



City of Greensboro

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

Agenda Report

File Number: 2021-308

Agenda Item# D.2.

Agenda Date: 10/19/2021. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2021 - 308 Public Hearing for an Ordinance for Original Zoning for 3904 and 3904-ZZ Randleman Road – Eugene Lester III for Milam Management Group, LLC

Council Priority: Place an ‘x’ in the box.

- Create an Environment to Promote Economic Development Opportunities and Job Creation
- Maintain Infrastructure and Provide Sustainable Growth Opportunities
- Promote Public Safety & Reduce Crime
- Exceptional Customer Service and a Diverse City Government Workforce
- Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Proximate to District 1

Public Hearing: Yes

Advertising Date/By: October 7 and 14, 2021/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Eugene Lester III, for Milam Management Group, LLC, is requesting original zoning from **County RS-40** (Agricultural) to **City CD-LI** (Conditional District Light Industrial) for 3904 and 3904-ZZ Randleman Road, generally described as west of Randleman Road and north of Pitman Road.

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 **October 19, 2021** meeting.

BACKGROUND:

Following a public hearing on September 20, 2021 the Planning and Zoning Commission voted 7-0 to recommend approval of this request. There were no speakers for this case. (See minutes of the September 21, 2021 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for future industrial development.

This original zoning request includes the following conditions:

1. A fence shall border the property except along the road.
2. Minimum perimeter setback from residential zoned property shall be 50 feet instead of 25 feet.

BUDGET IMPACT:

This item will have no budget impact.

ACCOUNT NUMBER:

N/A.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing and approve this request.

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

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

- Request is inconsistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.
- Request is consistent with the **Growing Economic Competitiveness** Big Idea so Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed