



City of Greensboro

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

Agenda Report

File Number: 2024-829

Agenda Item# H.2.

Agenda Date: 12/17/2024. **Department:** Planning

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

Title: 2024-829 Public Hearing for an Ordinance for Original Zoning for 4409 North Danby Castle Road – Trace A. McKinney for McKinney and Sons Construction 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: Proximate to District 5

Public Hearing: Yes

Advertising Date/By: December 5 and 12, 2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Trace A. McKinney, for McKinney and Sons Construction LLC, is requesting original zoning from **County CZ-PD-R-SP** (Conditional Zoning Planned Development Residential with a Special Use Permit) to **City R-5** (Residential Single Family - 5) for 4409 North Danby Castle Road, generally described as west of North Danby Castle Road and north of I-73.

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 **December 17, 2024** meeting.

BACKGROUND:

Following a public hearing on November 18, 2024, the Planning and Zoning Commission voted 7-0 to recommend approval of this request. There was one speaker in favor and four in opposition for this item. (See minutes of the November 18, 2024 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new residential development.

BUDGET IMPACT:

This item will have no budget impact

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

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 7-0.

Planning recommends **approval** of the **City R-5** 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.