



## Legislation Text

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**File #:** ID 19-0589, **Version:** 1

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### **...Title**

Ordinance for Rezoning at 1419 Manuel Street - Sonny Vestal for BMS Investment Properties, LLC

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 3

Public Hearing: September 17, 2019  
Advertising Date/By: September 5 and 12, 2019/City Clerk

Contact 1 and Phone: Sue Schwartz, 373-2149  
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### **PURPOSE:**

Sonny Vestal for BMS Investment Properties, LLC is requesting rezoning from **R-3** (Residential Single Family - 3) to **CD-R-5** (Conditional District Residential Single Family - 5) for 1419 Manuel Street, generally described as east of Cecil Street and west of Karlingdale Drive. The request includes the following condition:

1. Uses limited to a maximum of 3 dwelling units.

As this request did not receive at least 6 favorable votes from the Zoning Commission, the City Council will conduct a public hearing to consider and take action on this request at its September 17, 2019 meeting.

### **BACKGROUND:**

Following a public hearing on August 19, 2019, the Zoning Commission voted 5-3-1 to approve this request. There was one speaker in favor and three in opposition. (See minutes of the August 19, 2019 Zoning Commission meeting). Since there were less than 6 favorable votes to approve the request, this request automatically moved on 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 **approval** of this request 5-3-1.

Planning recommends **approval** of the CD-R-5 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 **Housing and Neighborhoods** goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.