



City of Greensboro

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

Agenda Report

File Number: 2024-562

Agenda Item# H.3.

Agenda Date: 8/20/2024. **Department:** Planning

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

Title: 2024-562 Public Hearing for an Ordinance for Original Zoning for a Portion of 5909 W Gate City Blvd – 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: August 8 and 15, 2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Renaissance Church Gate City, Inc is requesting original zoning from **County RS-40** (Residential Single Family) to **City CD-O** (Conditional District Office) for a portion of 5909 West Gate City Boulevard (formerly portion of Marion Elsie Drive Right of Way), generally described as west of Marion Elsie Drive and north of Scotland 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 **August 20, 2024** meeting

BACKGROUND:

Following a public hearing on July 15, 2024, the Planning and Zoning Commission voted 8-0 to recommend approval of this request. There was one speaker in favor and none in opposition for this item. (See minutes of the July 15, 2024 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to bring former road right of way (since combined with 5909 W Gate City Blvd) into the City as part of development for future office and religious assembly uses.

This request includes the following conditions:

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

1. Uses. Permitted uses shall be limited to the following: Forestry and Crops; Daycare Centers; Elementary/Secondary Schools; Medical, Dental, and Related Offices; Religious Assembly; Parks and Open Areas; Office Use Group; Accessory Uses and Structures (Customary); and Temporary Construction Office. No elevated structures will be permitted on the parcels identified as 5800 Scotland Road and 5810 Marion Elsie Drive (Lot 24 and Lot 25 as shown on Plat Book 7, Page 154).
2. Buffers. (a) The applicant shall erect an opaque fence no less than 6 feet in height adjacent the western and northern boundaries of tax parcel 156251 (5806 Scotland Road) and 8 feet in height adjacent the northern and eastern boundaries of tax parcel 156252 (5804 Scotland Road); (b) except for vegetation necessary to be removed for parking, bioretention cells, and drainage swale on tax parcel 156284 (5810 Marion Elsie) and tax parcel 232721 (5800 Scotland Road) and to construct a fence adjacent the northern and eastern boundaries of tax parcel 156252 (5804 Scotland Road), all vegetation on tax parcels 156284 and 232721 shall remain natural and undisturbed; (c) the applicant shall increase the street planting yard along the southern boundary of tax parcel 156250 from 10 feet to 20 feet in width, with a planting rate of 2 canopy trees and 8 evergreen trees per 100 linear feet. Evergreen trees used will not be less than 6 feet in height at time of planting and have a mature height of no less than 20 feet.
3. Lighting. Except for walls facing W. Gate City Blvd., internally illuminated wall signs shall be cut off no later than 11:00 p.m.
4. Signage. Freestanding signage shall be prohibited on Scotland Road, Queen Alice Road, and Marion Elsie Drive.
5. Hours. Office uses shall not be accessible to the public between the hours of 9:00 p.m. to 7:00 a.m.
6. Transportation. The applicant shall design access to Scotland Road to prohibit right-in and left-out movements.
7. The subject property shall be developed in conjunction with the portion of 5909 W. Gate City Boulevard that was annexed by the Greensboro City Council on September 9, 2023.

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-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.

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

- Request is consistent with the **Growing Economic Competitiveness** Big Idea so Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.