



City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2021-482

Agenda Item# H.2.

Agenda Date: 12/21/2021. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2021-482 - Public Hearing for an Ordinance for Original Zoning for 5807 West Gate City Boulevard – Al Gohar for Gohar Global LLC

Council Priority: Place an 'x' in the box.

- Create an Environment to Promote Economic Development Opportunities and Job Creation
- Maintain Infrastructure and Provide Sustainable Growth Opportunities
- Promote Public Safety & Reduce Crime
- Exceptional Customer Service and a Diverse City Government Workforce
- Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Proximate to District 5

Public Hearing: Yes

Advertising Date/By: December 9 and 16, 2021/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Al Gohar, for Gohar Global LLC, is requesting original zoning from **County LB** (Limited Business) and **County RS-40** (Residential Single Family) to **City CD-C-M** (Conditional District Commercial Medium) for 5807 West Gate City Boulevard, generally described as southeast of West Gate City Boulevard and southwest of Suttonwood Drive.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **December 21, 2021** meeting.

BACKGROUND:

Following a public hearing on November 15, 2021 the Planning and Zoning Commission voted 8-0 to recommend approval of this request. There was one speaker in favor and none in opposition. (See minutes of the November 15, 2021 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new commercial use.

This original zoning request includes the following conditions:

1. Uses- All uses in the Commercial – Medium zoning district, except for the following: Agricultural Uses; Residential Uses; Recreation uses; Funeral Homes and Crematoriums; Taxi Dispatch Services; Taxidermists; Animal Shelters; Cemeteries; Auditoriums, Coliseums, and Stadiums; Libraries, Museums and art galleries; Day Care Centers; Educational Facilities; Government Facilities; Passenger Terminals; Religious Assembly; Social Service Facilities; Industrial and Manufacturing Uses; and Restaurants.
2. Height shall be limited to a maximum of 50 feet.
3. A 6 feet tall opaque fence shall be installed along the rear property line.
4. Freestanding signage shall be limited to one monument style sign with a maximum height of 8 feet.

BUDGET IMPACT:

This item will have no budget impact.

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve this request.

The Planning and Zoning Commission recommended **approval** of this request 8-0.

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

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange 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