



City of Greensboro

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

Agenda Report

File Number: 2025-317

Agenda Item# H.11.

Agenda Date: 4/15/2025. **Department:** Planning

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

Title: 2025-317 Public Hearing for an Ordinance for Original Zoning for 4334, 4340 and 4342 Blackberry Rd – Nick Blackwood on behalf of Michael Thomas for Love and Faith Christian Fellowship

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 checked="" 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: April 3 and 10, 2025/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Nick Blackwood, on behalf of Michael Thomas for Love and Faith Christian Fellowship, is requesting original zoning from **County AG** (Agricultural) to **City CD-R-3** (Conditional District Residential Single Family - 3) for 4334, 4340 and 4342 Blackberry Road, generally described as west of Blackberry Road, west of Wild Wolf Drive and south of Old Randleman 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 **April 15, 2025** meeting.

BACKGROUND:

Following a public hearing on March 17, 2025, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There were no speakers for this item. (See minutes of the March 17, 2025 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for expansion of an existing religious assembly use.

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

This request includes the following condition:

1. Building height shall be limited to 20 feet.

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-3** 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.