

**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 1812, 1814, and 1818 Youngs Mill Road and 3921 Presbyterian Rd has been received by the Planning Department. The request is associated with an annexation request and an original zoning 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 annexation and original zoning.

The date for the public hearings:

**City Council**

*Will make a final decision on the Plan amendment, annexation, and original zoning*

Date: Tuesday, May 19, 2020

Time: 5:30 p.m.

Venue: City Council Chamber

Melvin Municipal Office Building

300 West Washington Street

Greensboro, North Carolina

**This hearing is intended to be held in a manner allowing the public to participate in person. However if the meeting must move online in order to continue to protect public health you will receive an updated notice with additional information and instructions.**

This meeting will be streamed live on Greensboro Television Network (GTN) with Closed Captioning:

- On the web at: <https://tinyurl.com/gtnwatchnow>
- On Spectrum channel 13
- On NorthState channel 31
- On AT&T U-verse channel 99
- On the Roku streaming platform, channel “Greensboro Television Network”

A recording will be available through the City website following the conclusion of the meeting.

The current and proposed land use classifications are defined as follows:

**Current:**

*Mixed Use Commercial:* This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction

of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New “strip” commercial development is discouraged.

*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.

*Interim Residential (generally at or above 3 dwelling units per acre):* Areas with a mix of all types of residential densities and uses (single family detached, single family attached and multi-family), with some limited local-serving non-residential uses (schools, churches, convenience services). It is assumed that most of the new housing developed in the Water Sewer Service Area would be connected to water and sewer.

**Proposed:**

*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.

A “Staff Report” pertaining to the accompanying original zoning can be found by visiting the Planning Department website at [www.greensboro-nc.gov/departments/planning/boards-commissions-meetings/zoning-commission](http://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](mailto:jeffrey.sovich@greensboro-nc.gov).

- Anyone wishing to provide comments on this matter and/or participate in the hearing the night of May 19 please email [virtualcomment@greensboro-nc.gov](mailto:virtualcomment@greensboro-nc.gov) by **Monday, May 18 at 12:00 p.m.**
- When emailing comments or requests to participate in the public hearings, please provide your name and identify which public hearing item or items you are addressing. Persons requesting to participate in the public hearings during the May 19, 2020 City Council will be emailed a separate online meeting invitation with instructions on how to participate, including a unique password that cannot be used by other individuals.

- Note: All public comments received are subject to the public records law, will be posted on the City of Greensboro website, and will be made available to the media. These communications are not confidential.