



# City of Greensboro

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

## Agenda Report

File Number: 2023-27

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### Agenda Item# I. 1.

**Agenda Date:** 1/3/2023. **Department:** Planning

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

**Title:** 2023-27 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:** 12/24/2022/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 **CD-PI** (Conditional District Public and Institutional) and **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 **January 3, 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 held an additional public hearing at their December 20, 2022 meeting to consider the request. Due to an error with required advertising for that hearing, City Council must hold an additional publicly advertised hearing on January 3, 2023 to take official action on this 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.