



City of Greensboro

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

Agenda Report

File Number: 2024-698

Agenda Item# H.4.

Agenda Date: 10/15/2024. **Department:** Planning

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

Title: 2024-698 Public Hearing for an Ordinance for Original Zoning 4616, 4620, 4628 and 4634 S Holden Road – Amanda Hodiernne for Clarice Collins and others

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: Proximate to District 1

Public Hearing: Yes

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

Note: This item was continued from the September 24, 2024 City Council meeting to the October 15, 2024 City Council meeting without further advertising.

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Amanda Hodiernne, for Clarice Forsyth Collins and Patricia and Dustin Cockerham of Penn Oak Farm LLC, is requesting original zoning from **County RS-40** (Residential Single Family) and **County AG** (Agricultural) to **City PUD** (Planned Unit Development) for 4616, 4620, 4628 and 4634 South Holden Road, generally described as west of South Holden Road and south of Bishop Road.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **October 15, 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 speaker in favor and four in opposition for this item. (See minutes of the August 19, 2024 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new residential development.

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

This request includes the following conditions:

1. Permitted uses shall be limited to a maximum of 118 single-family dwellings.
2. Maximum building height shall not exceed forty-five 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 at its August 19, 2024 meeting.

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