



Legislation Text

File #: ID 19-0522, **Version:** 1

...Title

Ordinance for Original Zoning at 1039-1049 NC Highway 68, 1049 NC Highway 68 N, and a Portion of 1051-1099 NC Highway 68 (AKA 1037 NC Highway 68 N, 1049 NC Highway 68 and a Portion of 1055 NC Highway 68 N), Generally Described as West of Southwest of NC Highway 68 and South of Leabourne Road - Michael S. Fox and Tuggle Duggins P.A. for Greenlea 68 Land, LLC

Council Priority:

- 1) Create an Environment to Promote Economic Development Opportunities and Job Creation
- 2) Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning

Council District: Proximate to District 5

Public Hearing: August 20, 2019

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

Contact 1 and Phone: Sue Schwartz, 373-2149

Contact 2 and Phone: Mike Kirkman, 373-4649

PURPOSE:

Michael S. Fox and Tuggle Duggins P.A., for Greenlea 68 Land, LLC, is requesting original zoning from County CU-PDM (Conditional Use Planned Development Mixed) to **City CD-LI** (Conditional District Light Industrial) and **City CD-C-M** (Conditional District Commercial Medium) for 1039-1049 NC Highway 68, 1049 NC Highway 68 N, and a portion of 1051-1099 NC Highway 68 (AKA 1037 NC Highway 68 N, 1049 NC Highway 68 and a portion of 1055 NC Highway 68 N), generally described as west of southwest of NC Highway 68 and south of Leabourne Road.

This request includes the following conditions:

1. Permitted uses in Tract 1 shall include all uses allowed in the Light Industrial (LI) district, except for the following:
 - a. All Cemeteries;
 - b. Shooting Ranges;
 - c. Funeral Homes and Crematoriums;
 - d. Recycling Processing Centers; and
 - e. Land Clearing and Inert Debris Landfills, Minor

2. Permitted uses in Tract 2 shall include all uses allowed in the Commercial - Medium (C-M) district, except for the following:
- a. All Cemeteries;
 - b. Shooting Ranges;
 - c. Funeral Homes and Crematoriums;
 - d. Taxi Dispatch Terminals;
 - e. Taxidermists;
 - f. Pawnshops;
 - g. Sexually Oriented Businesses; and
 - h. Land Clearing and Inert Debris Landfills, Minor

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 none in opposition. (See minutes of the July 15, 2019 Zoning Commission meeting).

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-LI and CD-C-M zoning requests based on:

- Request is consistent with the **Reinvestment/Infill** goal to promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

- 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 that offer security, quality of life, and the necessary array of services and facilities.