



# City of Greensboro

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

## Agenda Report

File Number: 2022-814

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### Agenda Item# H.5.

**Agenda Date:** 8/16/2022. **Department:** Planning

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

**Title:** 2022-814 Public Hearing for an Ordinance for Original Zoning for 231 Ritters Lake Road, 151 and 151-ZZ Wolfetrail Road, Cranford Road and McCall Place Rights of Way, and a portion of Ritters Lake Road Right of Way – Michael S. Fox, on behalf of BMS Invest

**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:** August 4 and 11, 2022/by City Clerk

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

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

### PURPOSE:

Michael S. Fox, on behalf of BMS Investment Properties LLC; Randall L. Stone, Sylvia Stone; and Katherine Thirloway, is requesting original zoning from **County AG** (Agricultural) to **City CD-R-7** (Conditional District Residential Single Family - 7) for property located at 231 Ritters Lake Road, 151 and 151-ZZ Wolfetrail Road, Cranford Road and McCall Place Rights of Way, and a portion of Ritters Lake Road Right of Way, generally described as north of Ritters Lake Road and south of Wolfetrail 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 **August 16, 2022** meeting.

### BACKGROUND:

Following a public hearing on July 18, 2022, the Planning and Zoning Commission voted 6-3 to recommend approval of this request. There were three speakers in favor of this request and one in opposition. (See minutes of the July 18, 2022 Planning and Zoning Commission meeting). This

request is associated with a voluntary annexation petition to access City services to develop new single family residences.

This original zoning request includes the following conditions:

1. Permitted uses shall include all uses allowed in the R-7 zoning district, except for the following:
  - a. All Cemeteries
2. There shall be a maximum of eighty (80) 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 6-3.

Planning recommends **approval** of the **CD-R-7** 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