

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 1702-1709 Verdun Drive (AKA 5412-5414 Freedom Lane and 5420-5424 Freedom Lane), and 5710 and 5711 Ruffin Road 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 rezoning.

The date for the public hearings:

City Council

Will make a final decision on the Plan amendment and rezoning

Date: Tuesday, April 21, 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:

Moderate Residential (5-12 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.

Proposed:

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

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.