

**PARTIAL MINUTES OF THE  
ZONING COMMISSION  
June 18, 2018**

**Z-18-06-006** 5230 BURLINGTON ROAD (SOUTH OF BURLINGTON ROAD AND WEST OF DEBANNE ROAD) – A REZONING REQUEST FROM COUNTY RS-40 (RESIDENTIAL SINGLE-FAMILY) TO CITY R-5 (RESIDENTIAL SINGLE-FAMILY - 5). -FOR THE PROPERTY LOCATED AT 5230 BURLINGTON ROAD, GENERALLY DESCRIBED AS SOUTH OF BURLINGTON ROAD AND WEST OF DEBANNE ROAD (0.23 ACRES) – ISIAH HICKMAN. **(FAVORABLE RECOMMENDATION)**

Hart Crane explained this request and presented photographs of the subject and surrounding properties.

Upon several questions from Mr. Holston, Mr. Galanti stated that the site contains .23 acres, its width and size meet the City's R-5 zoning designation, the nearest city limits are approximate 2,000 feet to the west, and that the annexation and zoning will run with the land so future owners could also connect to City utilities.

Upon several questions from Mrs. Mazzurco, Mr. Galanti stated that annexation and city zoning would allow the applicant to connect to city water, the applicant did not want to connect to city sewer at this time, he did not know what fee would be to connect to city water, and that the amount of the fee has been shared with the applicant.

Terri Jones, from the City Attorney's Office, stated that everybody who connects to city water is required to pay the fee.

Robert Mason, 5226 Burlington Road, stated that in the beginning of May the City connected the subject property to water, he was not ready to connect to water.

Upon a question from Mr. Holston, Mr. Galanti stated that the applicant was already connected to water due to a public health and safety issue, and that they would be disconnected if the site is not annexed.

Upon a question from Mrs. Bachmann, Mr. Galanti stated that this request is only for the subject property.

Mr. Lester stated that it was his understanding that this commission does not have the authority to annex properties into the city, but they are able to make a recommendation to City Council should they decide to annex the property. The only question before the Commission is, do we make the recommendation of the zoning if the site is annexed.

Upon a question from Mrs. Bachmann, Mrs. Jones stated that the site must be annexed to connect to City water and they would be paying the rate for customers outside of the City limits until annexed.

Steve Galanti stated that staff recommends approval of the request because this site is designated as Interim Residential on the Generalized Future Land Use Map. The Interim Residential designation typically applies to areas with a mix of all types of residential densities and uses (single-family detached, single-family attached and multi-family), with some local-serving non-residential uses (schools, churches, convenience services). Proposal supports the Comprehensive Plan's Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use, as well as the Housing/Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable livable neighborhoods. The R-5 zoning is primarily intended to accommodate low-density single-family detached residential developments.

Commissioner Comments:

Mr. Holston stated that initially he had some reservations but from discussion of the process, he feels very comfortable.

Mr. Holston stated that the Greensboro Zoning Commission believes that recommendation of approval of the zoning amendment for the property located at 5230 Burlington Road from County RS-40 to City R-5 to be consistent with the Comprehensive Plan and considers the action to be reasonable of the public interest for the following reasons: 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, 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 Growth at the Fringe goal to promote sound and sustainable patterns of land use, seconded by Mr. Pinto. The Commission voted 8-0 in favor of the motion. (Ayes: Bachmann, Duggins, Holston, Marshall, Lester, Alford, Pinto, Mazzurco. Nays: None.)