

**PARTIAL MINUTES OF THE
ZONING COMMISSION
APRIL 17, 2017**

Z-17-04-001 3911 Hickory Tree Lane (east of Hickory Tree Lane and west of Youngs Mill Road) - An original zoning request from County RS-40 (Residential Single-Family) to City R-3 (Residential Single-Family). – For the property located at 3911 Hickory Tree Lane, generally described as east of Hickory Tree Lane and west of Youngs Mill Road. (0.47 Acres) –Jeffonda Watkins.
(FAVORABLE RECOMMENDATION)

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

Speaking in favor of the request was Lynn Watkins, 3714 Sweet Birch Drive. She explained that she would like access to public utilities for construction of a single-family home on this lot so it had to be annexed into the City.

There being no other speakers, Chair Bachmann closed the public hearing.

Due to technical difficulties, Chair Bachmann called a brief recess from 5:37 p.m. until 5:39 p.m.

Staff Recommendation:

Mr. Kirkman stated that The Generalized Future Land Use Map designates this site as **Low Residential**. This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within a density range of 3 to 5 dwelling units per gross acre. The proposal supports the Comprehensive Plan's 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. It is also consistent with the Growth at the Fringe goal to promote sound and sustainable patterns of land use. The R-3 zoning district allows for low density single-family development and staff is recommending approval of this request.

Comments:

None.

In the matter of **Z-17-04-001**, Mr. Griffin moved that the Greensboro Zoning Commission believes that its action to approve the zoning amendment for property located at 3911 Hickory Tree Lane 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 patterns of land use and it 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 motion was seconded by Mr. Blackstock. The Commission voted 9-0 in favor of the motion. (Ayes: Bachmann, Gilmer, Lester, Pinto, Duggins, Griffin, Mazzurco, Blackstock, Marshall. Nays: None.)