



City of Greensboro

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

Agenda Report

File Number: 2025-118

Agenda Item# H.4.

Agenda Date: 2/18/2025. Department: Planning

Meeting Type: Council Meeting Category: Public Hearing Agenda

Title: 2025-118 Public Hearing for an Ordinance for Original Zoning for 2527 Nelson Farm Road and 3824 E Lee Street – Fox Rothschild and Forestar (USA) Real Estate Group Inc, on behalf of Matthew and Jeremy Causey

Council Priority: Place an ‘x’ in the box.

Safest City

Most Skilled Workforce

Easiest Place to Do Business

Most Connected City

Youth Sports Capital

Hub of Recreation and Entertainment

Abundance of Attainable Housing

Other/Admin Briefly Explain 3 word maximum

Council District: Proximate to District 1

Public Hearing: Yes

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

Note. This item was continued from the January 21, 2025 City Council meeting to the February 18, 2025 City Council meeting without further advertising.

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Fox Rothschild and Forestar (USA) Real Estate Group Inc, on behalf of Matthew and Jeremy Causey of the William M. Causey Jr. Estate, is requesting original zoning from **County AG** (Agricultural) to **City CD-RM-8** (Conditional District Residential Multifamily - 8) for 2527 Nelson Farm Road and 3824 East Lee Street, generally described as east of Nelson Farm Road and south of East Lee Street

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 **February 18, 2025** meeting.

BACKGROUND:

Following a public hearing on December 16, 2024, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There were two speakers in favor and none in opposition for this item. (See minutes of the December 16, 2024 Planning and Zoning

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

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:

1. Uses shall be limited to a **maximum of 180** single family dwellings and townhomes.

Note: The text above in bold was added at the January 21, 2025 City Council meeting before this item was continued to the February 18, 2025 City Council meeting.

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 CD-RM-8** 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.