Legislation Text

File #: ID 20-0496, **Version:** 1

Public Hearing for an Ordinance for Rezoning at 321 Murraylane Road - Cranford Jones for DOTAC, LLC

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

Department: Planning
Council District: District 1

Public Hearing: Yes
Advertising Date/By: July 9 and 16/City Clerk

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PURPOSE:
Cranford Jones, for DOTAC, LLC, is requesting rezoning from LI (Light Industrial) to CD-R-7 (Conditional District Residential Single Family - 7) for 321 Murraylane Road, generally described as east of Murraylane Road and south of Maybrook Drive. The request includes the following conditions:

1. Limited to a density of 5 single family dwelling units per acre.

As this request was denied by the Zoning Commission but the applicant appealed within the required 10 day appeal period, 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 4-1 to deny this request. There were one speaker in favor and none in opposition. (See minutes of the June 15, 2020 Zoning Commission meeting). Since the applicant appealed the denial of the rezoning request within the required 10 day appeal period, it must now go to City Council for an additional public hearing and decision.

BUDGET IMPACT:
This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:
The Zoning Commission recommended denial of this request 4-1.

Planning recommends approval of the CD-R-7 zoning request 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 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.

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