



## Legislation Details (With Text)

**File #:** ID 18-0424    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Passed  
**File created:** 6/22/2018    **In control:** City Council  
**On agenda:** 7/17/2018    **Final action:** 7/17/2018

**Title:** Ordinance Establishing Original Zoning for Property Located at 3917 Hickory Tree Lane (Michael and Biki Turner)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PLZ18-10-3917HickoryTreeLn-Zoning.pdf, 2. PLZ18-10-3917HickoryTreeLn-Aerial.pdf, 3. PLZ18-10-3917HickoryTreeLn-GFLUM.pdf, 4. zoning staff report for PLZ 18-10 (3917 Hickory Tree Lane).pdf, 5. zoning statement for PL(Z) 18-10 (3917 Hickory Tree Ln).pdf, 6. minutes for PL(Z) 18-10 (3917 Hickory Tree Ln).pdf, 7. 18-0424 ord (3917 Hickory Tree Lane).pdf

Date	Ver.	Action By	Action	Result
7/17/2018	1	City Council	adopt	Pass

Ordinance Establishing Original Zoning for Property Located at 3917 Hickory Tree Lane (Michael and Biki Turner)

**Department:** Planning  
**Council District:** Proximate to District 1

**Public Hearing:** July 17, 2018  
**Advertising Date/By:** July 5 and 12, 2018/City Clerk

**Contact 1 and Phone:** Sue Schwartz 373-2149  
**Contact 2 and Phone:** Mike Kirkman 373-4649

### PURPOSE:

Michael and Biki Turner are requesting original zoning from **County RS-40** (Residential Single Family) to **City R-3** (Residential Single Family) for 3917 Hickory Tree Lane, generally described as east and north of Hickory Tree Lane.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **July 17, 2018** meeting.

### BACKGROUND:

Following a public hearing on June 18, 2018, the Zoning Commission voted 8-0 to recommend approval of this request. One person spoke in favor of this request and none in opposition. (See minutes of the June 18, 2018 Zoning Commission meeting). This request is associated with a voluntary annexation petition in order to access City water and sewer for new residential development.

### BUDGET IMPACT:

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended **approval** of this request 8-0.

Planning recommends **approval** of the R-3 zoning request based on:

- Request is consistent with the **Growth at the Fringe** goal to promote sound, sustainable land use patterns that provide for the efficient provision of public services and facilities.
  
- 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 that offer security, quality of life, and the necessary array of services and facilities.