



## Legislation Text

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**File #:** ID 21-0195, **Version:** 1

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### **...Title**

Public Hearing for Ordinance for Rezoning Located at 4123 & 4125 Lawndale Drive - Will Stevens for Mariana and Erik Johnson

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: Yes  
Advertising Date/By: March 4 and 11, 2021

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

### **PURPOSE:**

Will Stevens for Mariana and Erik Johnson, is requesting rezoning from R-3 (Residential Single Family - 3) to CD-C-L (Conditional District Commercial Low) for 4123 & 4125 Lawndale Drive, generally described as west of Lawndale Drive and north of Benton Lane.

As the Zoning Commission approved this request with less than 6 favorable votes, the City Council will conduct a public hearing to consider and take action on this request at its March 16, 2021 meeting.

### **BACKGROUND:**

Following a public hearing on February 15, 2021, the Zoning Commission voted 4-3 to approve this request. There was one speaker in favor and one in opposition. (See minutes of the February 15, 2021 Zoning Commission meeting).

This rezoning request includes the following conditions:

1. All uses permitted in the Commercial-Low zoning district except: Any Eating and Drinking Establishments, Any use with Drive-Thru Service, Cemeteries, Junked Motor Vehicles (accessory use), and Satellite Dishes/TV and Radio Antennae Towers (accessory structures).
2. Where permitted, an opaque fence no less than six feet in height shall be installed and maintained along property lines adjacent to single-family residential uses.
3. Total building area shall not exceed 11,500 square feet. Each individual building shall be not exceed 6,500 square feet.
4. Maximum building height shall be limited to twenty (20) feet.
5. At least 90% of exterior façade shall be brick and/or storefront metal material with glass. All buildings shall have a flat roof.

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended approval of this request 4-3

Planning recommends approval of the CD-O

- Request is consistent with the Filling in Our Framework Big Idea to arrange our land uses to create a more vibrant and livable Greensboro.
  
- Request is consistent with the Growing Economic Competitiveness Big Idea so Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed