



# City of Greensboro

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

## Agenda Report

File Number: 2022-1087

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### Agenda Item# H.5.

**Agenda Date:** 11/15/2022. **Department:** Planning

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

**Title:** 2022-1087 Public Hearing for an Ordinance for Original Zoning and Rezoning for 3410-3432 McConnell Road; 1309, 1401, 1403, 1405 and 1407 Bridgepoint Road; and 3207 and 3211 Cedar Park Road– Amanda Hodierne for Redwolf Development Company, LLC and McConnell Road Properties, 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 1

**Public Hearing:** Yes

**Advertising Date/By:** November 3 and 10, 2022/by City Clerk

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

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

**PURPOSE:**

Amanda Hodierne, for Redwolf Development Company, LLC and McConnell Road Properties, LLC, is requesting original zoning and rezoning from **County RS-30** (Residential Single Family), **County AG** (Agricultural) and **City R-5** (Residential Single Family -3) to **City PUD** (Planned Unit Development) for 3410-3432 McConnell Road; 1309, 1401, 1403, 1405 and 1407 Bridgepoint Road; and 3207 and 3211 Cedar Park Road, generally described as south of McConnell Road, east of Bridgepoint Road and north of Cedar Park Road.

As this request is associated with a voluntary annexation petition for some of the subject properties, the City Council will conduct a public hearing to consider and take action on this request at its **November 15, 2022** meeting.

**BACKGROUND:**

Following a public hearing on September 19, 2022, the Planning and Zoning Commission voted 5-0 to recommend approval of this request. There was one speaker in favor and four in opposition. (See minutes of the September 19, 2022 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new residential development.

This original zoning and rezoning request includes the following conditions:

1. Uses shall be limited to a maximum of 218 multi-family dwelling units.
2. Maximum building height shall be 35 feet.
3. Exterior building facades shall consist of no less than 20 percent wood, stone, glass, brick, and/or cementitious materials.

**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 5-0.

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