



## Legislation Details (With Text)

**File #:** ID 20-0720    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Postponed  
**File created:** 9/30/2020    **In control:** City Council  
**On agenda:** 10/20/2020    **Final action:**  
**Title:** Public Hearing for an Ordinance for Rezoning at 4019-R2 South Holden Road and 1311 Glendale Road - Adrian F. Starks for World Victory International Christian Center

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PL(Z)20-27-1311GlensideRdand4019R2SHoldenRd-Zoning.pdf, 2. PL(Z)20-27-1311GlensideRd-Aerial.pdf, 3. PL(Z)20-27-1311GlensideRdand4019R2SHoldenRd-FLUM.pdf, 4. PL(Z)20-27-1311GlensideRdand4019R2SHoldenRd-FutureBuiltForm.pdf, 5. Zoning Minutes for PL(Z) 20-27 (4019 S Holden & 1311 Glendale Rd).pdf, 6. zoning staff report for PLZ 20-27 (4019 S Holden & 1311 Glendale Rd).pdf, 7. zoning statement for PL(Z) 20-27 (4019 S Holden Rd & 1311 Glendale Rd).pdf, 8. 20-0720 ORD for PL(Z) 20-27 (4019 S. Holden & 1311 Glendale Rd).pdf

Date	Ver.	Action By	Action	Result
10/20/2020	1	City Council	postponed	Pass

Public Hearing for an Ordinance for Rezoning at 4019-R2 South Holden Road and 1311 Glendale Road - Adrian F. Starks for World Victory International Christian Center

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 1

Public Hearing: Yes  
Advertising Date/By: October 8 and 15, 2020

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

**PURPOSE:**

Adrian F. Starks, for World Victory International Christian Center, is requesting rezoning from CD-PI (Conditional District Public and Institutional) to O (Office) for 4019-R2 South Holden Road and 1311 Glendale Road, generally described as south of Glendale Road, east of South Holden Road and west of US Highway 220.

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 October 20, 2020 meeting.

**BACKGROUND:**

Following a public hearing on September 21, 2020 the Zoning Commission voted 5-3 to deny the request. There was one speaker in favor and three in opposition. (See minutes of the September 21, 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 5-3.

Planning recommends approval of the O 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 1 of the Creating Great Places Big Idea to protect and enhance the unique character of every neighborhood.