



## Legislation Details (With Text)

**File #:** ID 18-0641    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** Passed

**File created:** 9/24/2018    **In control:** City Council

**On agenda:** 10/16/2018    **Final action:** 10/16/2018

**Title:** Ordinance Establishing Original Zoning for Property Located at 3819-3825 McConnell Road and 4802 Clover Road (William Seymour for SHIV SUMANGALA, LLC)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PLZ18-16-3819-3825McConnellRdand4802CloverRd-Zoning.pdf, 2. PLZ18-16-3819-3825McConnellRdand4802CloverRd-Aerial.pdf, 3. PLZ18-16-3819-3825McConnellRdand4802CloverRd-GFLUM.pdf, 4. zoning staff report for PLZ 18-16 (McConnell Rd & Clover Rd).pdf, 5. minutes for PL(Z) 18-16 (McConnell Rd & Clover Rd).pdf, 6. zoning statement for PL(Z) 18-16 (McConnell & Clover Rd).pdf, 7. LLC info for McConnell Rd & Clover Rd original zoning.pdf, 8. 18-0641 ord PL(Z) 18-16 (McConnell & Clover).pdf

Date	Ver.	Action By	Action	Result
10/16/2018	1	City Council	adopt	Pass

Ordinance Establishing Original Zoning for Property Located at 3819-3825 McConnell Road and 4802 Clover Road (William Seymour for SHIV SUMANGALA, LLC)

Department: Planning  
Council District: Proximate to District 1

Public Hearing: October 16, 2018  
Advertising Date/By: October 4 and 11, 2018/City Clerk

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

### PURPOSE:

William Seymour for SHIV SUMANGALA, LLC, is requesting original zoning from **County HB** (Highway Business) and **County AG** (Agricultural) to **City C-M** (Commercial Medium) for 3819-3825 McConnell Road and 4802 Clover Road, generally described as east of McConnell Road and south of Clover 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 **October 16, 2018** meeting.

### BACKGROUND:

Following a public hearing on September 17, 2018, the Zoning Commission voted 8-0 to recommend approval of this request. One person spoke in favor of this request and none spoke in opposition. (See minutes of the September 17, 2018 Zoning Commission meeting). This request is associated with a voluntary annexation petition in order to access City water and sewer for commercial development.

**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 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.