



City of Greensboro

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

Agenda Report

File Number: 2023-429

Agenda Item# H.12.

Agenda Date: 6/20/2023. **Department:** Planning

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

Title: 2023-429 Public Hearing for an Ordinance for Rezoning for 4000, 4002 and 4010 Walker Avenue – Thomas E. Terrell, Jr. for Kellin Foundation

Council Priority: Place an ‘x’ in the box.

- | | |
|----------------------------------------------------------|-------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input checked="" type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Promote Economic Development</u> |

Council District: District 4

Public Hearing: Yes

Advertising Date/By: June 8 and 15, 2023/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Thomas E. Terrell, Jr., for Kellin Foundation, is requesting rezoning from **R-5** (Residential Single Family - 5) to **CD-O** (Conditional District Office) for 4000, 4002 and 4010 Walker Avenue West, generally described as north of Walker Avenue and east of South Holden Road.

As the Planning and Zoning Commission’s approval of this request was 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 **June 20, 2023** meeting

BACKGROUND:

Following a public hearing on May 15, 2023, the Planning and Zoning Commission voted 6-0 to recommend approval of this request. There were four speakers in favor and none in opposition for this item. (See minutes of the May 15, 2023 Planning and Zoning Commission meeting).

This request includes the following conditions:

1. Buildings. The existing building at 4010 Walker Avenue formerly used as a church shall not be demolished and shall not be expanded in a manner that creates additional heated space.

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

2. Signage. External signage shall not exceed 8 feet in height. Electronic message boards shall not be allowed.
3. Uses: Permitted uses shall include all uses allowed in the Office zoning district, except for the following: Multi-family Dwellings, Family Care Homes, Chartered Homes, **Twin Homes, Upper Story Residential**, and Duplexes, all uses in the Group Living use group, Group Care Facilities, Temporary Emergency Facilities, **all uses in the Indoor Recreation use group, all uses in the Outdoor Recreation use group, all uses in the Overnight Accommodations use group**, all uses in the Personal and Professional Services use group, **and all uses in the Day Care use group**. **All uses in the Accessory Uses and Structures use group are not permitted except for the following: Accessory Uses and Structures (customary) and Accessory Dwelling Units**.
4. **Hours of operation. Hours of operation shall be limited to 7:00 a.m. to 11:00 p.m.**

Note: Items shown in Bold and Underline were added at the May 15, 2023 Planning and Zoning Commission 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 6-0.

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

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