

**PARTIAL MINUTES OF THE
ZONING COMMISSION
February 19, 2018**

- Z-18-01-002** 4209 Burlington Road and 109-115 Flemingfield Road (north of Burlington Road, west of Flemingfield Road, and east of Elsielee Road) – An original zoning request from County RS-30 (Residential Single-family) to City CDO (Conditional District – Office) with the following conditions:
1. Building square footage shall not exceed 25,000 square feet.
 2. Maximum building height shall not exceed three (3) stories.
 3. There shall be no driveway cuts on Burlington Road.
- for the property located at 4209 Burlington Road and 109-115 Flemingfield Road, generally described as north of Burlington Road, west of Flemingfield Road, and east of Elsielee Road. (3.4 Acres) - Eric Morgan of Morgan Surveying, Inc. for Michael P. Bryant **(FAVORABLE RECOMMENDATION)**

Lucas Carter explained pertinent information related to this request and showed map(s) of the subject area. The subject property contains approximately 3.4 acres and is located north of Burlington Road, west of Flemingfield Road, and east of Elsielee Road. The request is to establish original zoning from County RS-30 to City CD-O. North of the request is zoned County RS-30. East of the request is zoned County AG and County CU-LI. South of the request is zoned City LI. West of the request is zoned County RS-30 and City CD-C-M further west. The subject property currently holds several single-family dwellings. North of the request are single-family dwellings. East of the request are single-family dwellings and commercial/vehicle service uses. South of the request are commercial uses. West of the request are single-family dwellings with commercial uses further west. Photos of the site and surrounding area were also shown for reference.

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

Michael Bryant, 2967 Huffine Mill Road, stated that he has run a business in this area for over 35 years and he and his brother have accumulated several properties over the years, including the subject property. They have been waiting until the right kind of development came along. Farm Bureau Insurance has an agency office on Old Burlington Road and has been there for many years. They now would like to move the office to this property. Currently, there are two houses on the property that will be taken down. He sent out 20+ letters to the adjoining property owners and he had a couple of people call him to note their support of the request. Mr. Bryant also noted that the President of Farm Bureau Insurance of NC came tonight to voice her support for the request.

Elaine Fryar, 6298 McLeansville Road, stated that she was the president of the NC Farm Bureau and there has been a Farm Bureau office on Burlington Road since May of 1980. She added that NC Farm Bureau was organized in North Carolina in 1936 and their headquarters was originally in Greensboro. They moved in the 1950s to Raleigh and there is a membership of over 550,000 clients. A part of that membership is insurance and there are currently 3 offices in Greensboro; one on Burlington Road; one in High Point; and also one on Battleground Avenue. They have now outgrown their current location on Burlington Road and have actively been looking for a new location in the same area. She commented that this property would be the perfect place for their new office building which would include about 15 agents in the building.

Chair Bachmann asked if there was anyone wishing to speak in opposition to the request and no one came forward. The public hearing was then closed.

Mike Kirkman stated that for case Z-18-01-002 the site is designated as Mixed Use Commercial on the Generalized Future Land Use Map. The Mixed Use Commercial designation is intended to provide for a mixture of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. The proposal supports the Comprehensive Plan's Growth at the Fringe goal to provide development framework for the fringe, as well as the Economic Development goal to promote a healthy, diversified economy. The CD-O zoning, as conditioned, offers a variety of office and service uses and staff recommends approval of the request.

Discussion:

The Commission members all felt that this would be a very good project and supported the request.

Mr. Blackstock stated that in regard to case Z-18-01-002, the Zoning Commission believes that its action to recommend approval of the request for the original zoning request for this property from County RS-30 to City CD-O with the conditions provided is consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest because the request is consistent with the Growth at the Fringe goal to provide a development framework for the fringe; consistent with the Economic Development goal to promote a healthy and diversified economy; and does implement measures to protect neighborhoods from potential negative impacts, seconded by Ms. Mazzurco. The Commission voted 8-0 in favor of the request. (Ayes: Bachmann, Marshall, Lester, Pinto, Duggins, Blackstock, Holston and Mazzurco. Nays: None.)