



# City of Greensboro

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

## Agenda Report

File Number: 2025-30

---

### Agenda Item# D.2.

**Agenda Date:** 1/21/2025. **Department:** Planning

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

**Title:** 2025-30 Public Hearing for an Ordinance for Original Zoning for 9206 West Market Street and portion of 118 Kidd Road – Marc Isaacson for Shelly Scanlon of Colfax Realty LLC and others)

**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 checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**Council District:** Proximate to District 5

**Public Hearing:** Yes

**Advertising Date/By:** N/A/by City Clerk

**Note:** This item was continued from the October 15, 2024 City Council meeting to the January 21, 2025 City Council meeting without further advertising

**Contact 1 and Phone:** Sue Schwartz, Ext. 2149

**Contact 2 and Phone:** Mike Kirkman, Ext 4649

**PURPOSE:**

Marc Isaacson, for Shelley Scanlon of Colfax Realty LLC and Phyllis Kidd, individually and for the Estate of Henry L. Kidd, Jr. is requesting original zoning from **County RS-40** (Residential Single Family), **County LB** (Limited Business) and **County AG** (Agricultural) to **City CD-O** (Conditional District Office) for 9206 West Market Street and portion of 118 Kidd Road, generally described as northeast of West Market Street and south of Kidd 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 **January 21, 2025** 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 was one speaker in favor and three in opposition for this item. (See minutes of the August 19, 2024 Planning and Zoning Commission meeting).

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

This request is associated with a voluntary annexation petition to access services to facilitate future development of the property.

This request includes the following conditions:

1. Permitted uses shall be limited to: Assisted Living Facility; Nursing Home.
2. No more than 125 dwelling or rooming units shall be permitted.
3. Building height shall not exceed 50 feet.
- 4. Vehicular access to Kidd Road shall be limited to emergency vehicles only.**

**Note: The condition shown in bold was added at the August 19, 2024 Planning and Zoning Commission meeting.**

**BUDGET IMPACT:**

This item will have no budget

**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.
- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.