



# City of Greensboro

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

## Agenda Report

File Number: 2022-916

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### Agenda Item# H.10.

**Agenda Date:** 9/20/2022. **Department:** Planning

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

**Title:** 2022-916 Public Hearing for an Ordinance for Original Zoning for 203-229 Willowlake Road, 4329-4399 Burlington Road and a portion of Willowlake Road Right of Way – Mike Fox for AnnaCor Properties, LLC and others

**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 2

**Public Hearing:** Yes

**Advertising Date/By:** September 8 and 15, 2022/by City Clerk

**Contact 1 and Phone:** Sue Schwartz, Ext 2149

**Contact 2 and Phone:** Mike Kirkman, Ext 4649

### **PURPOSE:**

Mike Fox, for AnnaCor Properties, LLC, Donna M. Sanders, Robert A. Sanders, John W. Donnell, II, Lillie H. Donnell, and Stevevon Gray Capps, is requesting original zoning from **County AG** (Agricultural) and **County RS-30** (Residential Single Family) to, **City CD-LI** (Conditional District Light Industrial) for 203-229 Willowlake Road, 4329-4399 Burlington Road and a portion of Willowlake Road Right of Way, generally described as north of Burlington Road and west of Willowlake 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 **September 20, 2022** meeting.

**BACKGROUND:**

Following a public hearing on August 15, 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 August 15, 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. The following uses shall be prohibited on the subject property:
  - a. Cemeteries,
  - b. Shelters, Temporary and Emergency.
  - c. Junked Motor Vehicles (Accessory 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-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.