



City of Greensboro

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

Agenda Report

File Number: 2022-707

Agenda Item# H.2.

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

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

Title: 2022-707 Public Hearing for an Ordinance for Rezoning for 1007 Willard Street – 3 Pillars Homes on behalf of Feedgate Investment Company, Inc. for the Causey Living Trust

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: District 2

Public Hearing: Yes

Advertising Date/By: N/A – continued without further advertising by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

3 Pillars Homes, on behalf of Feedgate Investment Company, Inc. for the Causey Living Trust, is requesting rezoning from **R-5** (Residential Single Family -5) to **RM-12** (Residential Multifamily -12) for property located at 1007 Willard Street, generally described as north of East Wendover Avenue and west of Willard Street.

As this request was denied by the Planning and Zoning Commission but was appealed by the applicant within the required 10 day appeal period, the City Council conducted a public hearing to consider and take action on this request at its **June 21, 2022** meeting. During the hearing City Council voted to continue this item to the **August 16, 2022** meeting to allow additional time for discussions between the applicant and neighbors.

BACKGROUND:

Following a public hearing on May 16, 2022, the Planning and Zoning Commission voted 6-2 to deny this request. There was one speaker in favor of this request and two in opposition. (See minutes of the May 16, 2022 Planning and Zoning Commission meeting). The applicant appealed the Planning and Zoning Commission’s decision within the required 10 day appeal period.

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 **denial** of this request 6-2.

Planning recommends **approval** of the **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.