



# City of Greensboro

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

## Agenda Report

File Number: 2023-567

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### Agenda Item# H.4.

**Agenda Date:** 8/15/2023. **Department:** Planning

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

**Title:** 2023-567 Public Hearing for an Ordinance for Original Zoning and Rezoning for 2220 Huffine Mill Road and a portion of 260 Willowlake Road – Marc Isaacson for D Stone Builders, Inc. for Rocco Chickillo and Jennifer Chickillo

**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 <u>Briefly Explain 3 word maximum</u> |

**Council District:** Proximate to District 2

**Public Hearing:** Yes

**Advertising Date/By:** August 3 and 10, 2023/by City Clerk

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

**Contact 2 and Phone:** Mike Kirkman, Ext 4649

**PURPOSE:**

Marc Isaacson, for D Stone Builders, Inc. for Rocco Chickillo and Jennifer Chickillo, is requesting original zoning and rezoning from **County AG** (Agricultural), **County RS-30-MH** (Residential Single Family-Manufactured Home) and **City HI** (Heavy Industrial to **City PUD** (Planning Unit Development) for 2220 Huffine Mill Road and a portion of 260 Willowlake Road, generally described as south of Huffine Mill Road and east of Willowlake Road.

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 **August 15, 2023** meeting

**BACKGROUND:**

Following a public hearing on July 17, 2023, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There was one speaker in favor and none in opposition for this item. (See minutes of the July 17, 2023 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new residential development.

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

This request includes the following conditions:

1. Uses shall be limited to Single-family Detached Dwellings; Single-family Detached Dwellings, Zero Lot Line; Duplexes; Townhouses; Twin Homes; Multi-family Dwellings; Multi-family (Elderly);
2. Maximum building height shall be 50-feet/3-stories

**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 **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.