



Legislation Details (With Text)

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**File created:** 2/19/2021    **In control:** City Council

**On agenda:** 3/16/2021    **Final action:** 3/16/2021

**Title:** Public Hearing for an Ordinance for Original Zoning for 257 Willowlake - Eric Page, for the Theresa G. Hamlett Family Irrevocable Trust

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PL(Z)21-06-257WillowlakeRd-Zoning.pdf, 2. PL(Z)21-06-257WillowlakeRd-Aerial.pdf, 3. PL(Z)21-06-257WillowlakeRd-FLUM.pdf, 4. PL(Z)21-06-257WillowlakeRd-FBF.pdf, 5. zoning staff report for PLZ 21-06 (257 Willowlake Rd).pdf, 6. zoning statement for PLZ 21-06 (257 Willowlake Rd).pdf, 7. Zoning Minutes for PL(Z) 21-06 (257 Willowlake Rd).pdf, 8. 21-0189 ORD for PL(Z) 21-06 (257 Willowlake Rd).pdf

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

Public Hearing for an Ordinance for Original Zoning for 257 Willowlake - Eric Page, for the Theresa G. Hamlett Family Irrevocable 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: District 2

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:**

Eric Page, for the Theresa G. Hamlett Family Irrevocable Trust, is requesting original zoning from **County AG** (Agricultural) and **County RS-30** (Residential Single Family) to **City CD-C-M** (Conditional District Commercial Medium) for 257 Willowlake Road, generally described as west of Willowlake Road and south of Huffine 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 **March 16, 2021** meeting.

**BACKGROUND:**

Following a public hearing on February 15, 2021 the Zoning Commission voted 7-0 to approve this request. There were two speakers in favor and none in opposition. (See minutes of the January 20, 2021 Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services to construct a new residence.

This rezoning request includes the following conditions:

1. All uses permitted in the C-M zoning district except: Drive-thru Facilities and Eating and Drinking Establishments.
2. Freestanding signage shall not to exceed six (6) feet in height.
3. Maximum square footage of all principal structures shall not exceed 250,000 square feet.

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended **approval** of this request 7-0.

Planning recommends **approval** of the **CD-C-M** 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 the **Growing Economic Competitiveness** Big Idea so Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed