



## Legislation Text

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**File #:** ID 20-0791, **Version:** 1

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Public Hearing for an Ordinance for Rezoning at 822 Holt Avenue - Thomas J. Shimeld, for JRTS Solutions, LLC

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

Department: Planning  
Council District: District 2

Public Hearing: Yes  
Advertising Date/By: November 5 and 12, 2020

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### **PURPOSE:**

Thomas J. Shimeld, for JRTS Solutions, LLC, is requesting rezoning from R-5 (Residential Single Family - 5) to RM-8 (Residential Multifamily - 8) for 822 Holt Avenue, generally described as east of Holt Avenue and south of Lombardy Street.

As this request was approved by the Zoning Commission but was appealed within the required 10 day appeal period, the City Council will conduct a public hearing to consider and take action on this request at its **November 17, 2020** meeting.

### **BACKGROUND:**

Following a public hearing on October 19, 2020 the Zoning Commission voted 9-0 to approve this request. There was speaker in favor and three in opposition. (See minutes of the October 19, 2020 Zoning Commission meeting). Since the Zoning Commission's decision was appealed within the required 10 day appeal period, it must now go to City Council for an additional public hearing and decision.

### **BUDGET IMPACT:**

This item will have no budget impact.

### **RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended approval of this request 9-0.

Planning recommends approval of the RM-8 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.