

**PARTIAL MINUTES OF THE
ZONING COMMISSION
November 18, 2019**

Z-19-11-001: An original zoning request from County CU-GO-M (Conditional District-General Office-Medium) to City C-M (Commercial-Medium) for the property located at 4626 Hicone Road, generally described as south of Hicone Road and west of Rankin Mill Road (3.06 Acres). (Recommended Approval)

Mr. Carter provided the zoning map for Z-19-11-001 and other summary information for the subject property and surrounding properties. Mr. Carter advised there were no conditions. Chair Marshall inquired of questions for staff. Seeing none, Chair Marshall requested the applicant to come forward and state their name and address.

Chris Berry, 3555 Keith Street, Cleveland, TN, stated he is with Berry Engineers and represented the developer on this project. He noted this was a small piece of property and the proposed use is an auto parts retail store with the remainder of the property possibly for a fast food restaurant because that would be the highest traffic generating use. The required traffic impact study indicated that with proposed improvements, there would not a significant difference on the roadway. Mr. Berry stated the big improvement is to the west of the project where there is an existing turn lane and right of the property are shopping centers with an existing turn lane. Their project proposes to widen the road between those two segments providing one continuous three lane section for a significant section of roadway. Mr. Berry stated there has been some interaction with the immediate adjacent property owners and most of the concerns were related to traffic. Berry Engineers felt the real benefit to this project is not only providing a turn lane into their development, but it could also be used for Pearview Drive. The traffic study indicated those two items would be a big improvement for traffic flow. It would allow their development to have a turn lane and also the residential subdivision to the north would have a turn lane that does not currently exist.

Chair Marshall inquired if there were any further questions for the applicant. Seeing none, Chair Marshall inquired if there was anyone else wishing to speak in favor of the application. Seeing none, Chair Marshall inquired if there was anyone wishing to speak in opposition to the application. Seeing none, Chair Marshall closed the public portion of the meeting and asked for staff comments.

Mr. Kirkman stated this site is currently designated as a Node of Mixed Use on the Comprehensive Plan's Generalized Future Lane Use Map. The Node of Mixed Use designation is specific to areas where a mixture of uses of higher and moderate intensity are envisioned, primarily providing services to the surrounding area. Staff finds this request is consistent with the Comprehensive Plan's Growth at the Fringe Goal, providing a development framework for the fringe guiding sound, sustainable patterns of land use and the Economic Development goal to promote a health and diversified economy. The proposed City C-M original zoning request allows a variety of restaurant, retail, and service uses that are compatible with the general pattern of land use in this area. Staff is recommending approval of the request.

Chair Marshall inquired if there was any discussion between the Commissioners or questions. Hearing none, Chair Marshall requested a motion be made.

Mr. Engle stated in regards to agenda item Z-19-11-001, the Greensboro Zoning Commission believes that its action to approve the zoning amendment for the property located at 4626 Hicone Road, from County CU-GO-M (Conditional District-General Office-Medium) to City C-M (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 for the following reasons. The request is consistent with the Comprehensive Plan's Growth at the Fringe Goal to provide a development framework for the fringe that includes sound, sustainable patterns of

land use, limits sprawl, protects rural character, evidence of sound stewardship of the environment and provides for efficient provision of public services and facilities as the City expands. The request is consistent with the Comprehensive Plan's Economic Development Goal to promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship, and for profit and non-profit economic development for all segments of the community. The proposed C-M zoning district allows a variety of restaurant, retail, and service uses that are compatible with the general pattern of land uses in the surrounding area.

Motion by Mr. Engle, seconded by Mr. Blackstock. The Commission voted 9-0. (Chair Marshall, Holston, Dansby-Byrd, Trapp, Blackstock, Alford, Engle, Rosa, and O'Connor. Nays: 0). Chair Marshall stated this constituted a favorable recommendation and was subject to a public hearing at the December 17, 2019 City Council meeting.