



City of Greensboro

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

Agenda Report

File Number: 2023-291

Agenda Item# H.10.

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

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

Title: 2023-291 Public Hearing for an Ordinance for Rezoning for 3307, 3309 and 3401-YY Yanceyville Street – Judy Stalder on behalf of Charles C. Overby II for Carson Construction Company, LLC, Julie Brewer for Julia Brewer via Power of Attorney, Marcia and Will

Council Priority: Place an ‘x’ in the box.

- | | |
|---|---|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input 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 Briefly Explain 3 word maximum |

Council District: District 2

Public Hearing: Yes

Advertising Date/By: April 6 and 13, 2023/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Judy Stalder on behalf of Charles C. Overby II for Carson Construction Company, LLC, Julie Brewer for Julia Brewer via Power of Attorney, Marcia and Willard Brewer, are requesting rezoning from **R-5** (Residential Single Family - 5) to **CD-RM-26** (Residential Multifamily - 26) for 3307, 3309 and 3401-YY Yanceyville Street, generally described as west of Yanceyville Street and west of Spry Street.

As this request was approved by the Planning and Zoning Commission with less than 6 affirmative votes, the City Council will conduct a public hearing to consider and take action on this request at its **April 17, 2023** meeting

BACKGROUND:

Following a public hearing on March 20, 2023, the Planning and Zoning Commission voted 5-4 to recommend approval of this request. There was one speaker in favor and two in opposition for this item. (See minutes of the March 20, 2023 Planning and Zoning Commission meeting).

This request includes the following conditions:

1. Permitted uses shall be limited to a maximum of 216 dwelling units

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

2. Building height shall be limited to a maximum of 51 feet.

Note: The condition noted in bold was added during the March 20, 2023 Planning and Zoning Commission meeting

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 5-4.

Planning recommends **approval** of the **CD-RM-26** 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.