

**Item: 257 Willowlake Road  
Original Zoning**

Date: March 16, 2021

**Zoning Amendment Statement by City Council on Consistency with  
Adopted Comprehensive Plan and Reasonableness**

The **Greensboro City Council** believes that its action to recommend **approval/denial** of the original zoning for the property described as **257 Willowlake Road** from **County AG (Agricultural)** and **County RS-30 (Residential Single-family)** to **City CD-C-M (Conditional District - Commercial - Medium)** 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: **[choose from the following based on the motion]**

Factors that support <b>approval</b> of the rezoning request:	Factors that support <b>denial</b> of the rezoning request:
<ol style="list-style-type: none"><li>1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.</li><li>2. The requested CD-C-M zoning district would permit uses that are complimentary to those existing in the surrounding area and includes conditions that limit negative impacts on adjacent properties.</li><li>3. 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, and approval is in the public interest.</li><li>4. <b>Other factors raised at the public hearing, if applicable (describe)</b></li></ol>	<ol style="list-style-type: none"><li>1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.</li><li>2. The requested CD-C-M zoning district includes conditions, however they do not limit negative impacts on adjacent properties.</li><li>3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest.</li><li>4. <b>Other factors raised at the public hearing, if applicable (describe)</b></li></ol>