



## Legislation Details (With Text)

**File #:** ID 17-0696    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Passed  
**File created:** 10/18/2017    **In control:** City Council  
**On agenda:** 11/14/2017    **Final action:** 11/14/2017

**Title:** Ordinance Establishing Original Zoning for Property Located at 4622 McKnight Mill Road Owned by Byron Development LLC

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PLZ17-15-4622McKnightMillRd-Zoning.pdf, 2. PLZ17-15-4622McKnightMillRd-Aerial.pdf, 3. PLZ17-15-4622McKnightMillRd-GFLUM.pdf, 4. zoning staff report for PLZ 17-15 (4622 McKnight Mill Rd).pdf, 5. minutes for PL(Z) 17-15 (4622 McKnight Mill Rd).pdf, 6. zoning statement for PL(Z) 17-15 (4622 McKnight Mill Rd).pdf, 7. 17-0696 ordinance PL(Z) 17-10 (4716 Hicone Rd)docx

Date	Ver.	Action By	Action	Result
11/14/2017	1	City Council	adopt	Pass

Ordinance Establishing Original Zoning for Property Located at 4622 McKnight Mill Road Owned by Byron Development LLC

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

**Public Hearing:** November 14, 2017  
**Advertising Date/By:** November 2 and 9, 2017/City Clerk

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

### PURPOSE:

Byron Development LLC is requesting original zoning from **County AG** (Agricultural) to **City CD-RM-8** (Conditional District Residential Multifamily) for property located at 4622 McKnight Mill Road, generally described as east of McKnight Mill Road and north of Briar Run Drive.

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 **November 14, 2017** meeting.

### BACKGROUND:

Following a public hearing on October 16, 2017, the Zoning Commission voted 8-0 to recommend approval of this request. This request is associated with a voluntary annexation petition in order to access City water and sewer for residential development. This original zoning request contains the following condition:

1. Use limited to a maximum of 240 residential dwelling units

**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-RM-8 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 **Housing and Neighborhoods Development** goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.