



City of Greensboro

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

Agenda Report

File Number: 2022-621

Agenda Item# H.7.

Agenda Date: 6/21/2022. **Department:** Planning

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

Title: 2022-621 Public Hearing for an Ordinance for Original Zoning for 908, 912, 916, 916-ZZ, 942 and 942-ZZ Edgemont Road – Amanda Hodierne for Diamondback Investments Group, LLC, on behalf of Edgemont Road, 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: June 2 and 9, 2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Amanda Hodierne for Diamondback Investments Group, LLC, on behalf of Edgemont Road, LLC, is requesting original zoning from County RS-40 (Residential Single Family) and County LI (Heavy Industrial) to City PUD (Planned Unit Development) for 908, 912, 916, 916-ZZ, 942 and 942-ZZ Edgemont Road, generally described as south of Edgemont Road and north of Wiley Lewis 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 June 21, 2022 meeting.

BACKGROUND:

Following a public hearing on May 16, 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 one in opposition. (See minutes of the May 16, 2022 Planning and Zoning Commission meeting at

<https://www.greensboro-nc.gov/home/showdocument?id=52999>). This request is associated with a voluntary annexation petition to access City services for new residential development.

This original zoning request includes the following conditions:

1. Permitted uses shall be limited to single-family home and townhomes.
2. Single-family homes shall not exceed thirty-two (32) feet in height.
3. Townhomes shall not exceed thirty-six (36) feet in height.
4. The site shall be limited to a maximum of 525 residential 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 9-0.

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.