



City of Greensboro

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

Agenda Report

File Number: 2023-106

Agenda Item# I. 4.

Agenda Date: 2/21/2023. **Department:** Planning

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

Title: 2023-106 Public Hearing for an Ordinance for Original Zoning for 3510 Liberty Road – Mike Fox on behalf of Toni and John Douth, Koury Properties Limited Partnership and Q-Dog 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: February 9 and 16, 2023/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Mike Fox, on behalf of Toni and John Douth, Koury Properties Limited Partnership and Q-Dog Properties, LLC, is requesting original zoning from **County CZ-HB** (Conditional Zoning Highway Business) to **City CD-RM-18** (Conditional District Residential Multifamily - 18) for 3510 Liberty Road, generally described as north of Edgemont Road, and east of Old US Highway 421.

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 **February 21, 2023** meeting..

BACKGROUND:

Following a public hearing on January 18, 2023, the Planning and Zoning Commission voted 8-0 to recommend approval of this request. There were two speakers in favor and two in opposition. (See minutes of the January 18, 2023 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 condition:

1. Permitted uses shall include all uses allowed in the RM-18 zoning district except for the following:
 - a. All Cemeteries

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 8-0.

Planning recommends **approval** of the **CD-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.