



# City of Greensboro

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

## Agenda Report

File Number: 2024-272

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### Agenda Item# H.2

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

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

**Title:** 2024-272 Public Hearing for an Ordinance Amending the Greensboro Land Development Ordinance in Relation to Accessory Dwelling Units (ADUs)

**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:** All Districts

**Public Hearing:** Yes

**Advertising Date/By:** April 4 and 1, 2024/by City Clerk

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

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

**PURPOSE:**

The purpose of this request is to amend Sections 30-8-11.1, Accessory Uses and Structures; 30-8-11.2, Accessory Dwelling Units; and 30-8-11.5, Home Occupations to update regulations related to Short Term Rentals

**BACKGROUND:**

The City of Greensboro has been working on updated regulations related to Accessory Dwelling Units (ADUs) as means to increase housing options and allow for additional investments on existing single family residential properties. While Accessory Dwelling Units have been allowed under the City's zoning ordinances for decades, the current regulations do not match current development trends and in some cases are in direct conflict with State law. The proposed ordinance changes were developed after meetings with technical and community focus groups, City technical staff, two online open houses, and input from over 200 persons through an online survey.

Following a public hearing on March 18, 2024, the Planning and Zoning Commission voted 9-0 to recommend approval of this proposed ordinance as presented. There were 5 speakers in favor of the request and no one in opposition to the request. (See summary minutes of the March 18, 2024 Planning and Zoning Commission meeting).

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

**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 Council may approve the ordinance amendment as presented; approve with modification; or deny the amendment.

The Planning and Zoning Commission recommended **approval** of this request, as presented, 9-0.

Planning recommends **approval** of the **ordinance text amendment** 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.