



City of Greensboro

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

Agenda Report

File Number: 2025-559

Agenda Item# H.3.

Agenda Date: 7/15/2025. **Department:** Planning

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

Title: 2025-559 Public Hearing for an Ordinance for Original Zoning for Portions of 3725 and 3739 and all of 3751 McConnell Road – Amanda Hodierne for Mary Belle Tuttle, Neal C. Tuttle and others

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: N/A/by City Clerk

Note: City Council continued this item to their July 15, 2025 meeting without further advertising

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Amanda Hodierne, for Mary Bell Tuttle, Neal C. Tuttle, Charles E. Garrison, David A. Garrison, Dwight A. Garrison, Russell D. Batts, Carolyn Batts Carter, Kathy Batts McCarty, John Kenneth Batts and Stephen Monroe Batts, is requesting original zoning from **County AG** (Agricultural) to **City CD-LI** (Conditional District Light Industrial) for portions of 3725 and 3739 and all of 3751 McConnell Road, generally described as east of McConnell Road, north of I-40 and west of I-840.

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 **July 15, 2025** meeting.

BACKGROUND:

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

Following a public hearing on February 17, 2025, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There were no speakers for this item. (See minutes of the February 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:

1. Permitted uses shall include all uses allowed in the 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); Animal Shelter; Day Care Centers; Elementary/Secondary Schools, Neighborhood-scale; Elementary/Secondary Schools, Community-scale; Religious Assembly, Neighborhood-scale; Religious Assembly, Community-scale; Shelters, Temporary and Emergency; Funeral Homes and Crematoriums; Veterinary Services, Pet Grooming, Kennels; Car Washes; Recycling Processing Centers; Caretaker Dwellings; Junk Motor Vehicles; Eating and Drinking Establishments; Group Care 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 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.