



Legislation Text

File #: ID 21-0187, **Version:** 1

...Title

Public Hearing for Ordinance for Rezoning Located at 5908 Ballinger Road - Marc Isaacson for Southeastern Site Acquisitions, LLC

Council Priority: Create an Environment to Promote Economic Development Opportunities and Job Creation; Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning
Council District: District 5

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:

Marc Isaacson, for Southeastern Site Acquisitions, LLC, is requesting rezoning from **R-3** (Residential Single Family - 3) to **CD-O** (Conditional District Office) for 5908 Ballinger Road, generally described as north of Ballinger Road, west of Fleming Road and northwest of New Garden Road

As the request to rezone this property would result in an amendment to the Future Land Use Map designation in the adopted New Garden Road Strategic Plan, 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 7-0 to approve this request. There were four speakers in favor and one in opposition. (See minutes of the February 15, 2021 Zoning Commission meeting).

This rezoning request includes the following conditions:

1. **Uses shall be limited to those found in Section 30-8-6.7 (Medical Facilities) (excluding hospitals and specialty hospitals), Section 30-8-8.2 (Office Uses), and Section 30-8-8.5 (Personal and Professional Services) of the Land Development Ordinance, except the following uses shall not be permitted: Communications and Broadcasting Office (except for dispatch purposes); Conference Center; Residential Office Conversion; Bank Branch with Drive Through; Barber Shop; Beauty Shop, Massage Therapist (as principal use); Tanning Salon; Bulk Mailing Service; Dry Cleaning Pick Up/Drop off Station; Funeral Home, Mortuary, Crematorium; Kennel; Laundromat; Pet Grooming; Shoe Repair and Shoeshine Shop; Tailor, Milliner, Upholsterer; Taxidermist, Veterinary Service and**

Animal Hospital; Courier Service; Satellite Office; Music Production and Recording; Photocopying, Blueprint and Duplicating Service; Quick Sign Service; and Taxi Dispatch Center.

- 2. Building height shall be limited to up to 48 feet excluding architectural design features, rooftop equipment (e.g., HVAC equipment and the like) and any other non-structural components.**
- 3. All activities associated with principal uses shall be conducted fully indoors, except that mobile medical facilities/vehicles/equipment shall be permitted to remain on the subject property for a period of sixty (60) days at one time.**
- 4. Plantings with required “Type B” buffer along the western property line shall be of evergreen material. Any new vegetation to supplement existing vegetation shall be a minimum of 3 feet in height at time of planting.**
- 5. Building materials shall consist of no less than 75% glass, brick, stone, stucco, or comparable material.**
- 6. Freestanding signage shall be monument style. Any electronic message board must use a minimum hold time between messages of 6 hours.**

Note: Conditions shown in Bold above were added/amended at the February 15, 2021 Zoning Commission meeting

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission recommended **approval** of this request 7-0

Planning recommends **approval** of the CD-O zoning request based on:

- 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