



Legislation Text

File #: ID 20-0578, **Version:** 1

Public Hearing for an Ordinance for Rezoning at 3606-B, 3608, 3612 and 3612-YY North Church Street - Huin Rmah and Enok Hole

Council Priority:

- 1) Create an Environment to Promote Economic Development Opportunities and Job Creation.
- 2) Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning

Council District: District 2

Public Hearing: Yes

Advertising Date/By: August 6 and 13, 2020

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PURPOSE:

Huin Rmah and Enok Hole are requesting rezoning from R-5 (Residential Single Family - 5) to CD-C-M (Conditional District Commercial Medium) for 3606-B, 3608, 3612 and 3612-YY North Church Street, generally described as east of North Church Street and south of Wind Road. The request includes the following conditions:

1. Uses limited to Automobile Sales and Service; Automobile, boat and motorcycle repair services, minor and major; a Laundromat and Office uses

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 August 18, 2020 meeting.

BACKGROUND:

Following a public hearing on July 20, 2020 the Zoning Commission voted 7-0 to deny this request. There was one speaker in favor and two in opposition. (See minutes of the July 20, 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 7-0.

Planning recommends denial of the CD-C-M zoning request based on:

- Request is not consistent with the Filling in Our Framework Big Idea to arrange land uses to create a more vibrant and livable Greensboro.
- Request is not consistent with Strategy 1 of the Creating Great Places Big Idea to protect and enhance the unique character of every neighborhood.