



City of Greensboro

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

Agenda Report

File Number: 2023-113

Agenda Item# I. 7.

Agenda Date: 2/21/2023. **Department:** Planning

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

Title: 2023-113 Public Hearing for an Ordinance for Rezoning for 4200 and 4206 United Street – Marc Isaacson on behalf of Christopher Robinson and Michael Nicholson of Star Investments 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: District 4

Public Hearing: Yes

Advertising Date/By: February 9 and 16, 2023/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 4649

Contact 2 and Phone: Mike Kirkman, Ext 2149

PURPOSE:

Marc Isaacson, on behalf of Christopher Robinson and Michael Nicholson of Star Investments LLC, is requesting rezoning from **CD-C-M** (Conditional District Commercial Medium) to **CD-C-M** (Conditional District Commercial Medium) for 4200 and 4206 United Street, generally described as northeast of United Street and northwest of Ashland Drive.

As the decision of the Planning and Zoning Commission was appealed, the City Council will conducted a public hearing to consider and take action on this request at its February 21, 2023 meeting.

BACKGROUND:

Following a public hearing on February 21, 2023, the Planning and Zoning Commission voted 8-0 to approve this request. There was one speaker in favor and one in opposition. (See minutes of the January 18, 2023 Planning and Zoning Commission meeting). The decision of the Planning

and Zoning Commission was subsequently appealed within the required 10 day appeal period so City Council hold a public hearing at their February 21, 2023 meeting to consider the request.

This rezoning request includes the following condition:

1. Permitted uses shall be limited to all uses permitted in the C-M zoning district except: Sexually Oriented Businesses; Bars, Nightclubs, and Brewpubs; Car Washes; Pawnshops; Junked Motor Vehicles; Automobile Towing and Storage Services; Land Clearing and Inert Debris Landfills, Minor (Temporary Use); Automobile, Boat, and Motorcycle Repair Services, Major and Minor; Truck and Utility Trailer Rental and Leasing; Gun Shops; any Drive-through use; and Convenience Stores (with or without fuel pumps).
2. Any outdoor storage of equipment or material must be fully screened from ground level view. This condition shall not apply to outdoor display of automobiles in connection with any vehicle sales use.
3. **Required vegetation materials for any street planting yard fronting United Street shall be of evergreen material for year round screening.**
4. **The exterior of the existing buildings shall be painted in earth-toned colors.**
5. **Freestanding exterior lighting shall be limited to 25 feet in height and be located no closer than 30 feet to the right-of-way of United Street.**
6. **No freestanding signage shall be permitted within 30 feet of the right-of-way of United Street.**
7. **This site shall only be open to the public between 7:00am and 8:00pm.**
8. **Prohibited fence materials shall include barbed wire and chain-linked/woven wire.**

Note: the new conditions shown in bold were added by the applicant during the Planning and Zoning Commission hearing and advertised for the Council hearing

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 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.