



City of Greensboro

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

Agenda Report

File Number: 2024-327

Agenda Item# H.1.

Agenda Date: 5/21/2024. **Department:** Planning

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

Title: 2024-327 Public Hearing for an Ordinance for Rezoning for 2123 Byrd Street – David Turner for Zoeli Investments, 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 2

Public Hearing: Yes

Advertising Date/By: May 9 and 16, 2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

David Turner, for Zoeli Investments, LLC, is requesting rezoning from R-5 (Residential Single Family - 5) to **CD-RM-12** (Conditional District Residential Multifamily - 12) for 2123 Byrd Street, generally described as north of Byrd Street and west of Shaw Street.

Because approval of this rezoning request would result in a change to the adopted Jonesboro/Scott Park Neighborhood Plan, the City Council will conduct a public hearing to consider and take action on this request at its **May 21, 2024** meeting.

BACKGROUND:

Following a public hearing on April 15, 2024, 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 April 15, 2024 Planning and Zoning Commission meeting).

This request includes the following condition:

1. Permitted uses shall be limited to a single-family dwelling or a duplex.

Since approval of the requested zoning change would result in a change to the Future Land Use designation from Low Residential to Moderate Residential of the adopted Jonesboro/Scott Park

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

Neighborhood Plan, this item automatically moved to City Council for an additional hearing and final action based on the requirements of NCGS 160-D.

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-12** 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.