



City of Greensboro

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

Agenda Report

File Number: 2022-1168

Agenda Item# H.13.

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

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

Title: 2022-1168 Public Hearing for an Ordinance for Rezoning for a portion of 3234 Horse Pen Creek Road – BCS Holdings, LLC for Judy and William Aydellette

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: 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:

BCS Holdings, LLC, for Judy and William Aydellette, is requesting rezoning from **R-3** (Residential Single Family - 3) to **PI** (Public and Institutional) for a portion of 3234 Horse Pen Creek Road, generally described as south of Horse Pen Creek Road and west of Piermont Drive.

As the Planning and Zoning Commission's approved this request with less than 6 favorable votes, the City Council will conduct a public hearing to consider and take action on this request at its **December 16, 2022** meeting.

BACKGROUND:

Following a public hearing on October 17, 2022, the Planning and Zoning Commission voted 5-0 to recommend approval of this request. There were three speakers in favor and three in opposition. (See minutes of the October 17, 2022 Planning and Zoning Commission meeting). Since the Planning and Zoning Commission approved this request with less than 6 favorable

votes, City Council will hold an additional public hearing at their November 15, 2022 meeting to consider the request

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 **PI** 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.