

**Item: 2023-2103 Willow Road, 1301-1323 Alamance Church Road and 1605-1607
Sharpe Road
Original Zoning and Rezoning**

Date: July 15, 2025

**Zoning Amendment Statement by City Council on Consistency with Adopted
Comprehensive Plan and Reasonableness**

The **Greensboro City Council** believes that its action to **approve/deny** the original zoning and rezoning requests for the properties at **2101, 2103, 2023, and 2029 Willow Road, 1301, 1321, and 1323 Alamance Church Road, and 1605, 1605 ZZ, and 1607 Sharpe Road** from **County RM-8 (Residential Multi-family), County RS-30 (Residential Single-family), City R-5 (Residential Single-family – 5), and City R-3 (Residential Single-family – 3)** to **City PUD (Planned Unit Development)** to be **consistent** with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support approval of the rezoning request:	Factors that support denial of the rezoning request:
<ol style="list-style-type: none">1. The request is consistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map.2. The proposed City PUD zoning district permits uses that fit the context of the surrounding area and limits negative impacts on adjacent properties.3. The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest.4. Other factors raised at the public hearing, if applicable (describe)	<ol style="list-style-type: none">1. The request is inconsistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map.2. The proposed City PUD zoning district, even as conditioned, does not limit negative impacts on adjacent properties nor does it permit uses that fit the context of the surrounding area.3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest.4. Other factors raised at the public hearing, if applicable (describe)