carter advised Chair Holston that it did not appear the applicant was present. Chair Holston asked what staff could tell the Commission about the case, as he assumed the City of Greensboro is also a participant in this case.

Mr. Kirkman stated staff's understanding was they were interested in doing a manufacturing building for the building components such as roof tresses and those types of activities on the private property. Because that property is adjacent to the right of way, it is also adjacent to the corporate limits and the reason why the city is petitioning the right of way to come in as part of this action. Mr. Carter added they are also requesting access to city water and sewer. Water is currently available and sewer will be another couple of years before being available and there is a project underway for that. Chair Holston clarified this was similar to the previous requests but was not simply attempting to connect with water and sewer. Mr. Kirkman responded that was the purpose for asking for the annexation in attempting to connect to city services to allow them to build the manufacturing facility on the property. Chair Holston asked if there was anyone wishing to speak in favor of this request. Seeing and hearing none, Chair Holston asked if there was anyone wishing to speak in opposition to this request. Seeing and hearing none, Chair Holston closed the public hearing and requested to hear from city staff.

Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this site as Exurban on the Future Built Form Map. Upon annexation, the subject site would be changed to the Urban General place type and Residential on the Future Land Use Map. If this zoning request is approved, the Future Land Use designation for the subject site would be amended to Industrial. The request is consistent with the Comprehensive Plan to build a prosperous, resilient economy that creates equitable opportunities to succeed and to increase and preserve the inventory of developable sites compatible with corporate and industrial uses. The proposed CD-HI zoning as proposed, includes a condition to limit the potential negative impacts on the surrounding area and with the zoning consistent with potential development in the surrounding area. Staff recommended approval of the request.

Chair Holston inquired if there were further questions, comments or a motion. Mr. Bryson asked if it was premature to have this process if sewer would not be ready for a couple of years. Mr. Carter responded staff was in contact with the Water Resources Department. In order for the city to annex someone, they have to have water or sewer available and did not have to have both available. Regarding timing for the sewer, it is completely up to the land owner's discretion. The application is specifically for city water and would have to be annexed. Mr. Bryson asked if it would be functional to add both and could not envision a piece of property without both. Mr. Kirkman responded the city policy states one or the other is what triggers the requirement for annexation. There are cases that people had some previous connection to city water but were on a septic system and needed to connect to sewer. It is a similar thought process.

Chair Holston inquired if there were additional questions. Ms. O'Connor made a motion to approve the annexation; seconded by Mr. Rosa. The Commission voted 8-0. (Ayes: Chair Holston, Collins, Bryson, Rosa, Trapp, Engle, Alford and O'Connor. Nays: None). Chair Holston stated this is a favorable recommendation and is subject to a public hearing at the January 19, 2021, City Council meeting. Ms. O'Connor moved that in regard to agenda item Z-20-12-003, the Greensboro Zoning Commission believes that its action to recommend approval of the original zoning request for the property described as 4490 Chickasha Drive from County CU-HI (Conditional Use Heavy-Industrial) to City CD-HI (Conditional-District-Heavy Industrial) to be consistent with the adopted GSO 2040 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 Future Built Form Map and Future Land Use map. The requested CD-HI zoning district would permit uses that are complimentary to those existing in the surrounding area. The request is reasonable due to the size, physical conditions, and other attributes of the area. It will benefit the property owner and surrounding community. Approval is in the public interest. Seconded by Mr. Rosa. The Commission voted 8-0. (Ayes: Chair Holston, Collins, Bryson, Rosa, Trapp, Engle, Alford and O'Connor. Nays: None). Chair Holston stated this approval constitutes a favorable recommendation and is subject to a public hearing at the January 19, 2021, City Council Meeting.

Ms. O'Connor moved that in regard to agenda item Z-20-12-004, the Greensboro Zoning Commission believes that its action to recommend approval of the original zoning request for the property described as Kiowa Drive Right of Way from County CU – HI (Conditional Use Heavy-Industrial) to City HI (Heavy Industrial) to be consistent with the adopted GSO 2040 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 Future Built Form Map and Future Land Use map. The requested HI zoning district would permit uses that are complimentary to those existing in the surrounding area. The request is reasonable due to the size, physical conditions, and other attributes of the area. It will benefit the property owner and surrounding community. Approval is in the public interest. Seconded by Mr. Rosa. The Commission voted 8-0. (Ayes: Chair Holston, Collins, Bryson, Rosa, Trapp, Engle, Alford and O'Connor. Nays: None). Chair Holston stated this approval constitutes a favorable recommendation and is subject to a public hearing at the January 19, 2021, City Council Meeting.