



Legislation Text

File #: ID 21-0336, **Version:** 1

Public Hearing for an Ordinance for Original Zoning for Portions of Flemingfield Road Right of Way - City of Greensboro

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: May 6 and 13, 2021

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PURPOSE:

City of Greensboro, is requesting original zoning from **County AG** (Agricultural) and **County RS-30** (Residential Single Family) to **City RM-12** (Residential Multifamily - 12) for portions of the Flemingfield right of way, generally described as southwest of Hickory Tree Lane and west of Youngs 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 none in opposition. (See minutes of the April 15, 2021 Zoning Commission meeting). This request is associated with an adjacent voluntary annexation petition to access City services to construct new residences. Per N.C.G.S 160A-31(F), property that is owned by a public entity such as the State of North Carolina may be annexed if said property connects other property petitioning for annexation to the City's primary corporate limits.

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 **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.