

**Item: 5908 Ballinger Road  
Rezoning**

Date: March 16, 2021

**Zoning Amendment Statement by City Council on Consistency with  
Adopted Comprehensive Plan and Reasonableness**

The **Greensboro City Council** believes that its action to recommend **approval/denial** of the New Garden Road Strategic Plan amendment and the rezoning request for the property described as **5908 Ballinger Road** from **R-3 (Residential Single-family – 3) to CD-O (Conditional District - Office)** to be **consistent** with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support <b>approval</b> of the rezoning request:	Factors that support <b>denial</b> of the rezoning request:
<ol style="list-style-type: none"><li>1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.</li><li>2. The proposed CD-O request, as conditioned, limits uses those which fit the context of surrounding area.</li><li>3. The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest.</li><li>4. <b>Other factors raised at the public hearing, if applicable (describe)</b></li></ol>	<ol style="list-style-type: none"><li>1. The request is inconsistent with the New Garden Road Strategic Plan, the Comprehensive Plan's Future Built Form Map, and Future Land Use Map.</li><li>2. The CD-O district, as requested, includes conditions but they do not limit negative impacts on the surrounding neighborhood.</li><li>3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest.</li><li>4. <b>Other factors raised at the public hearing, if applicable (describe)</b></li></ol>