



City of Greensboro

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

Agenda Report

File Number: 2025-296

Agenda Item# H.13.

Agenda Date: 4/15/2025. **Department:** Planning

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

Title: 2025-296 Public Hearing for an Ordinance for Rezoning for 4401 Rehobeth Church Road – Marc Isaacson on behalf of Toufic Simaan for Simaan Brothers Holdings, LLC

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: District 1

Public Hearing: Yes

Advertising Date/By: April 3 and 10, 2025/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Marc Isaacson, on behalf of Toufic Simaan for Simaan Brothers Holdings, LLC, is requesting rezoning from **R-5** (Residential Single Family- 5) to **CD-RM-8** (Conditional District Residential Multifamily - 8) for 4401 Rehobeth Church Road, generally described as ease of Rehobeth Church Road and south of Glendale Drive.

As the Planning and Zoning Commission’s decision on this request was appealed, the City Council will conduct a public hearing to consider and take action on this request at its **April 15, 2025** meeting.

BACKGROUND:

Following a public hearing on March 17, 2025, the Planning and Zoning Commission voted 8-1 to approve this request. There were 2 speakers in favor and 1 in opposition for this item. (See minutes of the March 17, 2025 Planning and Zoning Commission meeting). Because the Planning and Zoning Commission’s approval was appealed within the required 10 day appeal period this item moves to City Council for an additional public hearing and vote.

This request includes the following conditions:

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

1. Permitted uses shall be limited to: Single-family Detached Dwellings; Single-Family Detached Dwellings, Zero Lot Line; Duplexes, Traditional Houses, Townhouses; and Twin Homes
2. Building height shall be limited to 35 feet.
3. There shall be no vehicular access to Banner Oak Court or Valley Oaks Drive.

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 8-1.

Planning recommends **approval** of the **CD-RM-8** 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.