



City of Greensboro

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

Agenda Report

File Number: 2022-622

Agenda Item# H.9.

Agenda Date: 6/21/2022. **Department:** Planning

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

Title: 2022-622 Public Hearing for an Ordinance for Original Zoning for 1317 Pleasant Ridge Road– Mercy Hill Church

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: June 2 and 9, 2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Mercy Hill Church is requesting original zoning from County AG-SP (Agricultural with Special Use Permit), County RS-40-SP (Residential Single Family with Special Use Permit), and County AG (Agricultural) to City CD-PI (Conditional District Public and Institutional) for property located at 1317 Pleasant Ridge Road, generally described as north of Pleasant Ridge Road and east of Brigham 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 June 21, 2022 meeting.

BACKGROUND:

Following a public hearing on May 16, 2022, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There were two speakers in favor of this request and one in opposition. (See minutes of the May 16, 2022 Planning and Zoning Commission meeting at

<https://www.greensboro-nc.gov/home/showdocument?id=52999>). This request is associated with a voluntary annexation petition to access City services for a place of religious assembly and associated uses.

This original zoning request includes the following condition:

1. Permitted uses include all uses allowed in the PI zoning district except; Fraternities and Sororities, Correctional Institutions, Passenger Terminals, Shooting Ranges, Archery, Skeet, Commercial Parking Lots, Junked Motor Vehicles, Recycling Collection Points, Satellite Dishes/TV and Radio Antennae Towers, Carnivals and Fairs, Christmas Tree Sales, Trade Shows.

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 9-0.

Planning recommends approval of the CD-PI 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 Strategy 2 of the Creating Great Places Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.