



City of Greensboro

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

Agenda Report

File Number: 2026-124

Agenda Item# H.8.

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

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

Title: 2026-124 Public Hearing for an Ordinance Amending the Greensboro Land Development Ordinance – Adding Secure Detention and Custodial Facilities Use

Council Priority: Place an ‘x’ in the box.

- | | |
|--|--|
| <input checked="" 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 type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: All Districts

Public Hearing: Yes

Advertising Date/By: February 6 and 12, 2026/by City Clerk

Contact 1 and Phone: Russ Clegg, Ext. 2211

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

A request by the City of Greensboro to amend Section 30-8-1, Table 8-1, Permitted Use Table; Section 30-8-6.6, Governmental Facilities; Section 30-8-10.2, Public and Civic Use Standards; and Section 30-15-18 (Terms Beginning with “S”).” to add a new use of Secure Detention and Custodial Facilities and associated standards.

BACKGROUND:

The Planning Department is proposing to amend the Land Development Ordinance (LDO) to add a new use (Secure Detention and Custodial Facility) and attach relevant development standards for this use. This amendment clarifies distinctions for shorter term detentions not associated with longer term Correctional Facilities currently referenced, but not clearly defined, in the LDO.

This text amendment clearly defines this new use in the ordinance, confirms which zoning districts are appropriate for the use and establishes development standards to address potential compatibility issues with other existing uses.

Using the Waiver of Procedure provisions of Section 30-4-4.6 of the Land Development, the Planning and Zoning Commission will hold a public hearing to review this item at their February 16, 2026 meeting and provide a recommendation to City Council. The City Council will then hold a public hearing on this amendment at its February 17, 2026 meeting and take action.

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

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 Council may approve the ordinance amendment as presented; approve with modification; or deny the amendment.

The Planning and Zoning Commission will consider this request at their February 16, 2026 meeting.

Planning recommends **approval** of the **ordinance text amendment** request based on:

- Request is consistent with the City’s Comprehensive Plan’s Filling in Our Framework Big Idea to arrange out land uses to create a more vibrant and livable Greensboro.
- The request is consistent with the City’s Comprehensive Plan’s Creating Great Places Big Idea to protect and enhance the unique character of every neighborhood.by safeguarding the environment and historic buildings and places from potential negative impacts of development, redevelopment, public projects, and commercial encroachment.