



Legislation Text

File #: ID 19-0790, **Version:** 1

...Title

Ordinance for Original Zoning at 4626 Hicone Road, Generally Described as South of Hicone Road and West of Rankin Mill Road - Ben Berry for Dorothy Carson Trust

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

Department: Planning

Council District: Proximate to District 2

Public Hearing: Yes

Advertising Date/By: December 5 and 12, 2019/City Clerk

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PURPOSE:

Ben Berry, for Dorothy Carson Trust, is requesting original zoning from **County CU-GO-M** (Conditional Use General Office Moderate) to **City C-M** (Commercial Medium) for 4626 Hicone Road generally described as south of Hicone Road and west of Rankin Mill 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 **December 17, 2019** meeting.

BACKGROUND:

Following a public hearing on November 18, 2019, the Zoning Commission voted 9-0 to recommend approval of this request. There was one speaker in favor and none in opposition. (See minutes of the November 18, 2019 Zoning Commission meeting). This request is associated with a voluntary annexation petition in order to access City water and sewer for new commercial uses adjacent to an existing shopping center

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission recommended **approval** of this request 9-0.

Planning recommends **approval** of the 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.