



# City of Greensboro

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

## Agenda Report

File Number: 2025-386

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### Agenda Item# H.8.

**Agenda Date:** 5/20/2025. **Department:** Planning

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

**Title:** 2025-386 Public Hearing for an Ordinance for Original Zoning for 521 Kallamdale Road and Portion of 3425 Randleman Road – Marc Isaacson on behalf of Carlos Sanchez 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 1

**Public Hearing:** Yes

**Advertising Date/By:** May 8 and 15, 2025/by City Clerk

**Contact 1 and Phone:** Sue Schwartz, Ext. 2149

**Contact 2 and Phone:** Mike Kirkman, Ext 4649

**PURPOSE:**

Marc Isaacson, behalf of Carlos Sanchez for CSBO Architecture PC and Barbara H. and Edwin Ozment, is requesting original zoning from **County RS-30** (Residential Single Family) to **City CD-RM-12** (Conditional District Residential Multifamily -12 for 521 Kallamdale Road and a portion of 3425 Randleman Road, generally described as south of Kallamdale Road, east of Randleman Road and north of Interstate 85.

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 **May 20, 2025** meeting.

**BACKGROUND:**

Following a public hearing on April 21, 2025, the Planning and Zoning Commission voted 8-0 to recommend approval of this request. There were two speakers in favor of this item and none in opposition. (See minutes of the April 21, 2025 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new residential development.

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

This request includes the following conditions:

1. Permitted uses shall be limited to Single Family Detached Dwellings; Single Family Detached Dwellings, Zero Lot Line; Duplexes; Traditional Houses; Townhouses and Twin Homes.
2. Exterior building facades shall consist of no less than 35% brick, stone or cementitious material (i.e. hardie board).

**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 8-0.

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