



City of Greensboro

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

Agenda Report

File Number: 2022-1086

Agenda Item# H.11.

Agenda Date: 11/15/2022. **Department:** Planning
Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2022-1086 Ordinance for Public Hearing for Rezoning Located at a Portion of 5440 Millstream Road – Amanda Hodierna for CCC Development Partners, 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: District 1

Public Hearing: Yes

Advertising Date/By: November 3 and 10, 2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Amanda Hodierna, for CCC Development Partners, LLC, is requesting rezoning from **BP** (Business Park) to **CD-LI** (Conditional District Light Industrial) for a portion of 5440 Millstream Road, generally described as south of Millstream Road and north of Mount Hope Church Road.

As the Planning and Zoning Commission voted to approve this request with less than 6 affirmative votes, the City Council will conduct a public hearing to consider and take action on this request at its **November 15, 2022** meeting.

BACKGROUND:

Following a public hearing on September 19, 2022, the Planning and Zoning Commission voted 5-0 to approve this request. There was one speaker in favor and none in opposition. (See minutes of the September 19, 2022 Planning and Zoning Commission meeting). Since the Commission voted to approve this request with less than 6 affirmative votes, this request now moves to the City Council for an additional public hearing and action.

This rezoning request includes the following condition:

1. All uses permitted in the LI zoning district, except 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 (Temporary 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 5-0.

Planning recommends **approval** of the CD-LI zoning request based on:

- Request is inconsistent 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.