



Legislation Text

File #: ID 20-0415, **Version:** 1

...Title

Public Hearing for an Ordinance for Original Zoning for a Portion of 1055 NC Highway 68 North, Generally Described as West of NC Highway 68 North and South of Leabourne Road - Michael S. Fox, Tuggle Duggins P.A., for Greenlea 68 Land, 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 5

Public Hearing: Yes

Advertising Date/By: June 5 and 12, 2020/City Clerk

Contact 1 and Phone: Sue Schwartz, 373-2149

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PURPOSE:

Michael S. Fox, Tuggle Duggins P.A., for Greenlea 68 Land, LLC, is requesting original zoning from **County CU-PD-M** (Conditional Use Planned Development Mixed) to **City CD-C-M** (Conditional District Commercial Medium) for a portion of 1055 NC Highway 68 North, generally described as west of NC Highway 68 North and south of Leabourne 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 **June 16, 2020** meeting.

BACKGROUND:

Following a public hearing on May 18, 2020, the Zoning Commission voted 8-0 to recommend approval of this request. There were three speakers in favor and none in opposition. (See minutes of the May 18, 2020 Zoning Commission meeting). This request is associated with a voluntary annexation petition in order to access City water and sewer for new commercial development

This rezoning request includes the following condition:

1. Permitted uses 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

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-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.