

**MEETING OF THE
ZONING COMMISSION
May 16, 2016**

Z-16-05-002; An original zoning request from County AG (Agricultural) to City LI (Light Industrial). For the property located at 4751-YY McConnell Center Drive generally described as south of I-40/Bus-85 and north of McConnell Center Drive (2.72 Acres). **(APPROVED)**

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

Mr. Buddy Seymour, the applicant, 5603 New Garden Village Drive, stated the intent is to include the property in their industrial park. The property is currently surrounded by the industrial park and Interstate 40.

Chair Pinto asked if there was anyone else to speak on this matter. There being no other speakers the public hearing was closed.

Mike Kirkman stated that the site is designated as Mixed Use Corporate Park on the Generalized Future Land Use Map. The Mixed Use Corporate Park designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels and residential. Proposal meets the Growth at the Fringe goal to promote sound and sustainable patterns of land use and Economic Development goal to promote a health and diversified economy. The LI zoning district accommodates limited manufacturing, wholesaling, warehousing and related uses which have little or no adverse impact on adjoining properties. Staff recommends approval of the request.

In the matter of **Z-16-05-002**, Mr. Parmele moved that the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 4751-YY McConnell Center Drive from County-AG (Agricultural) to City LI (Light Industrial) to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the actions taken to be reasonable and in the public interest because it is consistent with the Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas and the Economic Development Goal to promote a health and diversified economy. In addition, the request does implement measures to protect neighborhoods from potential negative impacts. Motion made by Mr. Parmele and second by Mr. Blackstock. The Commission voted 9-0 in favor of approval. (Ayes: Pinto, Bachman, Blackstock, Griffin, Parmele, Gilmer, Marshall, Lester, Duggins. Nays: None.)