



## Legislation Text

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**File #:** ID 18-0116, **Version:** 1

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Ordinance Establishing Original Zoning and Rezoning for Property Located at 2935 Pleasant Garden Road and Portion of 2924-2930 Liberty Road (Patricia P. Bradley)

Department: Planning  
Council District: Proximate to District 1

Public Hearing: March 20, 2018  
Advertising Date/By: March 8 and 15, 2018/City Clerk

Contact 1 and Phone: Sue Schwartz 373-2149  
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### **PURPOSE:**

Marc Isaacson, for Patricia Bradley, is requesting original zoning from **County RS-40** (Residential Single Family) and **City C-H** (Commercial High) to **City CD-C-M** (Conditional District Commercial Medium) for property located at 2935 Pleasant Garden Road and a portion of 2924-2930 Liberty Road, generally described as east of Pleasant Garden Road and south of Liberty 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 **March 20, 2018** meeting.

### **BACKGROUND:**

Following a public hearing on February 19, 2018, the Zoning Commission voted 8-0 to recommend approval of this request. One person spoke in favor of this request and none in opposition. (See minutes of the February 19, 2018 Zoning Commission meeting).

This rezoning request includes the following condition:

1. All uses allowed in the C-M district shall be permitted EXCEPT: bars, nightclubs, brewpubs, Sexually Oriented Businesses, convenience stores with fuel pumps, drive-thru establishments and crematoriums

### **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 City CD-C-M 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