



City of Greensboro

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

Agenda Report

File Number: 2025-553

Agenda Item# H.11.

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

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

Title: 2025-553 Public Hearing for an Ordinance for Original Zoning 4712 Hicone Rd – Amanda Hodierne for Tom C James of Columbia Holdings LLC

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: July 3 and 10, 2025/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Amanda Hodierne, for Tom C. James (AKA T. Cooper James) of Columbia Holdings, LLC, is requesting original zoning from **County CZ-LB** (Conditional Zoning Limited Business) to **City CD-C-M** (Conditional District Commercial Medium) for 4712 Hicone Road, generally described as south of Hicone Road and east of Rankin Mill 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 **July 15, 2025** meeting.

BACKGROUND:

Following a public hearing on June 16, 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 June 16, 2025 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new commercial development.

This request includes the following conditions:

1. Uses shall include all uses permitted in the Commercial – Medium zoning district EXCEPT the following: Group Living Facilities; Animal Shelters; Cemeteries;

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

Temporary and Emergency Shelters; Shooting Ranges; Amusement and Water Parks; Fairgrounds; Campgrounds and Recreational Vehicle Parks; Bars, Nightclubs, and Brewpubs; Pawnshops; Sexually Oriented Businesses; Laundry and Dry Cleaning Plants; Warehousing; Junked Motor Vehicles; Land Clearing and Inert Debris Landfills; and Portable Storage Units.

2. There shall be no new vehicular access from the subject property to Hicone Road.

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-C-M** 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.