



Legislation Text

File #: ID 21-0334, **Version:** 1

Public Hearing for an Ordinance for Original Zoning for a Portion of 138 and all of 168, 170 and 172 Flemingfield Road - Windsor Investments, LLC for Land Acquisition & Development Services. LLC on behalf of Jim Allen, Inc., Hathcock Properties, LLC and Alan R. Albert

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

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PURPOSE:

Windsor Investments, LLC for Land Acquisition & Development Services. LLC on behalf of Jim Allen, Inc., Hathcock Properties, LLC and Alan R. Albert, is requesting original zoning from **County AG** (Agricultural) to **City R-5** (Residential Single Family - 5) for a portion of 138 and all of 168, 170 and 172 Flemingfield Road, generally described as east of Flemingfield Road and south of Huffine Mill 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 two 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 residential dwellings.

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 **R-5** 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.