



## Legislation Text

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**File #:** ID 17-0147, **Version:** 1

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Ordinance Rezoning Property Located at 507 North Church Street

Department: Planning  
Council District: District 3

Public Hearing: March 21, 2017  
Advertising Date/By: March 9 and 16, 2017/City Clerk

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

### **PURPOSE:**

Amanda Hodierna, on behalf of Genuity Partners, LLC, is requesting rezoning from CD-O (Conditional District Office) to CD-CB (Conditional District-Central Business) for property located at 507 North Church Street, generally described as west of North Church Street and south of Leftwich Street.

Because the Zoning Commission's vote to approve this request was appealed, the City Council will conduct a public hearing to consider and take action on this request at its **March 21, 2017** meeting.

### **BACKGROUND:**

Following a public hearing on February 21, 2017, the Zoning Commission voted 6-2 to approve this request. One person spoke in favor of the request and four in opposition to the request. (See minutes of the February 20, 2017 Zoning Commission meeting). Since the Zoning Commission's decision was subsequently appealed within the required ten day appeal window the City Council will review and take action following a public hearing.

This rezoning request includes the following conditions:

1. The existing historical structures as of January 6, 2017 shall be retained.
2. All uses permitted in the CB zoning district shall be permitted except Forestry and Crops; Fraternities and Sororities; Correctional Institutions; Bus and Rail Terminals; Shelters, Temporary and Emergency; Broadcast Facilities; Wireless Telecommunications Facilities; Funeral Homes and Crematoriums; Auditoriums, Coliseums and Stadiums; Bars, Nightclubs and Brewpubs; Taxi Dispatch Terminals; Taxidermists; Veterinary Services; Pet Grooming and Kennels; ABC Stores; Convenience Stores with Fuel Pumps; Pawnshops; Sexually Oriented Businesses; Vehicle Sales and Service; Car Washes; Commercial Parking; Equipment Repairs and Rental; Medical and Dental Laboratories and

Printing and Publishing

This request addresses the following MAP Goals:

**MAP Goal 1 - Create an environment that promotes economic development opportunities and job creation**

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission voted 6-2 to **approve** this request.

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

- Request is inconsistent with the **Reinvestment/Infill** goal to promote sound investment in Greensboro's urban areas.
- Request is inconsistent with the **Downtown** goal to promote reinvestment, preservation, diversification, and selective intensification of activity in Downtown Greensboro.