



# City of Greensboro

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

## Agenda Report

File Number: 2025-561

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### Agenda Item# H.1.

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

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

**Title:** 2025-561 Public Hearing for an Ordinance for Rezoning for 3510-3516 W Friendly Ave and 805-807 Hobbs Rd – Michael S. Fox for Carroll at Hobbs LLC

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

**Council District:** District 4

**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:

Michael S. Fox, for Carroll at Hobbs LLC, is requesting rezoning from **PUD** (Planned Unit Development) to **PUD** (Planned Unit Development) for 3510-3516 West Friendly Avenue and 805-807 Hobbs Road, generally described as north of West Friendly Avenue and west of Hobbs Road.

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 **July 15, 2025** meeting.

### BACKGROUND:

Following a public hearing on June 16, 2025, the Planning and Zoning Commission voted 8-0 to approve this request. There were 3 speakers in favor and 2 in opposition for this item. (See minutes of the June 16, 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 condition:

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

1. Permitted uses shall include all uses allowed in the Planned Unit Development zoning district, except for the following:
  - a. Eating and Drinking Establishments with Drive-through Facilities;
  - b. Animal Shelters;
  - c. All Community Scale Cultural and Community Uses;
  - d. Day Care Centers;
  - e. All Educational Uses;
  - f. Governmental Buildings;
  - g. Group Care Facilities;
  - h. Clubs and Lodges;
  - i. Shooting Ranges;
  - j. Tourist Homes (Bed and Breakfast);
  - k. Night Clubs;
  - l. Funeral Homes and Crematoriums;
  - m. Veterinary Services, Pet Grooming, Kennels;
  - n. ABC Stores;
  - o. Convenience Store with Fuel Pumps;
  - p. Garden Centers;
  - q. Pawnshops;
  - r. Sexually Oriented Businesses;
  - s. Vehicle Sales and Service;
  - t. Car Washes; and
  - u. Tattoo Parlors

**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 **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.
- Request is consistent with the **Growing Economic Competitiveness** Big Idea so Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.

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