

**PARTIAL MINUTES OF THE
ZONING COMMISSION
FEBRUARY 20, 2017**

Z-17-02-005 1302 Youngs Mill Road and a portion of Youngs Mill Road right-of-way (west of Youngs Mill Road and south of I-40) – An original zoning request from County RS-40 (Residential Single-family) to City R-3 (Residential Single-family). – For the property located at 1302 Youngs Mill Road and a portion of Youngs Mill Road right-of-way, generally described as west of Youngs Mill Road and south of I-40. (0.98 Acres) – Laura M. Chambers. **(FAVORABLE RECOMMENDATION)**

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

Laura Chambers, 1302 Youngs Mill Road, requested connection to City water and City sewer lines. She does not feel their well water is healthy and would like to receive City water and sewer services.

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

Staff Recommendation:

The Comprehensive Plan's 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 acre. The 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 that offer security, quality of life and the necessary array of services and facilities. The proposal also supports the Growth at the Fringe goal to promote sound and sustainable patterns of land use. The R-3 district will allow low-density single-family development. Staff is recommending approval of the request.

In the matter of **Z-17-02-005**, Mr. Gilmer moved that the Greensboro Zoning Commission believes that its action to approve the zoning amendment for property located at 1302 Youngs Mill Road and a portion of Youngs Mill Road right-of-way 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 housing and land use and the request is consistent with the Housing and Urban Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing in stable and livable neighborhoods. The motion was seconded by Mr. Blackstock. The Commission voted 8-0 in favor of the motion. (Ayes: Bachmann, Gilmer, Lester, Pinto, Marshall, Duggins, Blackstock, Mazzurco. Nays: None.)