Legislation Text

File #: ID 21-0042, **Version:** 1

Public Hearing for an Ordinance for Original Zoning at 4490 Chickasha Drive - Tim Hash, for Chickasha I, LLC

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

Department: Planning
Council District: District 2

Public Hearing: Yes
Advertising Date/By: January 7 and 14, 2020

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PURPOSE:
Tim Hash, for Chickasha I, LLC is requesting original zoning from County CU-HI (Conditional Use Heavy Industrial) to City CD-HI (Conditional District Heavy Industrial) for 4490 Chickasha Drive, generally described as south of Chickasha Drive and west of Summit Avenue.

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 January 19, 2021 meeting.

BACKGROUND:
Following a public hearing on December 21, 2020 the Zoning Commission voted 8-0 to approve this request. There were no speakers in favor and none in opposition. (See minutes of the December 21, 2020 Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for a new industrial use. This request contains the following condition:

1.   Building height shall not exceed 50 feet.

BUDGET IMPACT:
This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:
The Zoning Commission recommended approval of this request 8-0.

Planning recommends approval of the CD-HI zoning request based on:

- Request is consistent with the Growing Economic Competitiveness Big Idea so Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed
- Request is consistent with Goal B of the Growing Economic Competitiveness Big Idea to increase and preserve the inventory of developable sites compatible with corporate and industrial uses