



# City of Greensboro

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

## Agenda Report

File Number: 2022-481

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### Agenda Item# H.9.

**Agenda Date:** 5/23/2022. **Department:** Planning

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

**Title:** 2022-481 Public Hearing for an Ordinance for Original Zoning for 1691 Leabourne Road – Michael S. Fox for Greenlea 68 Development, LLC)

**Council Priority:** Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

**Council District:** Proximate to District 5

**Public Hearing:** Yes

**Advertising Date/By:** May 12 and 19, 2022/by City Clerk

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

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

### **PURPOSE:**

Michael S. Fox, for Greenlea 68 Development, LLC, is requesting original zoning and rezoning from **County CZ-PDM** (Conditional Zoning Planned Development Mixed), **County AG** (Agricultural) and **City CD-C-M** (Conditional District Commercial Medium) to **City PUD** (Planned Unit Development) for 1691 Greenbourne Drive, generally described as west of NC Highway 68 and south of Leabourne 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 **May 23, 2022** meeting.

### **BACKGROUND:**

Following a public hearing on March 21, 2022, the Planning and Zoning Commission voted 8-0 to recommend approval of this request. There was one speaker in favor and none in opposition. (See minutes of the April 18, 2022 Planning and Zoning Commission meeting). This request is

associated with a voluntary annexation petition to access City services for new residential and commercial development.

This original zoning request includes the following condition:

Permitted Uses shall include all uses allowed in the PUD zoning district except All Cemeteries

**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 **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.