



City of Greensboro

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

Agenda Report

File Number: 2023-107

Agenda Item# I. 6.

Agenda Date: 2/21/2023. **Department:** Planning

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

Title: 2023-107 Public Hearing for an Ordinance for Original Zoning and Rezoning for 3923, 3927 and 3929 Presbyterian Road– Marc Isaacson on behalf of Michael Landsburg of Greensboro Land Development Partners OZ II, 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: Within and Proximate to District 1

Public Hearing: Yes

Advertising Date/By: February 9 and 16, 2023/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Marc Isaacson, on behalf of Michael Landsburg of Greensboro Land Development Partners OZ II, LLC, is requesting original zoning and rezoning from **County AG** (Agricultural) and **City R-3** (Residential Single Family -3) to **City CD-HI** (Conditional District Heavy Industrial) for 3923, 3927 and 3929 Presbyterian Road (formerly known as 3820-Y, 5006 and 5006-R1 East Lee Street), generally described as south of I-85, and north of Presbyterian Road.

As this request is associated with a voluntary annexation petition for some of the subject properties, the City Council will conduct a public hearing to consider and take action on this request at its **February 21, 2023** meeting.

BACKGROUND:

Following a public hearing on January 18, 2023, the Planning and Zoning Commission voted 8-0 to recommend approval of this request. There was one speaker in favor and none in opposition.

(See minutes of the January 18, 2023 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to add property to an existing industrial warehouse use under development.

This original zoning and rezoning request includes the following condition:

1. Permitted uses shall be limited to all uses permitted in the HI zoning district except: Cemeteries, Amusement and Water Parks, Dry Cleaning Pickup/Drop-off with Drive Through Facilities; Funeral Homes and Crematoriums; Taxi Dispatch Terminals; Taxidermists; and Termite and Pest Control.

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 8-0.

Planning recommends **approval** of the **CD-HI** 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.