



## Legislation Details (With Text)

**File #:** ID 21-0335    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Passed  
**File created:** 4/26/2021    **In control:** City Council  
**On agenda:** 5/18/2021    **Final action:** 5/18/2021  
**Title:** Public Hearing for an Ordinance for Original Zoning for a Portion of 138 Flemingfield Road - True Homes for Jim Allen, Inc.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PL(Z)21-09-Aportionof138FlemingfieldRd-Zoning.pdf, 2. PL(Z)21-09-APortionof138FlemingfieldRd-Aerial.pdf, 3. PL(Z)21-09-Aportionof138FlemingfieldRd-FLUM.pdf, 4. PL(Z)21-09-Aportionof138FlemingfieldRd-FBF.pdf, 5. zoning staff report for PLZ 21-09 (portion of 138 Flemingfield Rd).pdf, 6. Zoning Minutes for PL(Z) 21-09 (portion of 138 Flemingfield Rd).pdf, 7. zoning statement for PLZ 21-09 (portion of 138 Flemingfield Rd).pdf, 8. 21-0335 ORD for PL(Z) 21-09 (portion of 138 Flemingfield Rd).pdf

Date	Ver.	Action By	Action	Result
5/18/2021	1	City Council	adopt	Pass

Public Hearing for an Ordinance for Original Zoning for a Portion of 138 Flemingfield Road - True Homes for Jim Allen, Inc.

**Council Priority:**

- 1) Create an Environment to Promote Economic Development Opportunities and Job Creation.
- 2) Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning

Council District: District 2

Public Hearing: Yes

Advertising Date/By: May 6 and 13, 2021

Contact 1 and Phone: Sue Schwartz 373-2149

Contact 2 and Phone: Mike Kirkman 373-4649

**PURPOSE:**

True Homes for Jim Allen, Inc., is requesting original zoning from **County AG** (Agricultural) to **City CD-RM-12** (Conditional District Residential Multifamily - 12) for a portion of 1328 Flemingfield Road, generally described as east of Flemingfield Road and north of Burlington Road.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **May 18, 2021** meeting.

**BACKGROUND:**

Following a public hearing on April 19, 2021 the Zoning Commission voted 8-0 to recommend approval of this request. There was one speaker in favor and one in opposition. (See minutes of the April 19, 2021 Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services to construct new residences.

This original zoning request includes the following conditions:

1. Uses limited to a maximum of 170 residential dwelling units.
2. Maximum building height shall be limited to 40 feet.

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended **approval** of this request 8-0.

Planning recommends **approval** of the **CD-RM-12** zoning request based on:

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.
  
- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.