



Legislation Text

File #: ID 16-0472, **Version:** 1

...Title

Ordinance Establishing Original Zoning for Property Located at 1730 Youngs Mill Road

Department: Planning
Council District: Proximate to District 1

Public Hearing: June 21, 2016
Advertising Date/By: June 9 and 16, 2016/City Clerk

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

PURPOSE:

Henry Isaacson, on behalf of Piedmont Properties of NC, LLC, is requesting original zoning from **County AG** (Agricultural) to **City CD-C-M** (Conditional District Commercial Medium) for property located at 1730 Youngs Mill Road, generally described as west of Youngs Mill Road and north of East Lee Street.

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 **June 21, 2016** meeting.

BACKGROUND:

Following a public hearing on May 16, 2016, the Zoning Commission voted 8-1 to recommend approval of this request. Two persons spoke in favor of the request and four in opposition. (See attachment B: Minutes of the May 16, 2016 Zoning Commission meeting). This request is associated with a voluntary annexation petition.

This rezoning request includes the following conditions:

1. All uses permitted in the C-M district except Sexually Oriented Businesses.
2. Along the northern property line, within the required buffer, additional evergreen materials shall be provided to a minimum height of 15 feet to augment existing vegetation in order to create a visual screen. Additionally, an opaque fence of six (6) feet in height, where permitted, shall be installed on the subject property within the buffer area.

Note: condition number 2 was offered by the applicant at the May 16, 2016 Zoning Commission meeting, prior to the Zoning Commission's vote on **the original zoning request**

This request addresses the following MAP Goals:

MAP Goal 1 - Create an environment that promotes economic development opportunities and job creation

MAP Goal 2 - Maintain infrastructure and provide sustainable growth opportunities

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission voted 8-1 to **approve** this request.

Planning recommends **approval** of the 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.

COMMITTEE ACTION: This item was referred to Council by the Infrastructure Committee.