



# City of Greensboro

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

## Agenda Report

File Number: 2026-95

---

### Agenda Item# H.4.

**Agenda Date:** 2/17/2026. **Department:** Planning

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

**Title:** 2026-95 Public Hearing for an Ordinance for Original Zoning for 3804 Pineneedle Drive – Hugh Latham of Centurion Buyers 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 type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**Council District:** Proximate to District 2

**Public Hearing:** Yes

**Advertising Date/By:** February 5 and 12, 2026/by City Clerk

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

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

**PURPOSE:**

Hugh Latham, of Centurion Buyers LLC, is requesting original zoning from **County RS-30** (Residential Single-family) to **City R-3** (Residential Single Family - 3) for 3804 Pineneedle Drive, generally described as east of Pineneedle Drive and west of US Highway 29 North.

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 **February 17, 2026** meeting.

**BACKGROUND:**

Following a public hearing on January 21, 2026, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There was one speaker in favor and none in opposition for this item. (See minutes of the January 21, 2026 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services to allow for a new residential dwelling unit.

**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 9-0.

Planning recommends **approval** of the **City R-3** 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.