



# City of Greensboro

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

## Agenda Report

File Number: 2025-377

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### Agenda Item# H.1.

**Agenda Date:** 5/20/2025. **Department:** Planning

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

**Title:** 2025-377 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:** N/A/by City Clerk

**Note:** This item was continued by City Council from the April 15, 2025 meeting to the May 20, 2025 without further advertising

**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 **May 20, 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

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

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:

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.