



City of Greensboro

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

Agenda Report

File Number: 2023-416

Agenda Item# H.4.

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

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

Title: 2023-416 Public Hearing for an Ordinance for Original Zoning for 5905-5915 West Gate City Boulevard, 5800 and 5900 Scotland Road and 5810 Marion Elsie Drive – Michael Goins for Renaissance Church Gate City, Inc

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

- | | |
|--|---|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input 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: Proximate to District 5

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:

Michael Goins, for Renaissance Church Gate City, Inc., is requesting original zoning from **County MXU** (Mixed Use) and **County RS-40** (Residential Single Family) to **City CD-PI** (Conditional District Public and Institutional) for 5905-5915 West Gate City Boulevard, 5800 and 5900 Scotland Road and 5810 Marion Elsie Drive, generally described as east of West Gate City Boulevard, north of Scotland Road and south of Marion Elsie 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 **June 20, 2023** meeting.

BACKGROUND:

Following a public hearing on May 15, 2023, the Planning and Zoning Commission voted 7-0 to recommend approval of this request. There was one speaker in favor and four in opposition for this item. (See minutes of the May 15, 2023 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new religious assembly and office/service development.

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

This request includes the following condition:

1. Permitted uses shall include all of the following uses: Forestry and Crops; Assisted Living Facilities; Life Care Communities; Religious Assembly Uses; Libraries, Museums, and Art Galleries; Day Care Centers; all uses permitted in the Educational Facilities use group; Medical, Dental, and Related Offices; Clubs and Lodges; Sporting and Recreational Camps (with a special use permit); all uses permitted in the Office use group; all Mobile Food Vendors; Temporary Uses limited to Arts and Craft Shows, Carnivals and Fairs, Christmas Tree Sales, and Outdoor Religious Events; and Accessory Uses and Structures limited to Accessory Uses and Structures (Customary).

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 7-0.

Planning recommends **approval** of the **CD-PI** 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.