



# City of Greensboro

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

## Agenda Report

File Number: 2024-252

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### Agenda Item# H.1

**Agenda Date:** 4/16/2024. **Department:** Planning

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

**Title:** 2024-252 Public Hearing for an Ordinance for Rezoning for 2207 Jones Road – William H. Johnson, Jr. of Dream Real Estate Jones, LLC)

**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:** District 1

**Public Hearing:** Yes

**Advertising Date/By:** N/A/by City Clerk

*This item was continued by City Council from the March 19 meeting without further advertising*

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

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

**PURPOSE:**

William H. Johnson, Jr., of Dream Real Estate Jones, LLC, is requesting rezoning from R-5 (Residential Single Family - 5) to **CD-RM-18** (Conditional District Residential Multifamily - 18) for 2207 Jones Road, generally described as south of Jones Road and west of US 220.

As the Planning and Zoning Commission’s approval of this request was appealed within the required 10 day appeal period, the City Council will conduct a public hearing to consider and take action on this request at its **March 19, 2024** meeting

**Note: This item was continued by City Council to their April 16, 2024 meeting.**

**BACKGROUND:**

Following a public hearing on February 19, 2024, the Planning and Zoning Commission voted 7-1 to approve this request. There were two speakers in favor and four in opposition for this item. (See minutes of the February 19, 2024 Planning and Zoning Commission meeting).

This request includes the following conditions:

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

1. Permitted uses shall be limited to a maximum of 12 dwelling units
2. Maximum building height shall be limited to 45 feet.

**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 7-1.

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.