



City of Greensboro

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

Agenda Report

File Number: 2023-290

Agenda Item# H.7.

Agenda Date: 4/17/2023. **Department:** Planning

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

Title: 2023-290 Public Hearing for an Ordinance for Original Zoning for 5005 High Point Road – John Kilburn for Lou and Martin Green of Valley Brook, LLC

Council Priority: Place an ‘x’ in the box.

- | | |
|--|---|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Promote Economic Development</u> |

Council District: Proximate to District 5

Public Hearing: Yes

Advertising Date/By: April 6 and 13, 2023/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

John Kilburn, for Lou and Martin Green of Valley Brook, LLC, is requesting original zoning from **County CZ-MXU** (Conditional Zoning Mixed Use) to **City CD-C-L** (Conditional District Commercial Low) for 5005 High Point Road, generally described as southeast of High Point Road and southwest of Roland 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 **April 17, 2023** meeting

BACKGROUND:

Following a public hearing on March 20, 2023, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There were no speakers for this item. (See minutes of the March 20, 2023 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new commercial/recreational development.

This request includes the following condition:

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

1. Permitted uses shall include all uses allowed in the C-L zoning District except:
 - a. Wireless Telecommunications Facilities;
 - b. Bars, Night Clubs, and Brew Pups;
 - c. Banks, Savings and Loans, and Credit Union with drive-through facilities;
 - d. Dry cleaning pick-up/drop-off with drive-through facilities;
 - e. Veterinary Services, Pet Grooming, and Kennels;
 - f. Convenience Stores with Fuel Pumps;
 - g. All Eating and Drinking establishments;
 - h. Retail sales

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-C-L** 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.