



## Legislation Details (With Text)

**File #:** ID 18-0117    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Passed  
**File created:** 2/23/2018    **In control:** City Council  
**On agenda:** 3/20/2018    **Final action:** 3/20/2018  
**Title:** Ordinance Establishing Original Zoning for Property Located at 4209 Burlington Road and 109-115 Flemingfield Road (Bryant Properties)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PLZ18-02-4209BurlingtonRdand109-115FlemingfieldRd-Zoning.pdf, 2. PLZ18-02-4209BurlingtonRdand109-115FlemingfieldRd-Aerial.pdf, 3. PLZ18-02-4209BurlingtonRdand109-115FlemingfieldRd-GFLUM.pdf, 4. zoning staff report for PLZ 18-02 (Burlington & Flemingfield Rd).pdf, 5. minutes for PL(Z) 18-02 (Burlington & Flemingfield Rd).pdf, 6. zoning statement for PL(Z) 18-02 (Burlington & Flemingfield Rd).pdf, 7. 18-0117 ordinance for PL(Z) 18-02 (Burlington & Flemingfield Rd).pdf

Date	Ver.	Action By	Action	Result
3/20/2018	1	City Council	adopt	Pass

Ordinance Establishing Original Zoning for Property Located at 4209 Burlington Road and 109-115 Flemingfield Road (Bryant Properties)

Department: Planning  
Council District: Proximate to District 2

Public Hearing: March 20, 2018  
Advertising Date/By: March 8 and 15, 2018/City Clerk

Contact 1 and Phone: Sue Schwartz 373-2149  
Contact 2 and Phone: Mike Kirkman 373-4649

**PURPOSE:**

Eric Morgan (Morgan Surveying Inc.), for Michael P. Bryant, is requesting original zoning from **County RS-30** (Residential Single Family) to **City CD-O** (Conditional District Office) for property located at 4209 Burlington Road, generally described as north of Burlington Road and east Elsielee Road.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **March 20, 2018** meeting.

**BACKGROUND:**

Following a public hearing on February 19, 2018, the Zoning Commission voted 8-0 to recommend approval of this request. Two persons spoke in favor of this request and none in opposition. (See minutes of the February 19, 2018 Zoning Commission meeting).

This rezoning request includes 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.

**BUDGET IMPACT:**

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended **approval** of this request 8-0.

Planning recommends **approval** of the PI zoning request based on:

- Request is consistent with the **Growth at the Fringe** goal to promote sound, sustainable land use patterns that provide for the efficient provision of public services and facilities.

Request is consistent with the **Economic Development** goal to promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro