



## Legislation Details (With Text)

**File #:** ID 17-0641    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Passed  
**File created:** 9/20/2017    **In control:** City Council  
**On agenda:** 10/17/2017    **Final action:** 10/17/2017  
**Title:** Ordinance Rezoning Property Located at 4346 Four Farms Road Owned by Lopp Family Limited Partnership

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PLZ17-12-4346 FourFarmsRd-Zoning.pdf, 2. PLZ17-12-4346 FourFarmsRd-Aerial.pdf, 3. zoning staff report for PL(Z) 17-12 (4346 Four Farms Rd).pdf, 4. minutes for PL(Z) 17-12 (4346 Four Farms Rd).pdf, 5. zoning statement for PL(Z) 17-12 (4346 Four Farms Rd).pdf, 6. 17-0641 ordinance for PL(Z) 17-12 (4346 Four Farms Rd).pdf

Date	Ver.	Action By	Action	Result
10/17/2017	1	City Council	adopt	Pass

Ordinance Rezoning Property Located at 4346 Four Farms Road Owned by Lopp Family Limited Partnership

Department: Planning  
Council District: District 3

Public Hearing: October 17, 2017  
Advertising Date/By: October 5 and 12, 2017/City Clerk

Contact 1 and Phone: Sue Schwartz 373-2149  
Contact 2 and Phone: Mike Kirkman 373-4649

**PURPOSE:**

Scott Farley for the Lopp Family Limited Partnership is requesting rezoning from CD-RM-8 (Conditional District Residential Multifamily) to CD-RM-12 (Conditional District-Residential Multifamily) for property located at 4346 Four Farms Road, generally described as east of Four Farms Road and south of Horse Pen Creek Road.

Because the Zoning Commission's vote to approve the request was with less than 6 votes, the City Council will conduct a public hearing to consider and take action on this request at its **October 17, 2017** meeting.

**BACKGROUND:**

Following a public hearing on September 18, 2017, the Zoning Commission voted 4-2 to approve this request. Per Section 30-4-5.6 D.3 of the Land Development Ordinance, any application with less than 6 affirmative votes constitutes a favorable recommendation of the request.

One person spoke in favor of the request and one spoke in opposition to the request. (See minutes of the

September 18, 2017 Zoning Commission meeting). Since the Zoning Commission's decision was with less than 6 affirmative votes, the City Council will review and take action following a public hearing.

This rezoning request includes the following conditions:

1. Uses limited to residential uses only.
2. The maximum height of any structures shall be two stories

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission voted 4-2 to **approve** this request. Per the LDO, less than 6 affirmative votes results in a favorable recommendation of the request.

Planning recommends **approval** of the request based on:

- Request is consistent with the **Reinvestment/Infill** goal to promote sound investment in Greensboro's urban areas.
- Request is consistent with the **Housing and Neighborhoods** goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.