



## Legislation Details (With Text)

<b>File #:</b>	ID 19-0221	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Ordinance	<b>Status:</b>	Passed		
<b>File created:</b>	3/22/2019	<b>In control:</b>	City Council		
<b>On agenda:</b>	4/16/2019	<b>Final action:</b>	4/16/2019		
<b>Title:</b>	Ordinance for Rezoning - 2801 North Church Street - Valerie Sullivan, on behalf of Betty New				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. PLZ19-11-2801NChurchSt-Zoning.pdf, 2. PLZ19-11-2801NChurchSt-Aerial.pdf, 3. PLZ19-11-2801NChurchSt-GFLUM.pdf, 4. zoning staff report for PLZ 19-11 (2801 N Church St).pdf, 5. Zoning Minutes for PL(Z) 19-11 (2801 N Church St).pdf, 6. zoning statement for PL(Z) 19-11 (2801 N Church St).pdf, 7. 19-0221 ORD 2801 N Church St.pdf				

Date	Ver.	Action By	Action	Result
4/16/2019	1	City Council	adopt	Pass

### ..Title

Rezoning - 2801 North Church Street - Valerie Sullivan, on behalf of Betty New

Department: Planning  
Council District: District 3

Public Hearing: April 16, 2019  
Advertising Date/By: April 4 and 11, 2019/City Clerk

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

### PURPOSE:

Valerie Sullivan, on behalf of Betty New, is requesting rezoning from **R-5** (Residential Single Family - 5) to **CD-C-M** (Conditional District Commercial Medium) for 2801 North Church Street, generally described as west of North Church Street and north of New Street.

As this request was denied by the Zoning Commission and subsequently appealed by the applicant, the City Council will conduct a public hearing to consider and take action on this request at its **April 16, 2019** meeting.

### BACKGROUND:

Following a public hearing on March 18, 2019, the Zoning Commission voted 4-4 to approve this request. Since this was a tie vote the motion to approve failed and the request was denied. There was one speaker in favor and one in opposition. (See minutes of the March 18, 2019 Zoning Commission meeting).

This rezoning request includes the following conditions:

1. All uses permitted in the C-M district except Sexually Oriented Businesses and any use with a drive

through.

2. There shall be no vehicular access to North Church Street
3. A minimum 6 foot tall (where allowed) opaque fence shall be installed along any property line adjacent to residentially zoned property.

*Note: New condition 3 was added by the applicant shortly after the March 18, 2019 Zoning Commission meeting and this new condition was included with required advertising material for the April 16, 2019 City Council hearing.*

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission **denied** this request as a result of a 4-4 tie.

Planning recommends **approval** of the CD-RM-18 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 **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.