

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
FEBRUARY 17, 2025**

PL(P) 25-08 & Z-25-02-009: An annexation and original zoning request from County AG (Agricultural) to CD-LI (Conditional District - Light Industrial) for the properties identified as a portion of 3725, a portion of 3739, and all of 3751 McConnell Road, generally described as east of McConnell Road, north of I-40, and west of I-840 (32.31 acres). (RECOMMENDED APPROVAL)

AND

PL(P) 25-08 & Z-25-02-010: An annexation and original zoning request from County AG (Agricultural) to LI (Light Industrial) for the property identified as a portion of McConnell Road Right-of-way, generally described as McConnell Road northwest of Interstate 40 and east of Clapp Farms Road (3.37 acres). (RECOMMENDED APPROVAL)

Mr. Nelson explained the request consisted of two rezoning and one annexation. He noted that item Z-25-02-009 was conditional zoning from County AG to CD-LI, and item Z-25-02-010 was to assign city land use classification to a portion of the McConnell Road Right-of-way.

Mr. Nelson reviewed the summary information for the subject properties and surrounding properties. He advised that the applicant (Z-25-02-009) proposed the following condition:

1. Permitted uses shall include all uses allowed in the 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); Animal Shelter; Day Care Centers; Elementary/Secondary Schools, Neighborhood-scale; Elementary/Secondary Schools, Community-scale; Religious Assembly, Neighborhood-scale; Religious Assembly, Community-scale; Shelters, Temporary and Emergency; Funeral Homes and Crematoriums; Veterinary Services, Pet Grooming, Kennels; Car Washes; Recycling Processing Centers; Caretaker Dwellings; Junk Motor Vehicles; Eating and Drinking Establishments; Group Care Facilities.

Mr. Nelson stated that the GSO 2040 Comprehensive Plan designates this site 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 the GSO2040 Growing Economic Competitiveness Plan to increase and preserve the inventory of developable sites compatible with corporate and industrial uses. The request also supports the Prioritizing Sustainability goal to build economic resilience, expanding the local economy's ability to withstand and adjust to disruptions and changes at the regional, national and global scales. The proposed CD-LI zoning district, as conditioned, and LI district would permit uses that are present on adjacent tracts. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on adjacent properties. Staff recommended approval of the request.

Chair Magid asked for any questions or comments from the Commissioners. Hearing none, she asked if the applicant wished to speak in favor of the request. The applicant was present but passed on speaking on the item. Hearing no comments and without opposition to the request Chair Magid closed the public hearing.

Mr. Peterson made a motion to annex the subject properties, seconded by Vice Chair Skenes. The Commission voted 9 - 0 (Ayes: Chair Magid, Vice Chair Skenes, Ms. O'Connor, Mr. Gilmer Sr., Ms. Glass, Ms. Turner, Mr. Downing, Mr. Peterson and Mr. Nichols). Nays: (None).

Mr. Peterson then stated regarding item **Z-25-02-009**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties at a portion of 3725, a portion of 3739, and all of 3751 McConnell Road from County AG (Agricultural) 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 the 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. Downing seconded the motion.

The Commission voted 9 - 0 (Ayes: Chair Magid, Vice Chair Skenes, Ms. O'Connor, Mr. Gilmer Sr., Ms. Glass, Ms. Turner, Mr. Downing, Mr. Peterson and Mr. Nichols). Nays: (None).

Mr. Peterson then stated regarding item **Z-25-02-010**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at a portion of McConnell Road Right-of-way from County AG (Agricultural) to City LI (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 LI zoning district permits uses that fit the context of the 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. Ms. O'Connor seconded the motion.

The Commission voted 9 - 0 (Ayes: Chair Magid, Vice Chair Skenes, Ms. O'Connor, Mr. Gilmer Sr., Ms. Glass, Ms. Turner, Mr. Downing, Mr. Peterson and Mr. Nichols). Nays: (None).

Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, March 18, 2025 City Council Meeting.