



City of Greensboro

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

Agenda Report

File Number: 2025-184

Agenda Item# H.4.

Agenda Date: 3/18/2025. **Department:** Planning

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

Title: 2025-184 Public Hearing for an Ordinance for Original Zoning for 8218 Ballard Rd and 8102, 8106 and 8106ZZ Leabourne Rd –Tom Terrell for Pulte Home Company 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 5

Public Hearing: Yes

Advertising Date/By: March 6 and 13, 2025/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Tom Terrell, for Pulte Home Company on behalf of Alexandria D. and Donald A. Dillon, is requesting original zoning from **County AG** (Agricultural) to **City CD-R-5** (Conditional District Residential Single Family - 5) for 8218 Ballard Road and 8102, 8106 and 8106-ZZ Leabourne Road, generally described as west of Leabourne Road and north of Ballard 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 **March 18, 2025** meeting.

BACKGROUND:

Following a public hearing on February 17, 2025, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There was 1 speaker in favor and 2 in opposition for this item. (See minutes of the February 17, 2025 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. Uses shall be limited to a maximum of 90 single-family dwellings

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-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.