



Legislation Details (With Text)

**File #:** ID 19-0790    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Passed  
**File created:** 11/22/2019    **In control:** City Council  
**On agenda:** 12/17/2019    **Final action:** 12/17/2019

**Title:** Ordinance for Original Zoning at 4626 Hicone Road, Generally Described as South of Hicone Road and West of Rankin Mill Road - Ben Berry for Dorothy Carson Trust

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PL(Z)19-35-4626HiconeRd-Zoning.pdf, 2. PL(Z)19-35-4626HiconeRd-Aerial.pdf, 3. PL(Z)19-35-4626HiconeRd-GFLUM.pdf, 4. zoning staff report for PLZ 19-35 (4626 Hicone Rd).pdf, 5. Zoning Minutes for PL(Z) 19-35 (4626 Hicone Rd).pdf, 6. zoning statement for PLZ-19-35 (4626 Hicone Rd).pdf, 7. 19-0790 ORD PL(Z) 19-35 (4626 Hicone Rd).pdf

Date	Ver.	Action By	Action	Result
12/17/2019	1	City Council	adopt	Pass

**...Title**

Ordinance for Original Zoning at 4626 Hicone Road, Generally Described as South of Hicone Road and West of Rankin Mill Road - Ben Berry for Dorothy Carson Trust

**Council Priority:** Create an Environment to Promote Economic Development Opportunities and Job Creation, Maintain Infrastructure and Provide Sustainable Growth Opportunities

**Department:** Planning  
**Council District:** Proximate to District 2

**Public Hearing:** Yes  
**Advertising Date/By:** December 5 and 12, 2019/City Clerk

**Contact 1 and Phone:** Sue Schwartz, 373-2149  
**Contact 2 and Phone:** Mike Kirkman, 373-4649

**PURPOSE:**

Ben Berry, for Dorothy Carson Trust, is requesting original zoning from **County CU-GO-M** (Conditional Use General Office Moderate) to **City C-M** (Commercial Medium) for 4626 Hicone Road generally described as south of Hicone Road and west of Rankin Mill 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 **December 17, 2019** meeting.

**BACKGROUND:**

Following a public hearing on November 18, 2019, the Zoning Commission voted 9-0 to recommend approval of this request. There was one speaker in favor and none in opposition. (See minutes of the November 18,

2019 Zoning Commission meeting). This request is associated with a voluntary annexation petition in order to access City water and sewer for new commercial uses adjacent to an existing shopping center

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended **approval** of this request 9-0.

Planning recommends **approval** of the C-M zoning request based on:

- Request is consistent with the **Growth at the Fringe** goal to promote sound, sustainable land use patterns that provide for the efficient provision of public services and facilities.
  
- Request is consistent with the **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, including under-served areas such as East Greensboro.