

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 3701 and 3709 ZZ Groometown 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:

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.

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 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.