



City of Greensboro

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

Agenda Report

File Number: 2022-917

Agenda Item# H.2.

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

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

Title: 2022-917 Public Hearing for an Ordinance for Original Zoning for 4513 McKnight Mill Road, and a portion of Whiterock Road Right of Way – Patrick Donnelly for Joan Renee Anderson

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: 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:

Patrick Donnelly, for Joan Renee Anderson, is requesting original zoning from **County AG** (Agricultural) and **County RS-30** (Residential Single Family) to **City CD-R-7** (Conditional District Residential Single Family - 7) for property located at 4513 McKnight Mill Road and a portion of Whiterock Road Right of Way, generally described as west of McKnight Mill Road and both sides of Whiterock 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 8-0 to recommend approval of this request. There was one speaker in favor of this request and none 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 condition:

1. Permitted uses shall be limited to a maximum of 65 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 8-0.

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.