



# City of Greensboro

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

## Agenda Report

File Number: 2023-255

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**Agenda Item:** H.11.

**Agenda Date:** 4/17/2023. **Department:** Planning

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

**Title:** 2023 – 255 Public Hearing and Consideration of Adoption of the Fleming Road Plan

**Council Priority:** Place an 'x' in the box.

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Safest City                     | <input type="checkbox"/> Most Skilled Workforce                            |
| <input type="checkbox"/> Easiest Place to Do Business               | <input checked="" type="checkbox"/> Most Connected City                    |
| <input type="checkbox"/> Youth Sports Capital                       | <input type="checkbox"/> Hub of Recreation and Entertainment               |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**Council District:** District 5

**Public Hearing:** Yes

**Advertising Date/By:** 4/6/2023/by City Clerk

**Contact 1 and Phone:** Sue Schwartz, Ext 2149

**Contact 2 and Phone:** Russ Clegg, Ext 2211

### PURPOSE:

Hold a public hearing and consider adoption of the Fleming Road Area Plan and accompanying amendments of the *GSO2040* Future Land Use Map and Future Built Form Map.

### BACKGROUND:

The [Fleming Road Area Strategic](#) Plan is intended to guide future decisions regarding properties within the Fleming Road study area, generally between Lewiston Road and Ballinger Road.

The planning and public engagement process included:

- initial research into the history of the area and development along the corridor;
- initial stakeholder interviews;
- three open house meetings attended by over 150 residents and property owners; and
- online surveys and an interactive comment map.

The Plan establishes the following Vision:

The Fleming Road Study Area is distinguished by its quiet character, quality housing, and countryside feel, and is a safe place for all—including pedestrians, bicyclists, and

*Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."*

drivers—with a plan to ensure that any future growth or development is compatible within the context of the Fleming Road Study Area.

The Plan also sets forth a series of Objectives intended to achieve the stated Vision, and which are focused on:

1. Maintaining the quiet, safe, and predominantly low-density residential character of the area;
2. Improving traffic law compliance and safety for all road users;
3. Protecting the natural environment including trees, streams and watersheds, and wildlife and their habitats;
4. Improving the quantity and quality of recreational facilities and green spaces; and
5. Promoting the use of high quality design, materials, and landscaping in conjunction with future development activity in the area.

The Planning and Zoning Commission held a public hearing at the regular meeting on March 20 and voted unanimously in support of a motion recommending that City Council adopt the Plan and accompanying amendments of the *GSO2040* Future Land Use Map and Future Built Form Map.

**BUDGET IMPACT:**

There is no budget associated with the adoption of this Plan.

**ACCOUNT NUMBER:**

Not Applicable

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council holds a public hearing and adopts the *Fleming Road Area Plan* and accompanying amendments of the *GSO2040* Future Land Use Map and Future Built Form Map.