



# City of Greensboro

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

## Agenda Report

File Number: 2022-815

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### Agenda Item# H.7.

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

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

**Title:** 2022-815 Public Hearing for an Ordinance for Original Zoning for 2805 Kings Mill Road – RAM Homes, Inc. on behalf of Sand Dollar Investments, 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 5

**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:**

RAM Homes, Inc. on behalf of Sand Dollar Investments, LLC is requesting original zoning from **County CZ-PD-R-SP** (Conditional Zoning Planned Development Residential with Special Use Permit) to **City R-3** (Residential Single Family - 3) for 2805 Kings Mill Road, generally described as east of Kings Mill Road and southeast of North Danby Castle 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 9-0 to recommend approval of this request. There was one speaker in favor of this request and none in opposition to the request. (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 for a new single family dwelling.

**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 **R-3** 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