

**PARTIAL MINUTES OF THE
ZONING COMMISSION
June 18, 2018**

Z-18-06-004 3917 HICKORY TREE LANE (EAST OF HICKORY TREE LANE AND NORTH OF HICKORY TREE LANE) – A REZONING REQUEST FROM COUNTY RS-40 (RESIDENTIAL SINGLEFAMILY) TO CITY R-3 (RESIDENTIAL SINGLE-FAMILY - 3). – FOR THE PROPERTY LOCATED AT 3917 HICKORY TREE LANE, GENERALLY DESCRIBED AS EAST OF HICKORY TREE LANE AND NORTH OF HICKORY TREE LANE. (1.08 ACRES) - MICHAEL AND BIKI TURNER (FAVORABLE RECOMMENDATION)

Hart Crane explained this request and presented photographs of the subject and surrounding properties.

Michael Turner, the applicant at 3917 Hickory Tree Lane was interested in being annexed to be able to connect to city water.

Mr. Galanti stated that staff recommends approval of the request because this site is designated as Low Residential on the Generalized Future Land Use Map. The Low Residential designation includes the City's predominantly single-family neighborhoods as well as other compatible housing types. The proposal supports the Comprehensive Plan's Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use, affordable housing in stable living environments, as well as the Housing/Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable livable neighborhoods. The R-3 zoning generally accommodates low-density single-family detached residential development.

Commissioner Comments:

Upon a question from Mr. Holston, Mr. Galanti stated that the R-3 zoning destination was the City's closes equivalent to the County's current designation.

Mr. Duggins stated that the Greensboro Zoning Commission believes that recommendation of approval of the zoning amendment for the property located at 3917 Hickory Tree Lane from County RS-40 to City R-3 to be consistent with the Comprehensive Plan and considers the request to be reasonable and in the public's interest for the following reasons: The request is consistent with 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. The request is consistent with the Growth at the Fringe goal to promote sound and sustainable patterns of land use, seconded by Mr. Marshall. The Commission voted 8-0 in favor of the motion. (Ayes: Bachmann, Duggins, Holston, Marshall, Lester, Alford, Pinto, Mazzurco. Nays: None.)