



## Legislation Details (With Text)

**File #:** ID 19-0752    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Passed  
**File created:** 10/28/2019    **In control:** City Council  
**On agenda:** 11/19/2019    **Final action:** 11/19/2019

**Title:** Ordinance for Original Zoning at 4314 Hicone Road, Generally Described as South of Hicone Road and East of Dunstan Road - Charlie E. Melvin Jr. for Jerry L. Shelton of Fellowship Hall, Inc.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PLZ19-33-4314HiconeRd-Zoning.pdf, 2. PLZ19-33-4314HiconeRd-Aerial.pdf, 3. PLZ19-33-4314HiconeRd-GLFUM.pdf, 4. zoning staff report for PLZ 19-33 (4314 Hicone Rd).pdf, 5. Zoning Minutes for PL(Z) 19-33 (4314 Hicone Rd).pdf, 6. zoning statement for PLZ-19-33 (4314 Hicone Rd).pdf, 7. 19-0753 ORD 4314 Hicone Rd.pdf

Date	Ver.	Action By	Action	Result
11/19/2019	1	City Council	adopt	Pass

### ...Title

Ordinance for Original Zoning at 4314 Hicone Road, Generally Described as South of Hicone Road and East of Dunstan Road - Charlie E. Melvin Jr. for Jerry L. Shelton of Fellowship Hall, Inc.

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

Department: Planning

Council District: Proximate to District 2

Public Hearing: Yes

Advertising Date/By: November 7 and 14, 2019/City Clerk

Contact 1 and Phone: Sue Schwartz, 336-373-2149

Contact 2 and Phone: Mike Kirkman, 336-373-4649

### PURPOSE:

Charlie E. Melvin Jr., for Jerry L. Shelton of Fellowship Hall, Inc., is requesting original zoning from **County RS-30** (Residential Single Family) to **City CD-PI** (Conditional District Public and Institutional) for 4314 Hicone Road generally described as south of Hicone Road and east of Dunstan 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 **November 19, 2019** meeting.

### BACKGROUND:

Following a public hearing on October 21, 2019, the Zoning Commission voted 8-0 to recommend approval of this request. There was one speaker in favor and none in opposition. (See minutes of the October 21, 2019

Zoning Commission meeting). This request is associated with a voluntary annexation petition in order to access City water and sewer for reuse of an existing residential dwelling and combine it with an existing specialty hospital campus already in the city limits.

This original zoning request includes the following conditions:

1. Uses limited to a specialty hospital and related ancillary uses.

**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-PI 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 **Community Facilities** goal to provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns.