



# City of Greensboro

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

## Agenda Report

File Number: 2022-842

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### Agenda Item# H.11.

**Agenda Date:** 8/16/2022. **Department:** Planning

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

**Title:** 2022-842 Public Hearing for an Ordinance for Rezoning Located at 4525 and 4527 Lawndale Drive – Patrick Lineberry, on behalf of Happy Tails Veterinary Emergency Clinic

**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:** District 3

**Public Hearing:** Yes

**Advertising Date/By:** August 4 and 11, 2022/by City Clerk

**Contact 1 and Phone:** Sue Schwartz, Ext 2149

**Contact 2 and Phone:** Mike Kirkman, Ext 4649

### **PURPOSE:**

Patrick Lineberry, on behalf of Happy Tails Veterinary Emergency Clinic, is requesting rezoning from **RM-12** (Residential Multifamily -12) to **CD-C-L** (Conditional District Commercial Low) for 4525 and 4527 Lawndale Drive, generally described as west of Lawndale Drive and north of New Garden Road East.

As this request was approved by the Planning and Zoning Commission but 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 16, 2022** meeting.

### **BACKGROUND:**

Following a public hearing on July 18, 2022, the Planning and Zoning Commission voted 7-2 to approve this request. There were three speakers in favor and five in opposition. (See minutes of the July 18, 2022 Planning and Zoning Commission meeting). Because the Commission’s decision

was appealed within the required 10 day appeal period, this request now moves to the City Council for an additional public hearing and action.

This rezoning request includes the following conditions:

1. The following uses shall be prohibited:
  - a. Cemeteries;
  - b. Shelters, Temporary and Emergency;
  - c. Park and Ride Facilities; and
  - d. Junked Motor Vehicles (Accessory Use)

**2. Where allowed a minimum 6 foot high opaque fence shall be installed along the northern border of the property for a distance of approximately 430 feet as measured from the northeast corner.**

*Note: Condition 2 was added at the July 18 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 7-2.

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

- Request is inconsistent 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.