



## Legislation Text

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**File #:** ID 18-0397, **Version:** 1

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Ordinance Rezoning Property Located at 303 College Road - (Juraj Slovak for J&K Builders of NC, Inc.)

Department: Planning  
Council District: District 5

Public Hearing: July 17, 2018  
Advertising Date/By: July 5 and 12, 2018/City Clerk

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

### **PURPOSE:**

Juraj Slovak for J&K Builders of NC, Inc., is requesting rezoning from R-3 (Conditional District Residential Single Family) to CD-O (Conditional District Office) for property located at 303 College Road, generally described as the northeast side of College Road and north of Lucye Lane.

Because the denial of this request by the Zoning Commission was 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 17, 2018** meeting.

### **BACKGROUND:**

Following a public hearing on May 21, 2018, the Zoning Commission voted 5-2 to deny this rezoning request. This denial was subsequently appealed by the applicant within the required 10 day appeal period and City Council must hold an additional public hearing before deciding on the request.

One person spoke in favor of the request and two persons spoke in opposition to the request. (See minutes of the May 21, 2018 Zoning Commission meeting).

This rezoning request includes the following conditions:

1. All uses permitted in the Office zoning district EXCEPT: Agricultural, Utilities (as a principal use), and Overnight Accommodations.

### **BUDGET IMPACT:**

This item will have no budget impact.

### **RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission voted 5-2 to **deny** 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.