



## Legislation Details (With Text)

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

**File created:** 4/23/2020    **In control:** City Council

**On agenda:** 5/19/2020    **Final action:** 5/19/2020

**Title:** Public Hearing for Ordinance for Original Zoning Located at 1812, 1814, and 1818 Youngs Mill Road and 3921 Presbyterian Road - Tom Terrell for Williams Development Group, LLC

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PL(Z)20-12-YoungsMillRd-Zoning.pdf, 2. PL(Z)20-12-YoungsMillRd-Aerial.pdf, 3. PL(Z)20-12-YoungsMillRd-GFLUM.pdf, 4. Zoning Staff Rpt for PLZ 20-12 (Youngs Mill Rd & Presbyterian Rd).pdf, 5. Zoning Minutes for PL(Z) 20-12 (Youngs Mill Rd & Presbyterian Rd).pdf, 6. Zoning Statement for PL(Z) 20-12 (Youngs Mill Rd & Presbyterian Rd).pdf, 7. 20-0338 ORD for PL(Z) 20-12 (Youngs Mill Rd & Presbyterian Rd).pdf

Date	Ver.	Action By	Action	Result
5/19/2020	1	City Council	adopt	Pass

### ...Title

Public Hearing for Ordinance for Original Zoning Located at 1812, 1814, and 1818 Youngs Mill Road and 3921 Presbyterian Road - Tom Terrell for Williams Development Group, LLC

Department: Planning

Council District: Proximate to District 1

Public Hearing: Yes

Advertising Date/By: May 7 and 14, 2020/City Clerk

Contact 1 and Phone: Sue Schwartz, 373-2149

Contact 2 and Phone: Mike Kirkman, 373-4649

### PURPOSE:

Tom Terrell for Williams Development Group , LLC for Charlotte and David Layton and Robert M. Layton Heirs, is requesting original zoning from County AG (Agricultural) to City CD-HI (Conditional District Heavy Industrial) for 1812, 1814, and 1818 Youngs Mill Road and 3921 Presbyterian Road, generally described as south of I-85 and west of Youngs Mill 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 May 19, 2020 meeting.

### BACKGROUND:

Following a public hearing on April 20, 2020, the Zoning Commission voted 7-0 to recommend approval of this request. There were three speakers in favor and two in opposition. (See minutes of the April 20, 2020 Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City

services to construct new industrial development.

This rezoning request includes the following condition:

1. All uses permitted in the LI zoning district except: Cemeteries, Amusement and Water Parks, Dry Cleaning Pickup/Drop-off with Drive Through Facilities, Funeral Homes and Crematoriums, Taxi Dispatch Terminals, Taxidermists, and Termite and Pest Control.

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended approval of this request 7-0

Planning recommends approval of the CD-HI 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.