



City of Greensboro

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

Agenda Report

File Number: 2024-421

Agenda Item# H.6.

Agenda Date: 6/18/2024. **Department:** Planning

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

Title: 2024-421 Public Hearing for an Ordinance for Original Zoning for 3530 and 3534 McConnell Road – Amanda Hodierne for Kelly R. Ward, Mark E. Ward and Betty G. Garrett)

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 1

Public Hearing: Yes

Advertising Date/By: June 6 and 13, 2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Amanda Hodierne, for Kelly R. Ward, Mark E. Ward and Betty G. Garrett, is requesting original zoning from County AG (Agricultural) and County HB (Highway Business) to City CD-LI (Conditional District Light Industrial) for 3530 and 3534 McConnell Road Right of Way, generally described as south of McConnell Road and west of Stanfield 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 June 18, 2024 meeting.

BACKGROUND:

Following a public hearing on May 20, 2024, the Planning and Zoning Commission voted 5-2 to recommend approval of this request. There were two speakers in favor and eight in opposition for this item. (See minutes of the May 20, 2024 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new industrial 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 LI zoning district except: Cemeteries; Auditoriums, Coliseums, and Stadiums; Bus and Rail Terminal; Shooting Range; Amusement or Water Park, Fairgrounds; Hotels and Motels; Single Room Occupancy Residences; Inert Debris Landfill, Minor (Temporary Use); and Animal Shelter.

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 5-2.

Planning recommends **approval** of the **CD-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 the **Growing Economic Competitiveness** Big Idea so Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.