



Legislation Details (With Text)

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File created: 6/18/2020 **In control:** City Council
On agenda: 7/21/2020 **Final action:** 7/21/2020
Title: Public Hearing for Ordinance for Original Zoning Located at a Portion of 5281 Mackay Road and a Portion of 2005 Guilford College Road - WBY4, Inc. for the Lea Family Limited Partnership and Arthur B. Lea Jr. and David A. Lea

Sponsors:

Indexes:

Code sections:

Attachments: 1. PL(Z)20-16-Portionof5281MackayRdand2005GuilfordCollegeRd-Zoning.pdf, 2. PL(Z)20-16-Portionof5281MackayRdand2005GuilfordCollegeRd-Aerial.pdf, 3. PL(Z)20-16-Portionof5281MackayRdand2005GuilfordCollegeRd-GFLUM.pdf, 4. Zoning Staff Report (portion of 5281 Mackay Rd and 2005 Guilford College Rd) .pdf, 5. SoS_WBY4 Inc.pdf, 6. Zoning Minutes for PL(Z) 20-16 (portion of 5281 Mackay Rd and 2005 Guilford College Rd).pdf, 7. Zoning Statement (portion of 5281 Mackay Rd and 2005 Guilford College Rd).pdf, 8. 20-0494 ORD (portion of 5281 Mackay & 2005 Guilford College).pdf

Date	Ver.	Action By	Action	Result
7/21/2020	1	City Council	adopt	Pass

...Title

Public Hearing for Ordinance for Original Zoning Located at a Portion of 5281 Mackay Road and a Portion of 2005 Guilford College Road - WBY4, Inc. for the Lea Family Limited Partnership and Arthur B. Lea Jr. and David A. Lea

Council Priority: 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 5

Public Hearing: Yes

Advertising Date/By: July 9 and 16, 2020/City Clerk

Contact 1 and Phone: Sue Schwartz, 373-2149

Contact 2 and Phone: Mike Kirkman, 373-4649

PURPOSE:

WBY4, Inc. for the Lea Family Limited Partnership and Arthur B. Lea Jr. and David A. Lea, is requesting original zoning from County AG (Agricultural) to City CD-RM-5 (Conditional District Residential Multifamily - 5) for a portion of 5281 Mackay Road and a portion of 2005 Guilford College Road, generally described as north of Mackay Road and west of Renaissance Parkway.

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 July 21, 2020 meeting.

BACKGROUND:

Following a public hearing on June 15, 2020, the Zoning Commission voted 7-0 to recommend approval of this request. There were three speakers in favor and five in opposition. (See minutes of the June 15, 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 conditions:

1. Only Residential uses permitted.
2. A Type C landscape buffer shall be installed along the eastern and western property lines between any existing residential development and any new development on site.

Note: Condition 2 was added at the June 15, 2020 Zoning Commission meeting.

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-RM-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, including protections against incompatible commercial encroachments.