



# City of Greensboro

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

## Agenda Report

File Number: 2023-425

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### Agenda Item# H.2.

**Agenda Date:** 6/20/2023. **Department:** Planning

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

**Title:** 2023-425 Public Hearing for an Ordinance for Original Zoning for 9067 and 9069 West Market Street, 105 and 106 Bobby Lane and 8839 Neville Road – Nathan Duggins for D.H. Griffin Wrecking Company, Inc., Hilltop Holdings II, LLC, Colfax Development Company,

**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:** June 8 and 15, 2023/by City Clerk

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

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

### **PURPOSE:**

Nathan Duggins, for D.H. Griffin Wrecking Company, Inc., Hilltop Holdings II, LLC, Colfax Development Company, LLC, G5 Investments, LLC and Ninety 69, LLC, is requesting original zoning and rezoning from **County HI** (Heavy Industrial), **County AG** (Agricultural) and **City R-3** (Residential Single Family) - 3 to **City CD-HI** (Conditional District Heavy Industrial) for properties located at 9067 and 9069 West Market Street, 105 and 106 Bobby Lane and 8839 Neville Road, generally described as southwest of West Market Street, southwest of Bobby Lane and east of Gray Wilson Road.

As this request is associated with a voluntary annexation petition for a portion of the subject properties, the City Council will conduct a public hearing to consider and take action on this request at its **June 20, 2023** meeting

### **BACKGROUND:**

Following a public hearing on May 15, 2023, the Planning and Zoning Commission voted 6-0 to recommend approval of this request. There was one speaker in favor and one in opposition to this request. (See minutes of the May 15, 2023 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition for a portion of the subject properties to access City services for new industrial development.

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

This request includes the following condition:

1. Permitted uses shall include all uses allowed in the HI, Heavy Industrial Zoning District, except for the following:
  - a. All Cemeteries,
  - b. Crematoriums, and
  - c. Pulp and Paper Mills
  - d. Bars, Nightclubs, and Brewpubs
  - e. Sexually-Oriented Business

**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 6-0.

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.