

NOTICE OF PUBLIC HEARING
for an AMENDMENT to the Greensboro Connections 2025 Comprehensive Plan

A proposal to amend the Future Land Use Map of the Greensboro Connections 2025 Comprehensive Plan for property located at 389 Fairystone Drive has been received by the Planning Department. The request is associated with a rezoning request at the same address. City Council will hold a public hearing and make a final decision, on both the proposed Plan amendment and on the associated rezoning.

The date for the public hearings:

City Council

Will make a final decision on the Plan amendment and rezoning

Date: Tuesday, February 18, 2020

5:30 p.m.

The hearing will take place in the City Council Chamber of the Melvin Municipal Office Building, 300 West Washington Street. The current and proposed land use classifications are defined as follows:

Current:

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

AND

Moderate Residential (5-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

Proposed:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

A “Staff Report” pertaining to the accompanying rezoning can be found by visiting the Planning Department website at www.greensboro-nc.gov/departments/planning/boards-commissions-meetings/zoning-commission and clicking on “Staff Reports” in the navigation column on the right.

Anyone wishing to be heard on this matter should appear at the public hearing or arrange to be represented. For further information on this Plan amendment, contact Jeff Sovich, 336-433-7264 or via email at jeffrey.sovich@greensboro-nc.gov.