



City of Greensboro

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

Agenda Report

File Number: 2022-475

Agenda Item# H.2.

Agenda Date: 5/23/2022. **Department:** Planning

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

Title: 2022-475 Public Hearing for an Ordinance for Original Zoning for a 5835 West Gate City Boulevard – Chris Gorham for Goodwill Industries of Central North Carolina, Inc.

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: May 12 and 19, 2022/by City Clerk

Contact 1 and Phone: Sue Schwarz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Chris Gorham, for Goodwill Industries of Central North Carolina, Inc., is requesting original zoning from **County LB** (Limited Business) and **County CZ-HB** (Conditional Zoning Highway Business) to **City CD-C-M** (Conditional District Commercial Medium) for a portion of 5835 West Gate City Boulevard, generally described as southeast of West Gate City Boulevard and north of Queen Alice 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 **May 23, 2022** meeting.

BACKGROUND:

Following a public hearing on April 18, 2022, 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 April 18, 2022 Planning and Zoning Commission meeting). This request is

associated with a voluntary annexation petition to access City services for new commercial development.

This original zoning and rezoning request includes the following condition:

Permitted uses include all uses in the C-M zoning district except: Cemeteries; Wireless Telecommunication Facilities; Clubs and Lodges; Shooting Ranges; Amusement and Water Parks and Fairgrounds; Campgrounds and Recreational Vehicle Parks; Hotels and Motels; Tourist Home (Bed and Breakfast); Eating and Drinking Establishments without drive-through facilities; Eating and Drinking Establishments with drive-through facilities; Bars, Nightclubs, and Brewpubs; Funeral Homes and Crematoriums; Taxi Dispatch Terminals; Taxidermists; Retail Sales and Service with drive-through facilities; Advertising Services, Outdoor; Convenience Store with fuel pumps; Sexually Oriented Businesses; All vehicle sales and service; Caretaker Dwellings (Accessory Use); Junked Motor Vehicles (Accessory Use); Satellite Dishes/TV and Radio Antennae Towers (Accessory Use); and Land Clearing and Inert Debris Landfills, Minor (Temporary Use).

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-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