

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

Z-17-04-002 4403 and 4405 Pine Vista Lane (north of Pine Vista Lane and west of Circlevue Drive) – An original zoning from County RS-40 (Residential Single-Family) to City R-3 (Residential Single Family). – For the property located at 4403 and 4405 Pine Vista Lane, generally described as north of Pine Vista Lane and west of Circlevue Drive. (0.98 Acres) – AFC Rehab Solutions, LLC.

(FAVORABLE RECOMMENDATION)

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

In the absence of the applicant, Mr. Kirkman said that this is another request to connect to City services. The applicant plans to build a single-family dwelling on the site. Thus annexation and original zoning are required under the City's water and sewer policy.

Ms. Smith said that the applicant was on site at the time the sign was posted on March 3, 2017 and last week they were unavailable on the phone. A voicemail was left reminding them of this meeting. No calls have been received by staff expressing concern about this request. Staff noted that there is no requirement for the applicant to be in attendance at the Commission meeting but if they fail to attend, they do so at their own risk. The meeting can be continued if more information is needed by the Commission; otherwise, a decision can be made based on the information provided in the application.

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

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-17-04-002**, Mr. Gilmer moved that the Greensboro Zoning Commission believes that its action to approve the zoning amendment for property located at 4403 and 4405 Pine Vista 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 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 and 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. Duggins. The Commission voted 9-0 in favor of the motion. (Ayes: Bachmann, Gilmer, Lester, Pinto, Duggins, Griffin, Mazzurco, Blackstock, Marshall. Nays: None.)