

**PARTIAL MINUTES OF THE
ZONING COMMISSION
September 18, 2017**

Z-17-09-005 4401 Pine Vista Lane (north of Pine Vista Lane and west of Circleview Drive) – An original zoning from County RS-40 (residential Single Family) to City R-3 (Residential Single Family). – for the property located at 4401 Pine Vista Lane, generally described as north of Pine Vista Lane and west of Circleview Drive (0.79 Acres) – Juan Mosqueda. **(FAVORABLE RECOMMENDATION)**

Mr. Kirkman described the subject properties, as well as surrounding properties, and noted issues in the staff report.

Vice Chair Lester asked if there was anyone to speak on this matter.

There being no speakers in favor or opposition to the request, the public hearing was closed.

Staff Recommendation:

Mr. Kirkman stated that the Comprehensive Plan's Generalized Future Land Use map designates this area as Low Residential which supports primarily single family housing types that can generally be accommodated within the density range of 3 to 5 dwelling units per acre. The proposed request does support the Comprehensive Plan's growth at the fringe goal to provide a development that provides a sound and consistent patterns of use as well as the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent and affordable housing in a safe and livable neighborhood. The City's R-3 district is intended to accommodate low density residential single family detached developments and is generally consistent with high end development in this area. Staff recommends approval of the request.

Mr. Duggins stated that the Greensboro Zoning Commission believes that its action to approve the original zoning for the property located at 4401 Pine Vista Lane to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: 1) The request is consistent with the Growth at the Fringe goal to provide development for the fringe that provides sustainable patterns of land use. 2) 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 affordable housing in stable livable neighborhoods, seconded by Mr. Blackstock. The Commission voted 6-0 in favor of the motion. (Ayes: Gilmer, Lester, Pinto, Blackstock, Mazzurco, Duggins. Nays: None.)