



City of Greensboro

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

Agenda Report

File Number: 2022-619

Agenda Item# H.4.

Agenda Date: 6/21/2022. **Department:** Planning

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

Title: 2022-619 Public Hearing for an Ordinance for Original Zoning and Rezoning for 817-YY, 819, 821, 823, 827, 827-ZZ, 827-ZZ1 and 829 Guilford College Road and 5520, 5520-YY, 5524, 5600, 5600-ZZ Sapp Road and a portion of 5526 Sapp Road – Brian Wise for Fall Line Investments, LLC, on behalf of Gail Carroll Shepard, Carter Shepherd, John Carroll, Shannon Carroll, Beth Carroll, Paul Hilton Living Trust Agreement, Paul Hilton, Gertrude Jones Estate, Matthew Tedder and Chelsea Sheppard

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: June 9 and 16, 2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Brian Wise, for Fall Line Investments, LLC on behalf of Gail Carroll Shepard and others, is requesting original zoning and rezoning from County RS-40 (Residential Single Family), City CD-C-M (Conditional District Commercial Medium) and City R-3 (Residential Single Family - 3) to City PUD (Planned Unit Development) for 817-YY, 819, 821, 823, 827, 827-ZZ, 827-ZZ1 and 829 Guilford College Road and 5520, 5520-YY, 5524, 5600, 5600-ZZ Sapp Road and a portion of 5526 Sapp Road, generally described as southeast of Guilford College Road and north of Sapp Road.

As this request is associated with a voluntary annexation petition for some of the subject properties, the City Council will conduct a public hearing to consider and take action on this request at its June 21, 2022 meeting.

BACKGROUND:

Following a public hearing on May 16, 2022, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There was one speaker in favor and none in opposition. (See minutes of the May 16, 2022 Planning and Zoning Commission meeting at <https://www.greensboro-nc.gov/home/showdocument?id=52999>). This request is associated with a voluntary annexation petition to access City services for new multifamily and nonresidential development.

This original zoning and rezoning request includes the following conditions:

1. Area 1 on the UDP: Permitted uses are limited to a maximum of 320 residential dwelling units.
2. Area 2 on the UDP: Permitted uses are limited to indoor/outdoor recreation uses and their customary accessory uses or a maximum of 56 dwelling units.

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 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.