



City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2026-97

Agenda Item# H.6.

Agenda Date: 2/17/2026. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2026-97 Public Hearing for an Ordinance for Original Zoning for 125 Vivian Lane and Portion of Vivian Lane R-O-W – Fahad Shabbir of Fafa Properties Inc

Council Priority: Place an ‘x’ in the box.

- | | |
|---------------------------------------------------------------------|----------------------------------------------------------------------------|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: Proximate to District 1

Public Hearing: Yes

Advertising Date/By: February 5 and 12, 2026/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Fahad Shabbir, of Fafa Properties Inc., is requesting original zoning from **County AG** (Agricultural) to **City R-3** (Residential Single Family - 3) for 125 Vivian Lane and a portion of Vivian Lane right of way, generally described as north of Vivian Lane and east of Humble Road.

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 **February 17, 2026** meeting.

BACKGROUND:

Following a public hearing on January 21, 2026, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There were no speakers for this item. (See minutes of the January 21, 2026 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services to allow for new residential dwelling unit.

BUDGET IMPACT:

This item will have no budget impact

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request 9-0.

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

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.

- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.