



# City of Greensboro

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

## Agenda Report

File Number: 2025-285

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### Agenda Item# H.7.

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

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

**Title:** 2025-285 Public Hearing for an Ordinance for Original Zoning for 3004 York House Dr – Dennis Allred on behalf of Robert Schermerhorn for BMS Investment Properties LLC

**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:** 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:**

Dennis Allred on behalf of Robert Schermerhorn for BMS Investment Properties LLC, is requesting original zoning from **County CZ-PR-R-SUP** (Conditional Zoning Planned Development Residential with Special Use Permit) to **City R-3** (Residential Single Family -3) for 3004 York House Drive, generally described as west of Castle Croft Road and north of York House Drive.

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 18, 2025 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new residential development.

**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 **approval** of this request 9-0.

Planning recommends **approval** of the **City 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.