



City of Greensboro

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

Agenda Report

File Number: 2024-648

Agenda Item# H.8.

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

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

Title: 2024-648 Public Hearing for an Ordinance for Rezoning for 632 North Elm Street – Robert Mason Schermerhorn on behalf of for BMS Investment Properties, 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 checked="" 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 3

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:

Robert Mason Schermerhorn, on behalf of for BMS Investment Properties, LLC, is requesting rezoning from R-7 (Residential Single Family - 7) to **RM-18** (Residential Multifamily - 18) for 632 North Elm Street, generally described as east of North Elm Street and south of South Park Drive.

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 6-2 to recommend approval of this request. There was one speaker in favor and three in opposition for this item. (See minutes of the August 19, 2024 Planning and Zoning Commission meeting).

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.

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 Planning and Zoning Commission recommended **approval** of this request 6-2.

Planning recommends **approval** of the **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.