



Legislation Details (With Text)

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**Title:** Resolution Adopting the Heritage House Redevelopment Plan  
**Sponsors:**  
**Indexes:**  
**Code sections:**

**Attachments:** 1. Heritage House Redevelopment Plan-8-10-15.pdf, 2. RCG 8-5-15 draft mn.pdf, 3. PB 8-19-15 draft min.pdf, 4. 15-0726 RESOLUTION\_HH\_9-15 Heritage House.pdf

Date	Ver.	Action By	Action	Result
9/15/2015	1	City Council	adopt	Pass
9/9/2015	1	Infrastructure Committee	refer	
9/9/2015	1	Infrastructure Committee	refer	Pass

Resolution Adopting the Heritage House Redevelopment Plan

Department: Planning  
Council District: 1

Public Hearing: Yes  
Advertising Date/By: September 1 and 8, 2015 - By City Clerk

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**PURPOSE:**  
Conduct a public hearing to consider adoption of the Heritage House Redevelopment Plan.

**BACKGROUND:**  
A Redevelopment Plan has been prepared for the Heritage House Redevelopment Area in accordance with the North Carolina Urban Redevelopment Law. A draft copy of the plan is attached.

The Plan envisions a range of potential non-residential uses for the site. To accomplish the goals of the Plan, a redevelopment strategy is described that involves the acquisition and preparation of the site. Following site preparation, private development proposals would be solicited for the construction and rehabilitation to take place on the property.

The draft plan was made available for public inspection on the City website:  
[www.greensboro-nc.gov/heritagehouse](http://www.greensboro-nc.gov/heritagehouse) <<http://www.greensboro-nc.gov/heritagehouse>> and in print form in the

Planning Department, 3<sup>rd</sup> floor of City Hall located at 300 West Washington Street on July 10, 2015.

In September 2014, the Planning Board declared the property at known as the Heritage House Condominiums at 310 West Meadowview Road as blighted. The Board further established a rehabilitation, conservation and reconditioning area encompassing both 310 and 312 West Meadowview Road, which includes the Meridian Event Center.

On August 5<sup>th</sup>, 2015 the Redevelopment Commission of Greensboro conducted a public hearing on the contents of the draft Redevelopment Plan. Following the hearing, the Commission voted to approve the Redevelopment Plan. Draft minutes of the Redevelopment Commission Meeting are attached.

On August 18, 2015 the Planning Board certified to the Redevelopment Commission that the draft Redevelopment Plan meets the requirements of the North Carolina Urban Redevelopment Law, and further unanimously recommended approval of the Plan. Draft minutes of the Planning Board meeting will be attached when they are available.

**BUDGET IMPACT:**

Adoption of the Redevelopment Plan will authorize the Redevelopment Commission to take actions necessary to carry out the plan in accordance with NCGS 160A-500. This includes steps to acquire property, execute contracts for clearance, and preparation of the land for resale.

The estimated cost of implementation is \$2,656,822. Funds are proposed to come from the Capital Reserve and Nussbaum Housing Partnership Fund. Budget amendments to establish project funds will be presented for Council approval at a later date.

**RECOMMENDATION / ACTION REQUESTED:**

Following a public hearing, Council is requested to adopt the Heritage House Redevelopment Plan.

The Redevelopment Commission of Greensboro and the Greensboro Planning Board both recommended approval.