



City of Greensboro

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

Agenda Report

File Number: 2022-818

Agenda Item# H.10.

Agenda Date: 8/16/2022. **Department:** Planning

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

Title: 2022-818 Public Hearing for an Ordinance for Original Zoning for a portion of 1511 Pleasant Ridge Road and a portion of NC Highway 68 North 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: August 4 and 11, 2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

County AG (Agricultural), **County AG-SP** (Agricultural with a Special Use Permit), **County HB** (Highway Business), **County LI** (Light Industrial) and **County RS-40** (Residential Single Family) to **City LI** (Light Industrial) for a portion of 1511 Pleasant Ridge Road and portion of NC Highway 68 North Right of Way, generally described as east of NC Highway 68 North and north of Pleasant Ridge 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 **August 16, 2022** meeting.

BACKGROUND:

Following a public hearing on July 18, 2022 the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There was one speaker in favor and none in opposition. (See minutes of the July 18, 2022 Planning and Zoning Commission meeting). This request is associated with an adjacent voluntary annexation petition to access City services for new

industrial 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 9-0.

Planning recommends **approval** of the **LI** 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