



City of Greensboro

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

Agenda Report

File Number: 2024-727

Agenda Item# H.11.

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

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

Title: 2024-727 Public Hearing for an Ordinance for Original Zoning for 5936 Burlington Road and 626 Knox Road – Tom Terrell on behalf of Chris Raughley for Pulte Home Company

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: October 3 and 10, 2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Tom Terrell, on behalf of Chris Raughley for Pulte Home Company, Lois R. Miles for the Estate of Daphne R. Miles, Janet L. Dees for Dees Real Estate Holdings, LLC, is requesting original zoning from **County AG** (Agricultural) to **City PUD** (Planned Unit Development) for 5936 Burlington Road and 626 Knox Road, generally described as west of Knox Road and south of Burlington 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 September 16, 2024, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There were two speakers in favor and one in opposition for this item. (See minutes of the September 16, 2024 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new residential development.

This request includes the following condition:

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

1. Permitted uses shall be limited to: Single-Family Homes, Townhomes and Accessory Uses.

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 **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.