



## Legislation Details (With Text)

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**File created:** 1/25/2020    **In control:** City Council  
**On agenda:** 2/18/2020    **Final action:** 2/18/2020

**Title:** Public Hearing for an Ordinance for Original Zoning at 389 Fairystone Drive, Generally Described as East of Fairystone Drive and South of Bethany Trace - Demetrios D. Dascalakis

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PL(Z)20-02-389FairystoneDr-Zoning.pdf, 2. PL(Z)20-02-389FairystoneDr-Aerial.pdf, 3. PL(Z)20-02-389FairystoneDr-GFLUM.pdf, 4. zoning staff report for PLZ 20-02 (389 Fairystone Dr).pdf, 5. Zoning Minutes for PL(Z) 20-02 (389 Fairystone Dr).pdf, 6. zoning statement for PLZ-20-02 (389 Fairystone Dr).pdf, 7. 20-0108 ord (389 Fairystone Dr).pdf

Date	Ver.	Action By	Action	Result
2/18/2020	1	City Council	adopt	Pass

Public Hearing for an Ordinance for Original Zoning at 389 Fairystone Drive, Generally Described as East of Fairystone Drive and South of Bethany Trace - Demetrios D. Dascalakis

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 1

Public Hearing: Yes

Advertising Date/By: February 6 and 13, 2020/City Clerk

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

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### PURPOSE:

Demetrios D. Dascalakis is requesting original zoning from County RS-30 (Residential Single Family) to City R-5 (Residential Single Family - 5) for 389 Fairystone Drive, generally described as east of Fairystone Drive and south of Bethany Trace.

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 February 22, 2020 meeting.

### BACKGROUND:

Following a public hearing on January 22, 2020, the Zoning Commission voted 5-2 to recommend approval of this request. There was one speaker in favor and four in opposition. (See minutes of the September 16, 2019 Zoning Commission meeting). This request is associated with a voluntary annexation petition in order to

access City water and sewer for new residential development.

This original zoning request includes the following conditions:

1. Maximum building height shall be limited to 35 feet.
2. Minimum required open space shall be calculated at a rate of 456 square feet per dwelling unit.

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended approval of this request 4-2.

Planning recommends approval of the R-5 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** 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.