

**MEETING OF THE
ZONING COMMISSION
May 16, 2016**

Z-16-05-006 An original zoning request from County AG (Agricultural) to City R-3 (Residential Single Family). For a portion of the property addressed 1801 Cude Road and a portion of 1199 Pleasant Ridge Road, generally described as north of Pleasant Ridge Road and west of Cude Road (0.49 acres) (**APPROVED**)

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

Chair Pinto asked if there was anyone wishing to speak in favor of this request.

Samer Hamoush, 5680 Green Day Court, the applicant, stated that he was seeking annexation and zoning to get access to City water.

Chair Pinto asked if there was or anyone wishing to speak in opposition and no one came forward.

There being no other speakers, the public hearing was closed.

Mike Kirkman stated the site is designated a Residential on the Western Area Plan Future Land Use map. The residential area accommodates subdivisions built to a rural density level with limited impact on the environment. Proposal supports 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. Proposal also provides a development framework for the fringe to guide sound, sustainable patterns of land use, limit sprawl and provide for efficient provision of public services and facilities as the city expands. The R-3 district accommodates single family residential uses and is the least intense residential district in the city.

Chair Pinto asked for comments and there were no comments.

In the matter of **Z-16-05-006**, Mr. Lester moved that the Greensboro Zoning Commission believes that its action to approve the zoning amendment located at 1801 Cude Road and 1199 Pleasant Ridge Road from County AG(Agricultural) to City R-3 (Residential Single Family) to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the actions taken to be reasonable and in the public interest because it is consistent with the Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas and 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, seconded by Mr. Blackstock. The Commission voted 8-0 in favor of the motion. (Ayes: Pinto, Blackstock, Griffin, Parmele, Marshall, Lester, Duggins. Gilmer. Nays: None.)