



City of Greensboro

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

Agenda Report

File Number: 2022-816

Agenda Item# H.9.

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

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

Title: 2022 – 816 Public Hearing for an Ordinance for Original Zoning for 1341, 1353 and 1357 Pleasant Ridge Road and 1025 NC Highway 68 North, – Amanda Hodierne for Edgefield Road Partners LLC and Edgefield Road Partners 2 LLC

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: 8/4/2022/by City Clerk

Contact 1 and Phone: Sue Schwartz 737-2149

Contact 2 and Phone: Mike Kirkman 373-4649

PURPOSE:

Amanda Hodierne, for Edgefield Road Partners LLC and Edgefield Road Partners 2 LLC, is requesting original zoning from **County AG** (Agricultural), **County AG-SP** (Agricultural with a Special Use Permit), **County HB** (Highway Business) and **County RS-40** (Residential Single Family) to, **City CD-LI** (Conditional District Light Industrial) for 1341, 1353 and 1357 Pleasant Ridge Road and 1025 NC Highway 68 North, generally described as west 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 two in opposition. (See minutes of the July 18, 2022 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new industrial development

This original zoning request includes the following conditions:

1. All permitted uses allowed in the LI zoning district, except for the following:
 - a. Cemeteries;
 - b. Shooting Ranges;
 - c. Funeral Homes and Crematoriums;
 - d. Recycling Processing Centers; and
 - e. Land Clearing and Inert Debris Landfills, Minor
2. **The planting yard between the subject property and parcel number 97704 (1317 Pleasant Ridge Road) shall be increased to a Type A planting yard.**

Note: Conditions 2 was added at the July 18 Planning and Zoning Commission meeting.

BUDGET IMPACT:

This item will have no budget impact.

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-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.