



## Legislation Details (With Text)

**File #:** ID 18-0681    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Passed  
**File created:** 10/17/2018    **In control:** City Council  
**On agenda:** 11/20/2018    **Final action:** 11/20/2018

**Title:** Ordinance Rezoning Portion of Property Located at 1603 West Friendly Avenue (Michael S. Fox for Marshon Enterprises, LLC.)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PLZ18-20-1603W Friendly Ave-Zoning.pdf, 2. PLZ18-20-1603W Friendly Ave-Aerial.pdf, 3. PLZ18-20-1603W Friendly Ave-GFLUM.pdf, 4. zoning staff report for PL(Z) 18-20 (1603 W Friendly Ave).pdf, 5. minutes for PL(Z) 18-20 (1603 W. Friendly Ave).pdf, 6. LLC info for 1603 W. Friendly Ave rezoning.pdf, 7. zoning statement for PL(Z) 18-20 (1603 W Friendly Ave).pdf, 8. 18-0681 ordinance for PL(Z) 18-20 (1603 W Friendly Ave).pdf

Date	Ver.	Action By	Action	Result
11/20/2018	1	City Council	adopt	Pass

Ordinance Rezoning Portion of Property Located at 1603 West Friendly Avenue (Michael S. Fox for Marshon Enterprises, LLC.)

**Department:** Planning  
**Council District:** District 4

**Public Hearing:** November 20, 2018  
**Advertising Date/By:** N/A - Continued without further advertising from October 16, 2018 meeting

**Contact 1 and Phone:** Sue Schwartz 373-2149  
**Contact 2 and Phone:** Mike Kirkman 373-4649

### PURPOSE:

Michael S. Fox, for Marshon Enterprises, LLC, is requesting rezoning from R-5 (Residential Single Family) to CD-C-L (Conditional District Commercial Low) for portion of property located at 1603 West Friendly Avenue, generally described as the southwest corner of West Friendly Avenue and Westover Terrace.

Because this request requires an amendment to the Comprehensive Plan and the decision of the Zoning Commission to approve was not unanimous, the City Council will conduct a public hearing to consider and take action on this request at its **July 17, 2018** meeting.

### BACKGROUND:

Following a public hearing on September 17, 2018, the Zoning Commission voted 7-0-1 to approve this rezoning request. The Zoning Commission's decision was subsequently appealed within the required 10-day appeal period so City Council must now hold an additional public hearing before deciding on the request.

Two persons spoke in favor of the request and 4 persons spoke in opposition to the request. (See minutes of the September 17, 2018 Zoning Commission meeting).

This rezoning request includes the following condition:

1. All uses permitted in the C-L zoning district EXCEPT the following: All agricultural uses; all residential uses; Animal Shelters; Cemeteries, all educational facilities; all government facilities; all social service facilities; all overnight accommodations; Convenience Stores with Fuel Pumps; Caretaker Dwellings; Junked Motor Vehicles; Recycling Collection Points; Satellite Dishes/TV and Radio Antennae Towers; Swimming Pools; Land Clearing & Inert Debris Landfills, Minor; Portable Storage Units; and Temporary Wireless Telecommunication Facilities.

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission voted 7-0-1 to **approve** this request.

Planning recommends **approval** of the request based on:

- Request is consistent with the **Reinvestment/Infill** goal to promote sound investment in Greensboro's urban areas.
- Request is consistent with the **Economic Development** goal to promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro