



City of Greensboro

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

Agenda Report

File Number: 2022-712

Agenda Item# H.7.

Agenda Date: 7/19/2022. **Department:** Planning

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

Title: 2022-712 Public Hearing for an Ordinance for Original Zoning for 5701 West Gate City Boulevard – Marc Isaacson, for Mavis Tire Supply, LLC on behalf of ZAS Ventures, 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: July 7 and 14, 2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Marc Isaacson, for Mavis Tire Supply, LLC on behalf of ZAS Ventures, LLC, is requesting original zoning from **County RS-40** (Residential Single Family) to **City CD-C-M** (Conditional District Commercial Medium) for 5701 West Gate City Boulevard, generally described as southeast of West Gate City Boulevard and southwest of Anson Road.

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 **July 19, 2022** meeting.

(See minutes of the June 23, 2022 Planning and Zoning Commission meeting at <https://www.greensboro-nc.gov/home/showdocument?id=53179&t=637926068786186917>).

BACKGROUND:

Following a public hearing on June 23, 2022, the Planning and Zoning Commission voted 7-0 to recommend approval of this request. There was one speaker in favor and one in opposition. (See minutes of the June 23, 2022 Planning and Zoning Commission meeting at <https://pub-greensboro-nc.escribemeetings.com/FileStream.ashx?DocumentId=19833>). This request is associated with a voluntary annexation petition to access City services for new commercial development

This original zoning and rezoning request includes the following conditions:

1. Permitted uses shall include all uses allowed in the C-M zoning district except for all Eating and Drinking Establishments, all Drive-through Facilities, and Land Clearing and Inert Debris Landfills, Minor (temporary use).
2. **Any garage bay doors shall be oriented towards West Gate City Boulevard.**
3. **Vehicular access shall not be permitted from Anson Road.**
4. **A minimum 6-foot high fence or wall shall be installed between parking areas and the adjacent residential property at 5705 Anson Road**
5. **A landscape buffer with a minimum width of 60 feet shall be installed along the southeastern property line adjacent to the residential property at 5705 Anson Road. This buffer shall incorporate existing healthy vegetation with approval of the City of Greensboro**
6. **Any new required plantings within the required landscape buffer along the southeastern property line abutting the property at 5705 Anson Road shall be of evergreen material to ensure year round screening. Such evergreen materials shall be no less than 8 feet in height at time of planting.**
7. **A vegetative buffer a minimum 15 feet in width shall be established between any buildings and parking areas and Anson Road. Within this buffer there shall be a minimum of 4 canopy trees (at least 2 of which must be evergreen for screening), 4 evergreen understory trees and 17 evergreen shrubs for every 100 linear feet of road frontage. Evergreen planting materials must be a minimum of 8 feet in height to ensure year round screening.**
8. **Any use of the property will not be open to the public after 8:30 p.m. and before 8:00 a.m.**

Note: Conditions 2-8 were added at the June 23 Planning and Zoning Commission meeting

BUDGET IMPACT:

This item will have no budget impact.

ACCOUNT NUMBER:

N/A.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request 9-0.

Planning recommends **approval** of the **PUD** 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 Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations