



# City of Greensboro

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

## Agenda Report

File Number: 2025-33

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### Agenda Item# H.1.

**Agenda Date:** 1/21/2025. **Department:** Planning

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

**Title:** 2025-33 Public Hearing for an Ordinance for Rezoning for 1326 Seminole Drive and portion of 1041 Battleground Avenue – City of Greensboro)

**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>Enhance Public Infrastructure</u> |

**Council District:** District 3

**Public Hearing:** Yes

**Advertising Date/By:** N/A/by City Clerk

**Note:** This item was continued by City Council from the December 17, 2024 meeting to the January 21, 2025 meeting without further advertising.

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

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

**PURPOSE:**

The City of Greensboro is requesting rezoning from **R-5** (Residential Single Family- 5) and **RM-18** (Residential Multifamily – 18) to **CD-LI** (Conditional District Light Industrial) for 1326 Seminole Drive and a portion of 1041 Battleground Avenue, generally described as northwest of Benjamin Parkway, east of Whilden Place and northeast of Seminole Drive.

As this request was approved with less than 6 affirmative votes by the Planning and Zoning Commission, the City Council will conduct a public hearing to consider and take action on this request at its **January 21, 2025** meeting.

**BACKGROUND:**

Following a public hearing on November 18, 2024, the Planning and Zoning Commission voted 5-2 to approve this request. There were two speakers in favor and three in opposition for this item. (See minutes of the November 18, 2024 Planning and Zoning Commission meeting).

Because the Planning and Zoning Commission approved this request with less than 6 favorable votes the item automatically moved to City Council for an additional public hearing and vote.

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

The City is requesting this rezoning to expand its existing water treatment facility located immediately exist of the subject properties.

This request includes the following condition:

1. No Outdoor Advertising Signs (Billboards) shall be permitted on the property.

**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 **Prioritizing Sustainability** Big Idea to promote resilient, efficient and environmentally beneficial patterns of land use.