

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 1080-Z and 1114 NC Highway 68 North, generally described as west of Interstate 73, east of NC Highway 68, and south of the southern termini of Golden Acres Road and Gold Crest Drive has been received by the Planning Department. The request is associated with an annexation and original zoning request at the same addresses. 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: October 16, 2018

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:

Interim Corporate/Business Park: Areas that predominantly consist of office, flex office, technology research and development, light manufacturing, distribution and other similar uses on larger sites, with much of it, in a planned business park setting that emphasizes natural characteristics and landscaping. The area may also contain supportive uses such as retail, hotel, restaurant, and residential development which customarily locate within planned employment centers. The supportive uses should make up less than half of the total area of the development. Developments should be designed to promote compatibility with adjacent uses.

Proposed:

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.

A “Staff Report” pertaining to the accompanying request for original zoning can be found by visiting the Planning Department website at www.greensboro-nc.gov/ldo/ and clicking on “Zoning Staff Reports” in the navigation column on the left.

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 Russ Clegg, 336-373-2211 or via email at russ.clegg@greensboro-nc.gov.

Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact Betsey Richardson, City Clerk, in the City Clerk’s Office at 373-2397 or 333-6930 (TDD).

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T: 739-2564