

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
JUNE 16, 2025**

PL(P) 25-20 & Z-25-06-001: An annexation and original zoning request from County AG (Agricultural) to City CD-LI (Conditional District - Light Industrial) for the property identified as 3526 McConnell Road, generally described as south of McConnell Road and east of Youngs Mill Road (0.936 acres). (RECOMMENDED APPROVAL)

Mr. Nelson reviewed the summary information for the subject property and surrounding properties. Mr. Nelson advised that the applicant proposed the following conditions:

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.
2. There shall be an enhanced visual screen along the western property boundary with the residential properties located at 3520 & 3524 McConnell Road that includes the following: Existing canopy trees in the required Type A buffer yard shall be saved as much as possible. Any new plantings in the required Type A landscape buffer yard shall be of evergreen material for year round screening. Any additional required canopy trees will be substituted with 2 understory trees for each required canopy tree to ensure full visual screening from ground level.

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 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 increase and preserve the inventory of developable sites compatible with corporate and industrial uses. The proposed CD-LI zoning district, as conditioned, would limit permitted uses to 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. The uses permitted under this request are similar to existing uses present in the surrounding area.

Chair Magid asked for any questions or comments from the Commissioners.

Chair Magid, asked if the request would be added to a recently approved rezoning on the adjacent property east of the request.

Mr. Nelson confirmed the request would be added to the property east of the request.

Chair Magid then asked if the applicant or anyone else wished to speak in favor of the request. She noted they had two (2) minutes to speak on the request.

Amanda Hodierne, 804 Green Valley Road, stated she made commitment to adjacent residential property owner to provide enhanced landscaping buffers. She highlighted condition 2 of the request which included the planting types. She also confirmed that the request would be an extension to the previous rezoning approval for the property east of the request. Ms. Hodierne

presented a site plan and emphasized that landscaping buffer would be provided along the subject property and the adjacent residential property south of the request.

Chair Magid asked for any questions from the Commissioners. Hearing none, and without opposition to the request Chair Magid closed the public hearing.

Commission Motion:

Ms. Skenes made a motion to annex item **PL(P) 25-20** for the property identified as 3526 McConnell Road. Ms. O'Connor seconded the motion.

The Commission voted 8 - 0, (Ayes: Chair Magid, Vice Chair Skenes, O'Connor, Turner, Gilmer Sr., Downing, Nichols and Peterson). Nays: (None).

Ms. Skenes then stated regarding item **Z-25-06-001**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 3526 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 permits uses that fit the context of the surrounding area and limits negative impacts on 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 8 - 0, (Ayes: Chair Magid, Vice Chair Skenes, O'Connor, Turner, Gilmer Sr., Downing, Nichols and Peterson). Nays: (None).

Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, July 15, 2025 City Council Meeting.