



City of Greensboro

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

Agenda Report

File Number: 2022-923

Agenda Item# H.11.

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

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

Title: 2022-923 Public Hearing for an Ordinance for Rezoning Located at 2608 Pleasant Ridge Road – Thomas C. Hall for Land Acquisitions and Development Services LLC on behalf of William Spangler

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 3

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:

Thomas C. Hall, for Land Acquisitions and Development Services LLC on behalf of William Spangler, is requesting rezoning from **R-3** (Residential Single Family -3) to **CD-RM-8** (Conditional District Residential Multifamily - 8) for 2608 Pleasant Ridge Road, generally described as east of Pleasant Ridge Road and north of Long Valley Road.

As this request was approved by the Planning and Zoning Commission but appealed within the required 10 day appeal period, 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 approve this request. There were two speakers in favor and six in opposition. (See minutes of the August 15, 2022 Planning and Zoning Commission meeting). Because the Commission's

decision was appealed within the required 10 day appeal period, this request now moves to the City Council for an additional public hearing and action.

This rezoning request includes the following conditions:

1. Uses limited to a maximum of 95 dwelling units.
2. Maximum building height shall be 40 feet.

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 inconsistent 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.