



## Legislation Text

---

**File #:** ID 20-0338, **Version:** 1

---

### **...Title**

Public Hearing for Ordinance for Original Zoning Located at 1812, 1814, and 1818 Youngs Mill Road and 3921 Presbyterian Road - Tom Terrell for Williams Development Group, LLC

Department: Planning

Council District: Proximate to District 1

Public Hearing: Yes

Advertising Date/By: May 7 and 14, 2020/City Clerk

Contact 1 and Phone: Sue Schwartz, 373-2149

Contact 2 and Phone: Mike Kirkman, 373-4649

### **PURPOSE:**

Tom Terrell for Williams Development Group , LLC for Charlotte and David Layton and Robert M. Layton Heirs, is requesting original zoning from County AG (Agricultural) to City CD-HI (Conditional District Heavy Industrial) for 1812, 1814, and 1818 Youngs Mill Road and 3921 Presbyterian Road, generally described as south of I-85 and west of Youngs 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 May 19, 2020 meeting.

### **BACKGROUND:**

Following a public hearing on April 20, 2020, the Zoning Commission voted 7-0 to recommend approval of this request. There were three speakers in favor and two in opposition. (See minutes of the April 20, 2020 Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services to construct new industrial development.

This rezoning request includes the following condition:

1. All uses permitted in the LI zoning district except: Cemeteries, Amusement and Water Parks, Dry Cleaning Pickup/Drop-off with Drive Through Facilities, Funeral Homes and Crematoriums, Taxi Dispatch Terminals, Taxidermists, and Termite and Pest Control.

### **BUDGET IMPACT:**

This item will have no budget impact.

### **RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended approval of this request 7-0

Planning recommends approval of the CD-HI 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.