



# City of Greensboro

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

## Agenda Report

File Number: 2025-550

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### Agenda Item# H.8.

**Agenda Date:** 7/15/2025. **Department:** Planning

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

**Title:** 2025-550 Public Hearing for an Ordinance for Original Zoning and Rezoning for properties on Willow Road, Alamance Church Road and Sharpe Road – Marc Isaacson for Mount Zion Baptist Church of Greensboro, Inc.

**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 checked="" type="checkbox"/> Other/Admin <u>Promote Economic Development</u> |

**Council District:** Within and Proximate to District 1

**Public Hearing:** Yes

**Advertising Date/By:** July 3 and 10, 2025/by City Clerk

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

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

**PURPOSE:**

Marc Isaacson, for Mount Zion Baptist Church of Greensboro, Inc., is requesting original zoning and rezoning from **County RM-8** (Residential Multifamily -8), **City R-3** (Residential Single Family – 3) and **City R-5** (Residential Single Family -5) to **City PUD** (Planned Unit Development) for 2023, 2029, 2101 and 2103 Willow Road, 1301, 1321 and 1323 Alamance Church Road, and 1605, 1605-ZZ and 1607 Sharpe Road, generally described as north of Alamance Church Road, east of Willow Road and west of Sharpe 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 **July 15, 2025** meeting.

**BACKGROUND:**

Following a public hearing on June 16, 2025, the Planning and Zoning Commission voted 8-0 to recommend approval of this request. There was one speaker in favor and none in opposition for this item. (See minutes of the June 16, 2025 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new community serving residential, office and services development.

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

This request includes the following conditions:

1. Uses in Area 1 as shown on the Unified Development Plan shall be limited to Religious Assembly and Ancillary Uses and total building square footage shall not exceed 275,000 square feet.
2. Uses in Area 2 as shown on the Unified Development Plan shall be limited to Offices; Medical, Dental and Related Offices; and total building square footage shall not exceed 45,000 square feet.
3. Uses in Area 3 as shown on the Unified Development Plan shall be limited to Residential Uses, not to exceed 280 dwelling units, and Retail Sales and Services (Personal and Professional), total non-residential building square footage shall not exceed 20,000 square 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 8-0.

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