

Fleming Road Area Plan Planning Process Summary

City Council Public Hearing, April 17, 2023 –During the Greensboro [City Council meeting on April 17](#), Planning Department staff presented the [Draft Fleming Road Area Plan](#) and accompanying [proposed amendments of the GSO2040 Future Land Use Map and Future Built Form Map](#) to the Council. The City Council held a public hearing to receive comments on the Plan and amendments. Two speakers addressed the Council to express their support for adoption of the Fleming Road Area Plan. Following the public hearing, the City Council [voted unanimously to adopt](#) the Fleming Road Area Plan and proposed amendments of the **GSO2040** Future Land Use Map and Future Built Form Map, to become effective April 17, 2023.

Planning & Zoning Commission Public Hearing, March 20, 2023 – The Draft Fleming Road Area Plan was revised based on comments from the March 15 public open house meeting. The revised Draft Fleming Road Area Plan and accompanying amendments to the **GSO2040** Future Land Use Map and Future Built Form Map were presented to the Greensboro Planning and Zoning Commission on March 20. The commission was asked to review the Plan and make a recommendation to City Council regarding adoption of the plan and amendments. The commission held a public hearing to receive comments on the plan and **GSO2040** map amendments; no comments were received during the hearing. The commission then closed the hearing and voted unanimously to recommend in favor of the City Council adopting the Fleming Road Area Plan and accompanying **GSO2040** map amendments. These items were then scheduled to be presented to the City Council for review and adoption on April 17.

- [Presentation slides 03-20-23](#)
- [Revised Draft Fleming Road Area Plan 03-20-23](#)

Workshop #3, March 15, 2023 – A third and final public open house meeting was held in person at the Kathleen Clay Edwards Library (with option to view a livestream of the [presentation on Facebook](#)). Nearly 60 people attended in-person. This community conversation presented the [Draft Fleming Road Area Plan](#) for public review and comment. This draft was prepared based on more than 600 unique points of input from residents, businesses, and other stakeholders who have engaged in this planning process. The draft plan includes a long-range vision for the area’s future and detailed objectives for making the vision a reality.

- [Presentation slides 03-15-23](#)
- [Presentation Recorded Video 03-15-23](#)
- [Draft Fleming Road Area Plan 03-01-23](#)

Poll #4 – (closed) Asked respondents about draft objectives for the Fleming Road Area. These objectives are organized within the framework of the Six Big Ideas established in the **GSO2040** Comprehensive Plan. Review a [summary of responses](#).



Workshop #2, June 22 – A second workshop was held in person at Leonard Recreation Center (with optional remote participation via Zoom). Approximately 40 people attended in-person and 12 people participated via Zoom. This community conversation included results of Poll #1 and Poll #2, discussion of small area planning and how it relates to Greensboro's comprehensive plan and, the start of collaboration on potential strategies that might apply to the Fleming Road area.

- [Presentation slides](#)
- [GSO2040 Big Ideas boards](#)
- [Meeting summary](#)

Workshop #1, March 24 – A Public Open House was held in hybrid format (simultaneously via Zoom and in-person at Guilford College United Methodist Church). The meeting presented summary information about conditions and trends in the area, followed by a conversation focused on questions, ideas, issues, and priorities from participants. Materials from the meeting are available below.

- [Presentation slides](#)
- [Summary of presentation slides, interactive polling responses, and breakout group discussions](#)
- [Zoom video recording](#)

Share Your Thoughts

- **Interactive Comment Map** – (closed) This [online map](#) allowed users to share comments about specific locations or features in the study area, in one of four categories: Community Assets, Favorite Places, Ideas, and Issues/Concerns. The map also allowed users to react to others' posts.
- **Virtual Workshop Activity** – (closed) This is an online version of the engagement activity held during Workshop #2. Review a [summary of responses](#).
- **Poll #3** – (closed) Asked respondents to rate the appropriateness of non-residential development styles for the Fleming Road area. Review a [summary of responses](#).
- **Poll #2** – (closed) Asked respondents to rank the appropriateness of residential development styles for the Fleming Road area. Review a [summary of responses](#).
- **Poll #1** – (closed) Asked the respondents to rank potential improvements for the Fleming Road area. Review a [summary of responses](#).