



Legislation Text

File #: ID 20-0218, **Version:** 1

...Title

Public Hearing for an Ordinance for Original Zoning Located at 3701 and 3709 ZZ Groometown Road - Affordable Housing Management, Inc. for Sedgefield Show Grounds, Inc.

Council Priorities: Create an Environment to Promote Economic Development Opportunities and Job Creation; Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning

Council District: Proximate to District 5

Public Hearing: Yes

Advertising Date/By: March 5 and March 12, 2020/City Clerk

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PURPOSE:

Affordable Housing Management, Inc. for Sedgefield Show Grounds, Inc., is requesting original zoning and rezoning from **County RS-40** (Residential Single Family) and **City R-3** (Residential Single Family - 3) to **City CD-RM-18** (Conditional District Residential Multifamily - 18) for 3701 and 3709 ZZ Groometown Road, generally described as east of Groometown Road and south of Vandalia 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 **April 21, 2020** meeting.

BACKGROUND:

Following a public hearing on February 17, 2020, the Zoning Commission voted 6-1-1 to recommend approval of this request. There were four speakers in favor and eight in opposition. (See minutes of the February 17, 2020 Zoning Commission meeting). This request is associated with a voluntary annexation petition in order to access City water and sewer for new multifamily residential development

This rezoning request includes the following conditions:

1. Uses limited to a maximum of 220 residential dwelling units.
2. **A minimum six foot tall (where permitted) opaque fence shall be installed along all interior (side and rear) property lines during construction of any principal structure**
3. **Maximum building height shall not exceed 50 feet**

Note: Conditions shown in Bold were added at the February 19, 2020 Zoning Commission hearing

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission recommended **approval** of this request 6-1-1.

Planning recommends **approval** of the CD-RM-18 zoning request based on:

- Request is consistent with the **Growth at the Fringe** goal to promote sound, sustainable land use patterns that provide for the efficient provision of public services and facilities.
- 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.