

**MEETING OF THE
ZONING COMMISSION
March 9, 2015**

Z-15-03-002 5207 Burlington Road (north of Burlington Road and east of Mt. Hope Church Road) - An original zoning request from County-RS-40 (Residential Single-Family) to City-R-3 (Residential Single-Family). For property located at 5207 Burlington Road, generally described as north of Burlington Road and east of Mt. Hope Church Road (0.71 acres) – Lady Luck, LLC.
(FAVORABLE RECOMMENDATION)

Staff Report for Z-15-02-007:

Ms. Smith described the subject property, as well as surrounding properties, and noted issues in the staff report.

Chair Pinto asked if there was anyone wishing to speak in favor of the request.

Mr. Kirkman informed members that the applicant was not available to speak at the meeting and the City would speak on behalf of the applicant. Mr. Kirkman explained that this property has issues with the existing sewer on site and therefore, the applicant needs to tap into the City water-sewer system. The City's adopted water-sewer policy triggered an annexation request and so the Commission must consider the appropriate zoning to assign to the property if annexation is approved by City Council. The property is currently designated as RS-40 which is a single family zoning district in the County's jurisdiction. The requested R-3 zoning district is the least intense single family zoning district within the City's jurisdiction and is the closest equivalent to what exists in the County on this property at this time.

There being no other speakers, Chair Pinto closed the Public Hearing.

Staff Report:

Mr. Kirkman stated that this site is designated as **Low Residential** on the City's Generalized Future Land Use Map (GFLUM). The Low Residential GFLUM designation includes the City's predominantly single family neighborhoods as well as other compatible housing types that can be accommodated within the density range of 3 to 5 units per acre. The proposal supports the Comprehensive Plan's Growth at the Fringe goal to promote sound and sustainable land use patterns and 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 that offer security, quality of life, and the necessary array of services and facilities. The proposed R-3 request is primarily intended to accommodate low density single family detached residential development and staff is recommending approval of this request.

Comments:

None.

Mr. Griffin moved that in the matter of **Z-15-03-002**, the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 5207 Burlington Road from County-RS-40 (Residential Single-Family) to City-R-3 (Residential Single-Family) to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest because it is consistent with the Growth at the Fringe goal to promote sound and sustainable land use patterns, and the request is consistent with the Housing and Neighborhoods goal to meet the needs of present and future

Greensboro citizens for a choice of decent and affordable housing, seconded by Ms. Bachmann. The Commission voted 9-0 in favor of the motion. (Ayes: Pinto, Placentino, Parmele, Gilmer, Bachmann, Griffin, Blackstock; Marshall, Lester. Nays: None.)