



Legislation Details (With Text)

File #: ID 20-0503 **Version:** 1 **Name:**

Type: Ordinance **Status:** Passed

File created: 6/22/2020 **In control:** City Council

On agenda: 7/21/2020 **Final action:** 7/21/2020

Title: Public Hearing for an Ordinance for Rezoning at 2400 North Elm Street - Tom Terrell, on behalf of Jack Wright of Black Rhino Capital Group, LLC

Sponsors: Planning

Indexes:

Code sections:

Attachments: 1. Z-20-06-005-2400NElmSt-Zoning.pdf, 2. Z-20-06-005-2400NElmSt-Aerial.pdf, 3. PL(Z)20-19-2400NElmSt-GFLUM.pdf, 4. zoning staff report for PLZ 20-19 (2400 N Elm St).pdf, 5. SoS_Black Rhino Capital Group LLC.pdf, 6. Zoning Minutes for PL(Z) 20-19 (2400 N Elm St).pdf, 7. zoning statement for PL(Z) 20-19 (2400 N Elm St).pdf, 8. 20-0503 ORD (2400 N Elm St).pdf

Date	Ver.	Action By	Action	Result
7/21/2020	1	City Council	adopt as amended	Pass

Public Hearing for an Ordinance for Rezoning at 2400 North Elm Street - Tom Terrell, on behalf of Jack Wright of Black Rhino Capital Group, LLC

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

Department: Planning
Council District: District

Public Hearing: Yes
Advertising Date/By: July 2 and 9, 2020/City Clerk

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PURPOSE:

Tom Terrell, on behalf of Black Rhino Capital, is requesting rezoning from R-3 (Residential Single Family - 3) to CD-RM-8 (Conditional District Residential Multifamily - 8) for 2400 North Elm Street generally described as southeast of East Cone Boulevard and northeast of North Elm Street. The request includes the following conditions:

1. No driveway entrance on North Elm Street.

As this request was denied by the Zoning Commission but the applicant 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 July 21, 2020 meeting.

BACKGROUND:

Following a public hearing on June 15, 2020 the Zoning Commission voted 7-0 to deny this request. There were two speakers in favor and four in opposition. (See minutes of the June 15, 2020 Zoning Commission meeting). Since the applicant appealed the denial of the rezoning request 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 denial of this request 7-0.

Planning recommends approval of the CD-RM-8 zoning request based on:

- Request is consistent with the Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.
- Request is consistent with the Housing and Neighborhoods goal to 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, including protections against incompatible commercial encroachments.