

**PARTIAL MINUTES OF THE
ZONING COMMISSION
October 15, 2018**

Z-18-10-003 4316 Burlington Road (south of Burlington Road and west of Wagoner Bend Road) – An original zoning request from County LI (Light Industrial) to City R-3 (Residential Single-family - 3). - For the property located at 4316 Burlington Road, generally described as west of Wagoner Bend Road (1.08 acres) - Kevin Buchanan for Anthony Ruffolo, Robert Ruffolo Jr., and Tania Crawford **(FAVORABLE RECOMMENDATION)**

Lucas Carter described the subject properties, as well as surrounding properties, and noted issues in the staff report.

Chair Lester asked if there was anyone to speak on this matter and no one came forward. The public hearing was closed.

Mike Kirkman stated that this site is designated as Mixed Use Corporate Park on the Generalized Future Land Use Map. The Mixed Use Corporate Park designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. The proposal supports the Comprehensive Plan's 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 that offer security, quality of life, and the necessary array of services and facilities. The request also supports the Growth at the Fringe goal to encourage development at the fringe that follows a sound, sustainable pattern of land use. The R-3 district is primarily intended to accommodate low density single-family detached residential development. Staff recommends approval of this request.

Mr. Pinto moved that in Z-18-10-003, 4316 Burlington Road, that the Greensboro Zoning Commission believes that the request is consistent with the 2025 Comprehensive plan Housing and Neighborhoods goal meets the need of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities; The request is consistent with the Comprehensive plan Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provisions of public services and facilities as the city expands, Seconded by Mr. Alford. The Commission voted 8-0 in favor of the request. (Ayes: Lester, Mazzurco, Holston, Pinto, Marshall, Alford, Engle. Nays: None.)