



OFFICIAL NOTICE OF A PROPOSED AMENDMENT (CP 20-05) TO THE GENERALIZED FUTURE LAND USE MAP

Associated with zoning case PL(Z) 20-12 is a proposal to amend the Generalized Future Land Use Map (GFLUM) of "Connections 2025" Greensboro's Comprehensive Plan.

LOCATION:

1812, 1814, and 1818 Youngs Mill Road and 3921 Presbyterian Rd

REQUEST:

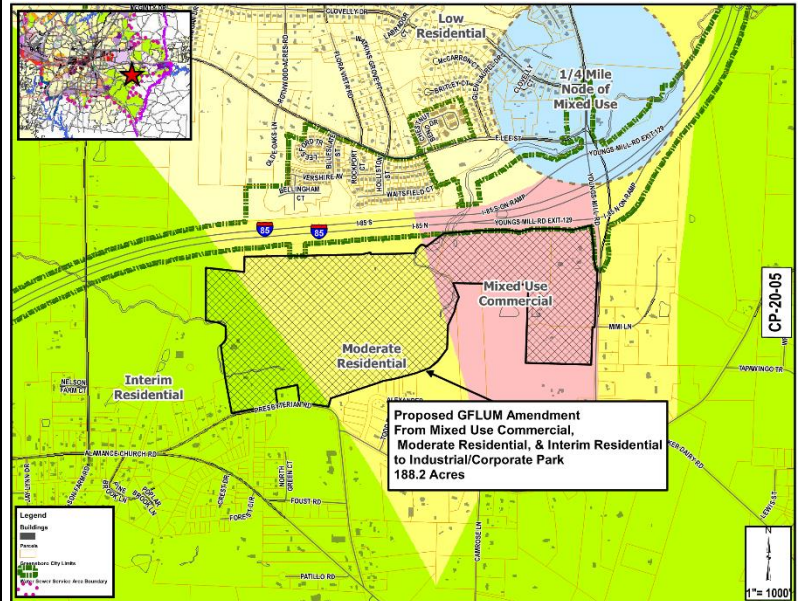
From...

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.

To...



Date: Tuesday, May 19, 2020

Time: 5:30 PM

Venue: City Council Chamber
Melvin Municipal Office Building
300 West Washington Street
Greensboro, North Carolina

IMPORTANT!

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.

The hearing is also broadcast by the Greensboro Television Network and may also be viewed at:

- 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"

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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.

For more information on this proposed amendment, please call Jeff Sovich 336-433-7264 or Russ Clegg 336-373-2211.

The zoning case was heard by the Zoning Commission on April 20, 2020 and was recommended by a vote of 7 to 0.