



City of Greensboro

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

Agenda Report

File Number: 2025-548

Agenda Item# H.6.

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

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

Title: 2025-548 Public Hearing for an Ordinance for Original Zoning for 3526 McConnell Rd – Amanda Hodierne, Ernie Reinstein and Jason Simon on behalf of Molly Biggs

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: 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, Ernie Reinstein and Jason Simon, on behalf of Molly Biggs, are requesting original zoning from **County AG** (Agricultural) to **City CD-LI** (Conditional District Light Industrial) for 3526 McConnell Road, generally described as south of McConnell Road and east of Youngs 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 was one speaker in favor and none in opposition 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 industrial development tied to adjacent properties.

This request includes the following conditions:

1. Permitted uses shall be limited to shall include all uses allowed in 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); and Animal Shelters.

There shall be an enhanced visual screen along the western property boundary with the residential properties located at 3520 & 3524 McConnell Road that includes the following: Existing canopy trees in the required Type A buffer yard shall be saved as much as possible. Any new plantings in the required Type A landscape buffer yard shall be of evergreen material for year round screening. Any additional required canopy trees will be substituted with 2 understory trees for each required canopy tree to ensure full visual screening from ground level.

BUDGET IMPACT:

This item will have no budget impact.

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council 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.