



# City of Greensboro

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

## Agenda Report

File Number: 2022-913

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### Agenda Item# H.4.

**Agenda Date:** 9/20/2022. **Department:** Planning

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

**Title:** 2022-913 Public Hearing for an Ordinance for Original Zoning for 222 and 226 Clapp Farms Road – Vernon Law Firm, PA, for MTS TRI, LLC (d/b/a Eastwood Homes) on behalf of Mount Pleasant United Methodist Church and the Estate of Elizabeth Norris

**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:** September 8 and 15, 2022/by City Clerk

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

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

**PURPOSE:**

Vernon Law Firm, PA, for MTS TRI, LLC (d/b/a Eastwood Homes) on behalf of Mount Pleasant United Methodist Church and the Estate of Elizabeth Norris, is requesting original zoning from **County AG** (Agricultural) to **City CD-RM-8** (Conditional District Residential Multifamily - 8) for property located at 222 and 226 Clapp Farms Road, generally described as northwest of Clapp Farms Road and west of Mount Hope Church 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 **September 20, 2022** meeting.

**BACKGROUND:**

Following a public hearing on August 15, 2022, the Planning and Zoning Commission voted 7-2 to recommend approval of this request. There was one speakers in favor of this request and one in opposition. (See minutes of the August 15, 2022 Planning and Zoning Commission meeting).

This request is associated with a voluntary annexation petition to access City services to develop residential dwellings.

This original zoning request includes the following conditions:

1. Permitted uses shall be limited to a maximum of 120 **single-family** dwelling units.
2. **Applicant will incorporate a Type “C” landscaped buffer yard the eastern property line of the subject property extending from Clapp Farms Road north for the length of the western property line of Guilford County Parcel Number 119220 (218 Clapp Farms Road). The buffer yard will be delineated as common area within the proposed development and will be HOA-maintained. The buffer yard shall remain free of any vehicular and/or pedestrian improvements.**

*Note: New and updated conditions shown in bold were added at the August 15 Planning and Zoning Commission meeting.*

**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 7-2.

Planning recommends **approval** of the **CD-RM-8** 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.