

**PARTIAL MINUTES OF THE
ZONING COMMISSION
April 19, 2021**

PL(P) 21-08 and Z-21-04-009: An annexation and original zoning from County AG (Agricultural) to City O (Office) for the property identified as 3403 McConnell Road, generally described as north of McConnell Road and north of Bridgepoint Road, (0.48 acres) (Recommend Approval)

Mr. Kirkman reviewed the zoning map and other summary information for the subject property and surrounding properties. Mr. Kirkman advised there were no conditions associated with this request. Chair Holston inquired if there were questions for Mr. Kirkman. Seeing none, Chair Holston requested the applicant to come forward, provide his name and address and present his case.

Mr. Kirkman advised the City of Greensboro is the applicant and there was supposed to be someone from Water Resources to speak to the request. Mr. Carter advised the person from Water Resources was not logged in. Chair Holston inquired if there was someone who could present the case on their behalf. Mr. Kirkman responded Mr. Carter and himself could speak on the basics and try to answer any questions. He noted this is an existing utility substation and there needs to be a non-residential zoning district to support the utilities substation on there. The Office zoning district meets this test while also allowing residential development. They were trying to find a district that balanced the non-residential needs for the pump station with the context of the residential in the area, and that is why Office was ultimately picked for this request. This is a very limited site and is already developed with no real ability to do other projects.

Chair Holston inquired if there was anything else the Commission should know. Mr. Kirkman responded that was the basics of the request. Chair Holston inquired if there was anyone else wishing to speak in favor of the request. Seeing none, Chair Holston inquired if there was anyone wishing to speak in opposition to the request. Seeing none, Chair Holston closed the public portion of the hearing and requested to hear the recommendation from staff.

Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this site as Reserved from the Future Built Form Map. Upon annexation, the subject site will be considered to be changed to Urban General place type on the map. The Future Land Use designation also is set as Reserved. If the request is approved, the Future Land Use designation is considered to be amended to the Municipal Institution or Office Campus designation. The proposed original zoning request supports both the Comprehensive Plan's Prioritizing Sustainability Strategy to consider the impact and growth and develop patterns and have infrastructure in the City's fiscal health. The Office district allows all uses that are compatible with the surrounding area and facilitates the actual distribution of city services to the surrounding neighborhood. Staff recommended approval of the request.

Chair Holston inquired if the Commissioners had any thoughts or motions. Ms. O'Connor moved to approve the annexation. Seconded by Mr. Rosa. (Ayes: Chair Holston, Magid, Collins, Bryson, Rosa, Engle, Alford, and O'Connor. Nays: 0). The Commission voted 8-0. Chair Holston stated this constituted a favorable recommendation and is subject to a public hearing at the May18, 2021 City Council meeting. Ms. O'Connor then stated regarding item Z-21-04-009 the Greensboro Zoning Commission believes that its action to recommend approval of the original zoning request for the property described as 3403 McConnell Road, from County AG (Agricultural) to City O (Office) to be consistent with the adopted Greensboro 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1).The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. (2). The proposed O zoning district permits uses which fit the context of the surrounding area. (3). The request is reasonable due to the size, physical

conditions, and other attributes of the area. (4) It will benefit the property owner and surrounding community. Approval is in the public interest. Seconded by Mr. Rosa. The Commission voted 8-0. (Ayes: Chair Holston, Magid, Collins, Bryson, Rosa, Engle, Alford, and O'Connor. Nays: 0). Chair Holston stated the vote constitutes a favorable recommendation and is subject to a public hearing at the May 18, 2021 City Council meeting.