

Original Zoning – 4626 Hicone Road

Date: December 17, 2019

Zoning Amendment Statement by City Council on Consistency with Adopted Comprehensive Plan

The **Greensboro City Council** believes that its action to recommend **approval/denial** of the zoning amendment for the property located at **4626 Hicone Road** from **County CU-GO-M (Conditional District – General Office - Medium)** to **City C-M (Commercial - Medium)** to be **consistent** with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support approval of the rezoning request:	Factors that support denial of the rezoning request:
<ol style="list-style-type: none">1. The request is consistent with the Comprehensive Plan's Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands.2. The request is consistent with the Comprehensive Plan's Economic Development goal to promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community.3. The proposed C-M zoning district allows a variety of restaurant, retail, and service uses that are compatible with the general pattern of land uses in the surrounding area.4. Other factors raised at the public hearing, if applicable (describe)	<ol style="list-style-type: none">1. The request is inconsistent with the Comprehensive Plan's Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands.2. The request is inconsistent with the Comprehensive Plan's Community Facilities goal to provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns.3. The proposed C-M zoning district allows a variety of restaurant, retail, and service uses. However, those uses are incompatible with the general pattern of land uses in the surrounding area.4. Other factors raised at the public hearing, if applicable (describe)