



City of Greensboro

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

Agenda Report

File Number: 2023-26

Agenda Item# I. 2.

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

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

Title: 2023-26 Public Hearing for an Ordinance for Rezoning for a portion of 3216 and 3234 and all of 3238 and 3240 Horse Pen Creek Road and all of 4209 and 4213 Piermont Drive – BCS Holdings, Inc for Rhonda Anderson on behalf of the Young Men’s Christian Association of Greensboro, Inc.; Don Cato on behalf of Cato Investment Properties, LLC; Judy and William Aydellette; and Carol Sellars

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, Inc for Rhonda Anderson on behalf of the Young Men’s Christian Association of Greensboro, Inc.; Don Cato on behalf of Cato Investment Properties, LLC; Judy and William Aydellette; and Carol Sellars, is requesting rezoning from **CD-PI** (Conditional District Public and Institutional) and **R-3** (Residential Single Family - 3) to **PUD** (Planned Unit Development) for a portion of 3216 and 3234 and all of 3238 and 3240 Horse Pen Creek Road and all of 4209 and 4213 Piermont Drive, generally described as south of Horse Pen Creek Road and west of Piermont Drive.

As the decision of the Planning and Zoning Commission was appealed, the City Council will conducted 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 4-1 to deny this request. There were three speakers in favor and three speakers in opposition. (See minutes of the October 17, 2022 Planning and Zoning Commission meeting). The decision of the Planning and Zoning Commission was subsequently appealed within the required 10 day appeal period so City Council hold a 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

This rezoning request includes the following condition:

1. Uses limited to a maximum of **250** dwelling units.
2. **There shall only be one vehicular access point to the eastern portion of the property with parcel number 80395 (currently addressed as 3216 Horse Pen Creek Road).**
3. **3. There shall be two pedestrian cross-access points to the property with parcel number 80395 (currently addressed as 3216 Horse Pen Creek Road).**
4. **4. There shall be a maximum of two vehicular access points on Piermont Drive with the northern most access point being a minimum of 180 feet from Horse Pen Creek Road.**

Note: the new conditions shown in bold were added by the applicant after the Planning and Zoning Commission hearing and advertised for the Council hearing

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 **denial** of this request 4-1.

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