



City of Greensboro

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

Agenda Report

File Number: 2024-643

Agenda Item# H.1.

Agenda Date: 9/24/2024. **Department:** Planning

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

Title: 2024-643 Public Hearing for an Ordinance for Rezoning for 2300 W Friendly Avenue – Tom Terrell and Moses Cone on behalf of Centenary Methodist Church

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: District 3

Public Hearing: Yes

Advertising Date/By: September 12 and 19, 2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Tom Terrell, Jr. of Fox Rothschild LLP and Moses H. Cone Memorial Hospital, for Centenary Methodist Church of Greensboro, Inc., is requesting rezoning from R-5 (Residential Single Family - 5) to **CD-PI** (Conditional District Public and Institutional) for 2300 W Friendly Avenue, generally described as northeast of West Friendly Avenue and southeast of North Elam Avenue.

Because the Planning and Zoning Commission’s decision to approve this request was appealed, the City Council will conduct a public hearing to consider and take action on this request at its **September 24, 2024** meeting.

BACKGROUND:

Following a public hearing on August 19, 2024, the Planning and Zoning Commission voted 8-0 to recommend approval of this request. There were three speakers in favor and four in opposition for this item. (See minutes of the August 19, 2024 Planning and Zoning Commission meeting).

This request includes the following condition:

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

1. All uses permitted in the PI zoning district except: Elementary/Secondary Schools; Clubs and Lodges; Golf Courses; Shooting Ranges; Sporting and Recreation Camps; and Funeral Homes and Crematoriums.

Since the decision of the Planning and Zoning Commission to approve this request was appealed within the required 10 day appeal period, the City Council must hold an additional public hearing and take final action.

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-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.