



# City of Greensboro

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

## Agenda Report

File Number: 2025-184

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### 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.