



City of Greensboro

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

Agenda Report

File Number: 2022-626

Agenda Item# H.16.

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

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

Title: 2022-626 Public Hearing for an Ordinance for Original Zoning for a portion of 4000 Presbyterian Road – Alamance Presbyterian Church of Greensboro, Inc.

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 1

Public Hearing: Yes

Advertising Date/By: June 2 and 9, 2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Alamance Presbyterian Church of Greensboro, Inc., is requesting original zoning from County RS-40 (Residential Single Family), County AG (Agricultural) and County PI (Public and Institutional) to City CD-RM-12 (Conditional District Residential Multifamily -12) for property located at a portion of 4000 Presbyterian Road, generally described as east of Presbyterian Road and south of Millpoint 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 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 of this request 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 existing residential and non residential uses associated with the religious assembly use on the west side of Presbyterian Road.

This original zoning and rezoning request includes the following conditions:

1. Permitted uses shall include all uses allowed in the RM-12 zoning district except: Cemeteries, Junked Motor Vehicles (Accessory Uses), and Land Clearing and Inert Debris Landfills (Temporary Use).
2. Residential uses may not exceed 3 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 CD-RM-12 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.