



City of Greensboro

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

Agenda Report

File Number: 2022-623

Agenda Item# H.10.

Agenda Date: 6/21/2022. **Department:** Planning

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

Title: 2022-623 Public Hearing for an Ordinance for Original Zoning for portion of 1511 Pleasant Ridge Road and portions of Pleasant Ridge Road, NC Highway 68 and Interstate 73 Rights 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: June 2 and 9, 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 RS-40 (Residential Single Family), County AG-SP (Agricultural with Special Use Permit), County AG (Agricultural) and County LI (Light Industrial) to City LI (Light Industrial) for portion of 1511 Pleasant Ridge Road and portions of Pleasant Ridge Road, NC Highway 68 and Interstate 73 Rights of Way.

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 June 21, 2022 meeting

BACKGROUND:

Following a public hearing on May 16, 2022 the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There were two speakers in favor and one in opposition.

(See minutes of the May 16, 2022 Planning and Zoning Commission meeting at

<https://www.greensboro-nc.gov/home/showdocument?id=52999>). This request is associated with

an adjacent voluntary annexation petition to access City services for a place of religious assembly. 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 Strategy 2 of the Creating Great Places Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.