

**PARTIAL MINUTES OF THE
ZONING COMMISSION
November 20, 2017**

Z-17-11-006 Portions of 2900,2910,2924 and 3136 McConnell Road (south of McConnell Road and west of Old Mc Connell Loop) – An original zoning request from County AG (Agricultural) an County PI (Public and Institutional) – for portions of property located at 2900,2910,2924 and 3136 McConnell Road (south of McConnell Road and west of Old Mc Connell Loop. (110.08 Acres) - NC A&T State University **(FAVORABLE RECOMMENDATION)**

Mike Kirkman described the subject properties, as well as surrounding properties, and noted issues in the staff report.

Chair Bachmann asked if there was anyone wishing to speak on this matter.

Shirley Hymon-Parker, representing A&T State University, stated that there are a lot of exciting things happening on the campus of A&T State University, in particular, the College of Agricultural and Environment Sciences. There are over 1,100 students with nine (9) Degree programs, Undergraduate Degree Programs and five (5) Masters Degree Programs. The College of Agriculture is the largest Agriculture Programs among the 1890 Land Grant Universities and the HCBUs. This college has taken on, as a priority, trying to increase access and focus to food and urban access for the community. There are cooperative extension programs in place with students being able to better engage the community in this effort. They focus on minority and underserved individuals, in particular, small farms and the University has a three-part technician which focuses on academics, research and outreach. They are trying to strengthen what is already in place by investing in community foods and health. They are looking at ways to enhance what is done from the extension end and they propose to put up three new buildings on the farm. Those building will focus on the Tri-Part technician, the research component and they are seeking annexation so that they can have increased sewer and water capacity to support the three new buildings.

Kelly White, 6159 Liberty Road, Julian, NC, stated that his grandfather cleared the land right across the street from the A&T Farm. He supports the request and while he worries about traffic, but other than that, he feels everything is a good idea. Mr. White stated that he was not opposed to this new proposal for changes to this property.

There being no one to speak in opposition to this request, the public hearing was closed.

Mike Kirkman summarized the request and stated that this site is currently designated as both Low Residential and Mixed Use Corporate Park on the Comprehensive Plan Generalized Future Land Use Map. The Mixed Use Corporate Park covers the vast majority of the site. That designation applies to large tracts of undeveloped land at the City's fringe and is generally appropriate for well-planned, larger scale business and employment parks that include supporting uses such as retail, hotel, and restaurants, The proposed request does support the Comprehensive Plan's Growth at the Fringe goal to promote the development framework on the fringe with sound and sustainable patterns of land use and the Economic Development goal to promote a healthy and diversified economy. The City's PI District generally accommodates mid and large size public quasi-public and institutional uses which generally can have a substantial impact or traffic generation potential as uses. Staff recommends approval of the request

Mr. Gilmer stated that the Greensboro Zoning Commission believes that its action to approve the zoning amendment, for portions of the property located at 2900, 2910, 2924, and 3136 McConnell Road from County AG (Agricultural) and County PI (Public and Institutional) to City PI (Public and Institutional) to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following

reasons: The request is consistent with the Growth at the Fringe goal to provide a development framework for the fringe. The request is consistent with the Economic Development goal to promote a healthy, diversified economy. The request does implement measures to protect neighborhoods from potential negative impacts, seconded by Ms. Mazzurco. The Commission voted 8-0 in favor of the motion. (Ayes: Bachmann, Marshall, Holston, Lester, Pinto, Blackstock, Mazzurco, Gilmer. Nays: None.)