



# City of Greensboro

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

## Agenda Report

File Number: 2025-179

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### Agenda Item# H.2.

**Agenda Date:** 3/18/2025. **Department:** Planning

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

**Title:** 2025-179 Public Hearing for an Ordinance for Original Zoning for 5136 Carlson Dairy Road and 4305-4307 Hamburg Mill Road – Tom Terrell for Multiple LLCs

**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 checked="" 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:** March 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-40** (Residential Single Family) to **City PUD** (Planned Unit Development) for 5136 Carlson Dairy Road and 4305 and 4307 Hamburg Mill Road, generally described as south of Hamburg Mill Road and north of Carlson Dairy 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 **March 18, 2025** meeting.

**BACKGROUND:**

Following a public hearing on February 17, 2025, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There were 3 speakers in favor and 6 speakers in opposition for this item. (See minutes of the February 17, 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. Permitted uses shall include all uses allowed in the TN district and:

- Assisted Living Facility
- Life Care Community
- Rooming and Boarding Houses, up to 9 tenant residents.
- Overnight Accommodations
- Retreat Center
- Short Term Rentals
- Mobile Food Vendors, Motorized
- Mobile Food Vendors, pushcart
- Pet Grooming Services, without boarding
- Artisan Manufacturing
- Craft Distillery
- Microbrewery
- Bars and Brewpubs
- Special Events Facilities

**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 **City PUD** 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 Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.
- Request is consistent with the **Growing Economic Competitiveness** Big Idea so Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.