



# City of Greensboro

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

## Agenda Report

File Number: 2025-123

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### Agenda Item# H.6.

**Agenda Date:** 2/18/2025. **Department:** Planning

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

**Title:** 2025-123 Public Hearing for an Ordinance for Original Zoning for 4410 Burlington Road – Miguel Alberto Guerra

**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 2

**Public Hearing:** Yes

**Advertising Date/By:** February 6 and 13, 2025/by City Clerk

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

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

**PURPOSE:**

Miguel Alberto Guerra is requesting original zoning from **County RS-30** (Residential Single Family) and **County HB** (Highway Business) to **City CD-LI** (Conditional District Light Industrial) for 4410 Burlington Road, generally described as south of Burlington Road and east of Willowlake 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 **February 18, 2025** meeting.

**BACKGROUND:**

Following a public hearing on January 13, 2025, the Planning and Zoning Commission voted 8-0 to recommend approval of this request. There were no speakers for this item. (See minutes of the January 13, 2025 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. Building height shall not exceed 50 (fifty) feet.

**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 **City 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.