



Legislation Details (With Text)

**File #:** ID 21-0167    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Postponed  
**File created:** 1/29/2021    **In control:** City Council  
**On agenda:** 3/16/2021    **Final action:**  
**Title:** Public Hearing for Ordinance for Rezoning Located at 1300 Covered Wagon Road - Ian Phillips of the Crown Companies, LLC for Janice Hancock and Thomas Watson

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PL(Z)21-01-1300CoveredWagonRd-Zoning.pdf, 2. PL(Z)21-01-1300CoveredWagonRd-Aerial.pdf, 3. PL(Z)21-01-1300CoveredWagonRd-FLUM.pdf, 4. PL(Z)21-01-1300CoveredWagonRd-FBF.pdf, 5. zoning staff report for PLZ 21-01 (1300 Covered Wagon Rd).pdf, 6. SoS\_Crown Companies LLC.pdf, 7. Zoning Minutes for PL(Z) 21-01 (1300 Covered Wagon Rd).pdf, 8. zoning statement for PL(Z) 21-01 (1300 Covered Wagon Rd).pdf, 9. 21-0167 ORD for PL(Z) 21-01 (1300 Covered Wagon Rd).pdf

Date	Ver.	Action By	Action	Result
3/16/2021	1	City Council	postponed	Pass

**...Title**

Public Hearing for Ordinance for Rezoning Located at 1300 Covered Wagon Road - Ian Phillips of the Crown Companies, LLC for Janice Hancock and Thomas Watson

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

Department: Planning  
Council District: District 1

Public Hearing: Yes  
Advertising Date/By: March 4 and 11, 2021

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

**PURPOSE:**

Ian Phillips of the Crown Companies, LLC for Janice Hancock and Thomas Watson, is requesting rezoning from **R-3** (Residential Single Family - 3) to **R-5** (Residential Single Family - 5) for 1300 Covered Wagon Road, generally described as west of Covered Wagon Road and north of Chandler Oaks Lane.

As the Zoning Commission approved this request with less than 6 favorable votes, the City Council will conduct a public hearing to consider and take action on this request at its **March 16, 2021** meeting.

**BACKGROUND:**

Following a public hearing on January 20, 2021, the Zoning Commission voted 5-2 to approve this request.

There was one speaker in favor and seven in opposition. (See minutes of the January 20, 2021 Zoning Commission meeting).

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended **approval** of this request 5-2

Planning recommends **approval** of the R-5 zoning request based on:

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange our 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.