



# City of Greensboro

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

## Agenda Report

File Number: 2024-649

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### Agenda Item# H.11.

**Agenda Date:** 9/24/2024. **Department:** Planning

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

**Title:** 2024-649 Public Hearing for an Ordinance for Rezoning for 1741, 1763 and 1765 Mt Hope Church Rd, 558 Old Birch Creek Rd and 928 Near and 930 Knox Rd – Amanda Hodierna on behalf of Christopher Dunbar and Wilfred Years for various LLCs

**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 checked="" type="checkbox"/> Other/Admin <u>Promote Economic Development</u> |

**Council District:** District 2

**Public Hearing:** Yes

**Advertising Date/By:** September 12 and 19, 2024/by City Clerk

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

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

### PURPOSE:

Amanda Hodierna, on behalf of Christopher Dunbar and Wilfred Years for BRC Mt. Hope LLC, BRC Knox Road LLC, and Stoney Creek Medical Properties, LLC is requesting rezoning from **C-M** (Commercial Medium) **PUD** (Planned Unit Development) to **PUD** (Planned Unit Development) for 1741, 1763 and 1765 Mt Hope Church Road, 558 Old Birch Creek Road and 928 Near and 930 Knox Road, generally described as east of Mount Hope Church Road and north of Knox Road.

Because the Planning and Zoning Commission's decision to approve this request was appealed, the City Council will conduct a public hearing to consider and take action on this request at its **September 24, 2024** meeting.

### BACKGROUND:

Following a public hearing on August 19, 2024, the Planning and Zoning Commission voted 8-0 to recommend approval of this request. There was one speaker in favor and six in opposition for this item. (See minutes of the August 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. The permitted uses in Site Area #1 as labeled on the UDP shall be limited to: Residential uses; not to exceed 375 dwelling units.
2. The permitted uses in Site Area #2 as labeled on the UDP shall be limited to: Residential uses; not to exceed 110 dwelling units.
3. The permitted uses in Site Area #3 as labeled on the UDP shall be limited to: Office, Retail and Commercial Use Groups; The total square footage of all uses shall not exceed 90,000.
4. The permitted uses in Site Area #4 as labeled on the UDP shall be limited to: Office, Retail and Commercial Use Groups; The total square footage of all uses shall not exceed 30,000.
5. The permitted uses in Site Area #5 as labeled on the UDP shall be limited to: Office, Retail and Commercial Use Groups; The total square footage of all uses shall not exceed 38,800

Since the decision of the Planning and Zoning Commission to approve this request was appealed within the required 10 day appeal period, the City Council must hold an additional public hearing and take final action.

**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 8-0.

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.