



City of Greensboro

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

Agenda Report

File Number: 2022-476

Agenda Item# H.3.

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

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

Title: 2022-476 Public Hearing for an Ordinance for Original Zoning for Portions of West Gate City Boulevard 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: May 12 and 19, 2022/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 CZ-HB** (Conditional Zoning Highway Business), **Jamestown CIV** (Civic) and **Jamestown IND** (Industrial) to **City C-M** (Commercial Medium) for portions of the West Gate City Boulevard right of way, generally described as a portion of West Gate City Boulevard from the northeastern right of way of Queen Alice Road extending in a northeasterly direction for approximately 900 feet to the existing primary City limits.

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 were no speakers for this request. (See minutes of the April 18, 2022 Planning and Zoning Commission meeting). This request is associated with

an adjacent voluntary annexation petition to access City services for new residential and commercial development. 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