



City of Greensboro

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

Agenda Report

File Number: 2023-175

Agenda Item# H. 2.

Agenda Date: 3/21/2023. **Department:** Planning

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

Title: 2023-175 Public Hearing for an Ordinance for Original Zoning for 511 Kallamdale Road – Traci Dusenbury and Halcon Companies on behalf of Ryan and Douglass Hamilton)

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: March 9 and 16, 2023/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Traci Dusenbury and Halcon Companies, on behalf of Ryan and Douglass Hamilton, is requesting original zoning from **County RS-30** (Residential Single Family) to **City CD-RM-12** (Conditional District Residential Multifamily - 12) for property located at 511 Kallamdale Road, generally described as south of Kallamdale Road and north of I-85.

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 **March 21, 2023** meeting.

BACKGROUND:

Following a public hearing on February 20, 2023, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There were three speakers in favor and none in opposition. (See minutes of the February 20, 2023 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new residential development.

This request includes the following conditions:

1. Permitted uses shall be limited to a maximum of 52 dwelling units and their customary accessory uses.
2. **At least 80% of the dwelling units shall be used for multi-family for the elderly (age 55 years of age and up).**
3. **Where permitted, a wrought iron or black aluminum fence (with gate) having a minimum height of 4 feet shall be located along the perimeter of the property.**

Note: Conditions shown in bold were added at the February 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 9-0.

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.