



# City of Greensboro

Melvin Municipal Building  
300 W. Washington Street  
Greensboro, NC 27401

## Legislation Text

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**File #:** ID 19-0313, **Version:** 1

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### **...Title**

Ordinance for Original Zoning for Property Located at 3712, 3724 and 3742 McConnell Road - Marc Isaacson, on behalf of Penske Truck Leasing Company

Department: Planning

Council District: Proximate to District 1

Public Hearing: May 21, 2019

Advertising Date/By: May 9 and 16, 2019/City Clerk

Contact 1 and Phone: Sue Schwartz 373-2149

Contact 2 and Phone: Mike Kirkman 373-4649

### **PURPOSE:**

Marc Isaacson, on behalf of Penske Truck Leasing Company, is requesting original zoning from **County AG** (Agricultural) to **City CD-LI** (Conditional District Light Industrial) for 3712, 3724 and 3742 McConnell Road, generally described as south of McConnell Road and north of Interstate 40/Business 85.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **May 21, 2019** meeting.

### **BACKGROUND:**

Following a public hearing on April 15, 2019, the Zoning Commission voted 7-0 to recommend approval of this request. There was one speaker in favor and two in opposition. (See minutes of the April 15, 2019 Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new development.

This rezoning request includes the following conditions:

1. All uses permitted LI zoning district permitted except the following: Laundry and Dry Cleaning Plants; Sheet Metal Shop and Welding, Machine and Tool Repair Shop
2. **Applicant shall install a Type A buffer along the western line of the subject property.**

***Note: Condition 2 was added to the request at the April 15, 2019 Zoning Commission meeting.***

### **BUDGET IMPACT:**

This item will have no budget impact.

### **RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended **approval** of this request 7-0.

Planning recommends **approval** of the CD-LI zoning request based on:

- Request is consistent with the **Growth at the Fringe** goal to promote sound, sustainable land use patterns that provide for the efficient provision of public services and facilities.
- Request is consistent with the **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, including under-served areas such as East Greensboro.