



City of Greensboro

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

Agenda Report

File Number: 2021-483

Agenda Item# H.3.

Agenda Date: 12/21/2021. **Department:** Planning

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

Title: 2021-483 - Public Hearing for an Ordinance for Original Zoning for portions of West Gate City Boulevard Road Right of Way – City of Greensboro

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 5

Public Hearing: Yes

Advertising Date/By: December 9 & 16, 2021/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

City of Greensboro is requesting original zoning from **County LB** (Limited Business) and **Jamestown IND** (Industrial) to **City C-M** (Commercial Medium) for portions of the West Gate City Boulevard right of way, generally described as southwest of Suttonwood Drive

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 **December 21, 2021** meeting.

BACKGROUND:

Following a public hearing on November 15, 2021 the Planning and Zoning Commission voted 8-0 to recommend approval of this request. There was one speaker in favor and none in opposition. (See minutes of the November 15, 2021 Planning and Zoning Commission meeting). This request is associated with an adjacent voluntary annexation petition to access City services for new commercial uses. Per N.C.G.S 160A-31(F), property that is owned by a public entity such as the

State of North Carolina may be annexed if said property connects other property petitioning for annexation to the City's primary corporate limits.

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 8-0.

Planning recommends **approval** of the **C-M** zoning request based on:

- Request is consistent 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