

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
MAY 20, 2024**

PL(P) 24-11 & Z-24-05-008: An annexation and original zoning request from County AG (Agricultural) and County HB (Highway Business) to City CD-LI (Conditional District – Light Industrial) for the properties identified as 3530 and 3534 McConnell Road, generally described as south of McConnell Road and west of Stanfield Road (19.945 acres). (RECOMMENDED APPROVAL).

Mr. Carter reviewed the summary information for the subject properties and surrounding properties and advised that the applicant had proposed the following condition:

- 1) Permitted uses shall include all uses allowed in LI zoning district except: Cemeteries; Auditoriums, Coliseums, and Stadiums; Bus and Rail Terminal; Shooting Range; Amusement or Water Park, Fairgrounds; Hotels and Motels; Single Room Occupancy Residences; Inert Debris Landfill, Minor (Temporary Use); and Animal Shelter.

Mr. Carter stated the GSO2040 Comprehensive Plan designates this property as Planned Industrial on the Future Built Form Map and Industrial on the Future Land Use Map. Staff determined the proposed original zoning request supports both the Comprehensive Plan's Filling In Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro and the Growing Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed. The proposed CD-LI zoning district, as conditioned, would limit permitted uses to those that are similar to existing uses present in the surrounding area. The change in zoning for this property is appropriate given its proximity to the McConnell Road and I-40 interchange. Staff recommended approval of the request.

Chair O'Connor asked if the applicant or anyone else wished to speak in favor of the request.

Amanda Hodierne, 804 Green Valley Road, stated the request is a conditional district which prohibits some of the heavier industrial uses allowed in the light industrial district. She noted that the total acreage for the request is just under 20 acres. She talked about the existing and proposed zoning for the subject and surrounding properties. Ms. Hodierne displayed an aerial view of the area and said that the proximity of the interstate played a critical role in the land use designations as set out in the GSO 2040 Comprehensive Plan. She mentioned that the request is in keeping with the GSO 2040 Comprehensive Plan. Ms. Hodierne stated that a feasibility plan, including traffic impact analysis, was submitted and reviewed by the Technical Review Committee. She said that feedback was received from several city departments regarding the feasibility plan. She emphasized that the subject properties are surrounded by residential uses and future development of the subject properties would include dedicated transitional protective yard along the perimeters. She talked about the community outreach and said that letters were mailed to neighbors within the city's 750 feet notification boundary and a zoom meeting held. She stated that she spoke with the HOA and the management office for neighboring residential developments. She concluded that she is in continued dialogs with the neighbors.

Ernie Reinstein, 10 Parkway North Blvd, Illinois, introduced himself as an investor working with the applicant.

Chair O'Connor asked if the applicant or anyone else wished to speak in favor of the request. Hearing none, Chair O'Connor inquired if there was anyone wishing to speak in opposition to the

request.

Joseph Carter, 1160 Waterlyn Drive, expressed concerns of freight vehicles in the area and said that McConnell Road is narrow and could not accommodate additional freight vehicles that the proposed rezoning would generate. He noted that existing industrial developments access the interstate further east and away from the residential communities. He asked if he would be notified of the request should it go before the City Council. Mr. Kirkman said he would be notified.

Mary Feeny, 3453 McConnell Road, echoed Mr. Carter's concerns about McConnell Road being narrow and the high volume of freight traffic in the area. She talked about the possible traffic conflicts of farming and CDL training vehicles with the freight vehicles. She urged the Commission to consider the accumulative effects of the industrial developments in the area.

JoAnna Lowe, 1130, 1125, 1125 ZZ, 1123, 1123 ZZ and 1119 Stanfield Road, opposed the rezoning request and talked about the adverse impacts surrounding industrial properties have on her properties. She said her properties are downstream from the industrial developments and runoff flooded her properties including the lakes resulting to wildlife disturbances. She pointed out that the request would increase the environmental disturbances to her properties. She asked about the videos and attached documents submitted as part of her presentation. Mr. Carter assured Ms. Lowe that the videos and documents were sent to the Commissioners prior to the meeting. Mr. Engle and Chair O'Connor confirmed access to the videos and attached documents.

Gwendolyn Crump, 1216 Waterlyn Drive said that the request would make the residential community less desirable and lessen home value. She expressed concerns and concurred with earlier speakers that McConnell Road could not accommodate the freight vehicles and added that she witnessed several vehicular accidents on the road.

J.C. Barnett, 3520 McConnell Road emphasized the importance of the vegetative buffer along the perimeters of the subject properties. He stated that his property abuts the subject properties and he would be most impacted by the request.

Chair O'Connor asked if the applicant or anyone else wished to speak in support of the request.

Amanda Hodierne acknowledged the speakers concerns and stated that continued communications with the neighbors and adherence to the feasibility plan would mitigate the negative impacts of any future development on the subject properties. She reiterated that the request is consistent with the GSO 2040 Comprehensive Plan. She talked about the positive spillover effects of having the rezoning and said that extending water and sewer to the subject properties would greatly benefit the area. Ms. Hodierne addressed Ms. Lowes' concerns regarding stormwater runoff and said that the subject properties drained southwest towards the interstate and away from Ms. Lowe's properties.

Chair O'Connor asked if the applicant or anyone else wished to speak in favor of the request. Hearing none, Chair O'Connor inquired if there was anyone wishing to speak in opposition to the request.

Dori Mondon, 5095 Millpoint Road agreed with the other neighbors and said that McConnell Road could not accommodate the high volume of freight vehicles. She noted the lack of sidewalks and mentioned the need for a supermarket in the area. She said the area was experiencing various kinds of pollution and decreased property values. She opposed the request and stated

that the request should be planned for property closer to the interstate.

Darlene Wilson, 1206 Waterlyn Drive, concurred with Ms. Mondon and said the narrow road and high volume of freight vehicles would increase pedestrian and vehicular conflicts due to the lack of pedestrian access. She noted that property values would be negatively impacted.

Al-Nisa Sherman, 1214 Waterlyn Drive, talked about the visual impact of the proposed development. She agreed with Ms. Mondon that a supermarket would greatly benefit the neighborhood.

Chair O'Connor asked if there was anyone else wishing to speak in opposition to the request. Hearing none, she closed the public hearing. Chair O'Connor noted that the videos and documents submitted were reviewed by the Commissioners.

Mr. Engle asked staff for clarification on the traffic impact study regarding the expected truck trips per day and said that the proposed use on the subject properties would not generate significant traffic in the area. Kym Smith confirmed that expected truck trips would be two (2) trucks per day. He supported the request and stated that the rezoning is consistent with the 2025 and 2040 Comprehensive Plan.

Mr. Gilmer Sr acknowledged the residents' concerns, however he supported the request. He said the rezoning is in keeping with the economic development of east Greensboro.

Mr. Downing resonated with the residents and did not support the request. He noted that while the GSO 2040 Comprehensive Plan and the proximity of the interstate encouraged economic activities, the number of industrial use in the area is excessive for the community.

Mr. Gilmer Sr added that he sympathized with the residents, however reiterated that the request is consistent with the GSO 2040 Comprehensive Plan.

Chair O'Connor supported the request and concurred with Mr. Gilmer, Sr. She noted that the residential communities have needs but the request is appropriate zoning. She said the request is in keeping with the GSO 2040 Comprehensive Plan. She acknowledged Mr. Downing and the residents' concerns. Chair O'Connor noted that traffic concerns would be addressed by staff and she said the focus of the request is for the use of the land.

Mr. Engle made a motion to annex the property, seconded by Mr. Gilmer Sr. The Commission voted 5-2, (Ayes: Chair Sandra O'Connor, Skenes, Engle, Gilmer Sr. and Egbert). (Nays: Downing and Glass).

Mr. Engle then stated regarding agenda item Z-24-05-008, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties at 3530 and 3534 McConnell Road from County AG (Agricultural) and County HB (Highway Business) to City CD-LI (Conditional District - Light Industrial) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.)The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed City CD-LI zoning district, as conditioned, permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties; (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. Mr. Gilmer Sr. seconded the motion. The Commission voted 5-2, (Ayes: Chair Sandra O'Connor, Skenes, Engle, Gilmer Sr. and Egbert). (Nays: Downing and Glass).

Chair O'Connor advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, June 18, 2024 City Council Meeting.