



City of Greensboro

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

Agenda Report

File Number: 2024-791

Agenda Item# D.3

Agenda Date: 11/19/2024. **Department:** Planning

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

Title: 2024 - 791 Public Hearing for Rezoning - 4216 United Street

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: District 4

Public Hearing: Yes

Advertising Date/By: November 7 and 14, 2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Richard Johnson, for Molly Wall Shina, trustee for the Eva Sartin Wall Irrevocable Trust, is requesting rezoning from R-5 (Residential Single Family) to CD-RM-18 (Conditional District Residential Multifamily) for 4216 United Street, generally described as northeast of United Street and southeast of Rosebriar Court.

Because the Planning and Zoning Commission's decision to deny this request was appealed by the applicant within the required 10 day appeal period, the City Council will conduct a public hearing to consider and take action on this request at its November 19, 2024 meeting.

BACKGROUND:

Following a public hearing on October 21, 2024, the Planning and Zoning Commission voted 6-1 to deny this request. There was one speaker in favor and four in opposition for this item. (See minutes of the October 21, 2024 Planning and Zoning Commission meeting).

Since the Planning and Zoning Commission's decision to deny this request was appealed, the City Council must hold an additional public hearing and take final action.

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 denial of this request 6-1.

Planning recommends approval of the CD-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.