

**PARTIAL MINUTES OF THE
ZONING COMMISSION
September 17, 2018**

Z-18-09-001 3819-3825 McConnell Road and 4802 Clover Road (east of McConnell Road and south of Clover Road) - A original zoning request from County HB (Highway Business) and County AG (Agricultural) to City C-M (Commercial Medium): - For the properties located at 3819-3825 McConnell Road and 4802 Clover Road, generally described as east of McConnell Road and south of Clover Road. (4.4 Acres) -William Seymour for SHIV SUMANGALA, LLC (**FAVORABLE RECOMMENDATION**)

Lucas Carter explained the request and presented related photographs of the subject property and surrounding area.

Chair Lester asked if there was anyone wishing to speak in favor of this item.

Buddy Seymour, the applicant, stated that he represents the current owners of the property. They were previously co-owners of part of the property and also served as the developer for the McConnell Center industrial park to the west. He noted the original plan for McConnell Center included 12 acres of commercial zoning that would have been used to provide support services for the businesses as they developed. However, they rezoned those 12 acres into additional Light Industrial zoning to support additional development of a 233,000 square foot spec building on that property. Mr. Seymour noted that he met early on with staff on this property had a transportation study done as part of this request. They want to have food service and other commercial convenience store type services on the property to support the growing industrial park. He noted that he did get one phone call from a property owner behind the request on Clover Road, who had questions on the request but did not express any concerns.

Chair Lester asked if there was anyone wishing to speak in opposition to this item and no one came forward.

Staff Recommendation:

Mike Kirkman stated that this 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. The proposal supports the Comprehensive Plan's Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use, as well as the Economic Development Goal to promote a healthy, diversified economy. The Commercial Medium district in general permits a wide range of retail, service and office uses, which would support the adjacent industrial park. Staff recommends approval of the request.

Mr. Holston moved that in regard to Z-18-09-001, 3819-3825 McConnell Road and 4802 Clover Road, that the Greensboro Zoning Commission believes that its action to approve the zoning request for this property from County HB (Highway Business) and County AG (Agricultural) to City C-M (Commercial Medium) to be consistent with the

Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: The proposed request does support the Comprehensive Plan's Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use as well as the Economic Development goal to promote a healthy and diversified economy, seconded by Mr. Blackstock, The Commission voted 8-0 in favor of the motion. (Ayes: Lester, Holston, Engle, Alford, Pinto, Marshall, Mazzurco. Nays: None.)