



City of Greensboro

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

Agenda Report

File Number: 2022-1183

Agenda Item# H.5.

Agenda Date: 12/20/2022. **Department:** Planning
Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2022-1183 Public Hearing for an Ordinance for Original Zoning for 1822 Youngs Mill Road and 4701-A Hickory Valley Road– Amanda Hoderne for Tina S. Hobbs and the Ella Mae S. Hobbs Estate

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: December 8 and 15, 2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

zoning from **County AG** (Agricultural) to **City CD-RM-8** (Conditional District Residential Multifamily - 8) for 1822 Youngs Mill Road and 4701-A Hickory Valley Road, generally described as west of Youngs Mill Road, and north of Hickory Valley 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 **December 20, 2022** meeting

BACKGROUND:

Following a public hearing on November 21, 2022, the Planning and Zoning Commission voted 7-0 to recommend approval of this request. There were two speakers in favor and five in opposition. (See minutes of the October 17, 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 request includes the following conditions:

1. Permitted uses shall be limited to single-family, townhomes, twin homes, and multi-family residential dwellings.
2. Total number of units shall not exceed 273.
3. The maximum height of any building shall be 50 feet.
4. If any access connection is made to Hickory Valley Road, it shall be gated and restricted to emergency access only.
5. **The minimum width of the required street planting yard along Youngs Mill Road shall be 20 feet and the plantings shall be doubled from that which is required under the ordinance.**
6. **There shall be a Type B buffer installed along the southern property boundary.**

Note: New conditions shown in bold were added at the November 21 Planning and Zoning Commission agenda.

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 7-0.

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.