



City of Greensboro

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

Agenda Report

File Number: 2022-1187

Agenda Item# H.12.

Agenda Date: 12/20/2022. **Department:** Planning

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

Title: 2022-1187 Public Hearing for an Ordinance for Original Zoning and Rezoning for 2230 East Cone Boulevard – East Carolina Community Development, Inc. for Evangel Fellowship Word Ministries, Inc. and the City of Greensboro

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: 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:

East Carolina Community Development, Inc. for Evangel Fellowship Word Ministries, Inc. and the City of Greensboro, is requesting original zoning and rezoning from **County RS-30** (Residential Single Family), **City R-3** (Residential Single Family – 3) and **City R-5** (Residential Single Family – 5) to **City RM-18** (Residential Multifamily - 18) for property located at 2230 East Cone Boulevard, generally described as south of East Cone Boulevard and east of Sixteenth Street.

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 15, 2022, the Planning and Zoning Commission voted 7-0 to recommend approval of this request. There were no speakers on this request. (See minutes

of the November 15, 2022 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new residential development.

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 **RM-18** 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.