



City of Greensboro

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

Agenda Report

File Number: 2025-191

Agenda Item# H.8.

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

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

Title: 2025-191 Public Hearing for an Ordinance for Rezoning for 1201 Pisgah Church Road – William H. Johnson, Jr.

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: District 3

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:

William H. Johnson, Jr. is requesting rezoning from **R-3** (Residential Single Family- 3) to **CD-RM-12** (Conditional District Residential Multifamily - 12) for 1201 Pisgah Church Road, generally described as south of Pisgah Church Road and west of Willoughby Boulevard.

As the Planning and Zoning Commission’s decision on this request was appealed, 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 8-1 to approve this request. There were 3 speakers in favor and 6 in opposition for this item. (See minutes of the February 17, 2025 Planning and Zoning Commission meeting). Because the Planning and Zoning Commission’s approval was appealed within the required 10 day appeal period this item moves to City Council for an additional public hearing and vote.

This request includes the following conditions:

1. Uses limited to a maximum of **8** dwelling units.

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

2. **Building façade materials shall consist of no less than 75 percent wood, stone, glass, brick, and/or cementitious material. Neither vinyl siding nor Exterior Insulation Finishing Systems (EIFS) shall be used in building façades. Vinyl materials may be used as part of windows, doors, and trim.**
3. **The development shall be limited to no more than two (2) access points to Willoughby Boulevard and shall have no access points on Pisgah Church Road.**
4. **Each townhouse dwelling shall have a rear entry garage and take driveway access from a private street or drive.**

Note: Conditions shown in bold were added at the February 17, 2025 Planning and Zoning Commission hearing.

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 8-1.

Planning recommends **approval** of the **CD-RM-12** 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.