



City of Greensboro

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

Agenda Report

File Number: 2022-480

Agenda Item# H.7.

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

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

Title: 2022-480 Public Hearing for an Ordinance for Original Zoning for 4717-4733 and 4735 US Highway 29 North and 3605-3607 Esterwood Road – Marc Isaacson for Daily Management, 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 2

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, Ext 4649

PURPOSE:

Marc Isaacson, for Daily Management, LLC, is requesting original zoning and rezoning from **County RS-30** (Residential Single Family), **City LI** (Light Industrial) and **City R-3** (Residential Single Family -3) to **City CD-RM-18** (Conditional District Residential Multifamily -18) for property located at 4717-4733 and 4735 US Highway 29 North and 3605-3607 Esterwood Road, generally described as northwest of US Highway 29 North and north of Esterwood 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 April 18, 2022, the Planning and Zoning Commission voted 8-0 to recommend approval of this request. There were two speakers in favor of this request 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 development.

This original zoning and rezoning request includes the following condition:

Permitted uses shall be limited to all uses permitted in the RM-18 zoning district except Land Clearing and Inert Debris Landfills, Minor (Accessory Use).

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 **CD-RM-18** 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.