



## Legislation Text

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**File #:** ID 19-0518, **Version:** 1

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### **...Title**

Ordinance for Original Zoning at 4501 Old Burlington Road, Generally Described as North of Old Burlington Road, East of Willowlake Road and South of Burlington Road - Willow Greensboro Gas, LLC for Mid-State Petroleum, LLC

Council Priority: Create an Environment to Promote Economic Development Opportunities and Job Creation, and Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning

Council District: Proximate to District 2

Public Hearing: August 20, 2019

Advertising Date/By: August 1 and 8, 2019/City Clerk

Contact 1 and Phone: Sue Schwartz, 336-373-2149

Contact 2 and Phone: Mike Kirkman, 336-373-4649

### **PURPOSE:**

Willow Greensboro Gas, LLC for Mid-State Petroleum, LLC is requesting original zoning from **County HB** (Highway Business) and **County CU-HB** (Conditional Use Highway Business) to **City CD-LI** (Conditional District Light Industrial) for 4501 Burlington Road, generally described as north of Old Burlington Road, east of Willowlake Road and south of Burlington 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 **August 20, 2019** meeting.

### **BACKGROUND:**

Following a public hearing on July 15, 2019, the Zoning Commission voted 8-0 to recommend approval of this request. There was one speaker in favor and in opposition. (See minutes of the July 15, 2019 Zoning Commission meeting). This request is associated with a voluntary annexation petition in order to access City water and sewer for a new residential dwelling.

This original zoning request includes the following condition:

1. All uses permitted in the LI district except: animal shelters, cemeteries, daycare, craft distillery, equipment repairs, laundry and dry cleaning plants, maintenance yards, medical and dental labs, microbrewery, pest and termite control services, printing and publishing, sheet metal shops, truck servicing or rental welding machine and tool shops, passenger terminals, social service facilities, utility equipment and storage yards, waste water treatment facilities, amusement parks, campgrounds, shooting ranges, commercial parking facilities, bars, nightclubs, kennels, self-storage, automobile repair services,

warehouse and storage and trucking terminals.

**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 CD-LI 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.