



Legislation Text

File #: ID 20-0494, **Version:** 1

...Title

Public Hearing for Ordinance for Original Zoning Located at a Portion of 5281 Mackay Road and a Portion of 2005 Guilford College Road - WBY4, Inc. for the Lea Family Limited Partnership and Arthur B. Lea Jr. and David A. Lea

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 5

Public Hearing: Yes

Advertising Date/By: July 9 and 16, 2020/City Clerk

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PURPOSE:

WBY4, Inc. for the Lea Family Limited Partnership and Arthur B. Lea Jr. and David A. Lea, is requesting original zoning from County AG (Agricultural) to City CD-RM-5 (Conditional District Residential Multifamily - 5) for a portion of 5281 Mackay Road and a portion of 2005 Guilford College Road, generally described as north of Mackay Road and west of Renaissance Parkway.

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 July 21, 2020 meeting.

BACKGROUND:

Following a public hearing on June 15, 2020, the Zoning Commission voted 7-0 to recommend approval of this request. There were three speakers in favor and five in opposition. (See minutes of the June 15, 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 conditions:

1. Only Residential uses permitted.
2. A Type C landscape buffer shall be installed along the eastern and western property lines between any existing residential development and any new development on site.

Note: Condition 2 was added at the June 15, 2020 Zoning Commission meeting.

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-RM-5 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 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, including protections against incompatible commercial encroachments.