



Legislation Text

File #: ID 18-0258, **Version:** 1

Ordinance Rezoning Property Located at 1299 & 1301 Youngs Mill Road - (William Seymour for Gorla Youngs Mill, LLC and Gladys M. Sears)

Department: Planning
Council District: District 1

Public Hearing: May 15, 2018
Advertising Date/By: May 3 and 10, 2018/City Clerk

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PURPOSE:

William Seymour, for Gorla Youngs Mill, LLC and Gladys M. Sears, is requesting rezoning from CD-R-3 (Conditional District Residential Single Family) to CD-LI (Conditional District Light Industrial) for property located at 1299 & 1301 Youngs Mill Road, generally described as east of Youngs Mill Road, west of McConnell Center Drive and south of Interstate 40.

Because this request requires an amendment to the Comprehensive Plan and the decision of the Zoning Commission to approve was not unanimous, the City Council will conduct a public hearing to consider and take action on this request at its **May 15, 2018** meeting.

BACKGROUND:

Following a public hearing on April 16, 2018, the Zoning Commission voted 7-1 to approve this rezoning request. Since this request was also tied to an amendment to the Comprehensive Plan and the vote to approve was not unanimous, the Commission's action became a favorable recommendation and automatically moved the request on to the City Council level. City Council must now hold an additional public hearing before deciding on the request.

One person spoke in favor of the request and three persons spoke in opposition to the request. (See minutes of the April 16, 2018 Zoning Commission meeting).

This rezoning request includes the following conditions:

1. Vehicle access will only be allowed from McConnell Center Drive.
2. Loading docks shall not be oriented to any residentially zoned properties to the south.
3. Where permitted, provide a 50 foot wide landscape buffer along the southern property line. This buffer shall include a minimum six (6) feet tall berm or opaque fence adjacent to any lots containing residential uses. Any fence shall be installed in the portion of the buffer farthest from the southern property line.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission voted 7-1 to **approve** this request.

Planning recommends **approval** of the request based on:

- Request is consistent with the **Reinvestment/Infill** goal to promote sound investment in Greensboro's urban areas.

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.