

**MEETING OF THE  
ZONING COMMISSION  
August 10, 2015**

**Z-15-08-001** 4016 South Elm-Eugene Street (west of South Elm-Eugene Street and south of Elmsley Meadows Lane) – Original zoning request from County-AG (Agricultural) to City-CD-C-M (Conditional District-Commercial-Medium) with the following conditions: (1) All uses permitted in the C-M district **except** automobile, motorcycle repair service, major; automobile, motorcycle repair service, minor; automobile towing and storage services; boat repairs; commercial parking; equipment rental and leasing (no outside storage); equipment repairs, light; kennels or pet grooming services; pest or termite control services; recreational vehicle parks or campsites; taxidermists; tourist homes (Bed and Breakfast); pawnshops; land clearing and inert debris landfills, minor; taxi terminals; warehouse and self-storage; sexually oriented businesses; arts and crafts shows; and carnivals and fairs. (2) The architectural provisions of the SCOD-2 overlay district shall apply to all sites within the development; and (3) The building facades on the lots fronting South Elm-Eugene Street shall include a combination of three of the following materials: brick and brick veneer; stone, stone veneer and cultured stone; and stucco with architectural detailing. – For property located at 4106 South Elm-Eugene Street, generally described as west of South Elm-Eugene Street and south of Elmsley Meadows Land (2.50 acres) – El Club Mexicano Real Estate Investment, Inc. **(RECOMMENDED)**

Ms. Smith described the subject property, as well as surrounding properties, and noted issues in the staff report.

Chair Pinto asked if there was anyone wishing to speak in favor of the request.

Dave Patella, 701 Green Valley Road, is an Attorney representing the applicant. He stated the proposed use is for a strip shopping center with approximately 17,000 square feet. There will be 11 storefronts, each with 1,450 square feet. A letter was sent out on July 17, 2015 and a meeting was held on July 19, 2015. Three neighbors attended the meeting and several phone calls have been received. Everyone attending the meeting or calling were generally interested in the use and expressed no objections to the request.

There being no other speakers, Chair Pinto closed the public hearing.

**Staff Report:**

Mr. Kirkman stated that the site is designated as **Mixed Use Residential** on the Future Land Use Map (GFLUM). This designation applies to neighborhoods or districts where predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. The request supports the Comprehensive Plan's Economic Development goal to promote a healthy and diversified economy. It also promotes the Growth at the Fringe goal to promote sound, sustainable land use patterns that provide for the efficient provision of public services and facilities at the fringe of the City. The CD-C-M (Conditional District-Commercial-Medium) zoning district will accommodate a wide range of retail, service and office uses, and can include both local and more regional service uses. Staff is recommending approval of the request.

**Comments:**

None.

Mr. Griffin moved that in the matter of **Z-15-08-001** the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 4016 South Elm-Eugene Street from County-AG

(Agricultural) to City-CD-C-M (Conditional District-Commercial-Medium) to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest because it is consistent with the Growth at the Fringe goal to promote sound and sustainable patterns of land use; the request is consistent with the Economic Development goal to promote a healthy and diversified economy; and the request does implement measures to protect neighborhoods from potential impacts of development, seconded by Ms. Bachmann. The Commission voted 8-0 in favor of the motion. (Ayes: Placentino, Parmele, Gilmer, Bachmann, Griffin, Blackstock, Marshall, Lester. Nays: None.)