



PL(Z)24-05

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: February 20, 2024

GENERAL INFORMATION

APPLICANT	Amanda Hodierna for Jo Rierson Reynolds of the Hallie H. and Roy L. Rierson Irrevocable Trust
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County AG (Agricultural) to City CD-RM-18 (Conditional District - Residential Multifamily – 18)
CONDITIONS	1. Maximum building height shall be limited to 50 feet.
LOCATION	5309 Hilltop Road
PARCEL ID NUMBER(S)	7833041037
PUBLIC NOTIFICATION	The notification area for this public hearing was 750 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 39 notices were mailed to those property owners in the mailing area.
TRACT SIZE	3.24 acres
TOPOGRAPHY	Undulating
VEGETATION	Mostly wooded

SITE DATA

	Existing Use	Single-family dwelling
	Adjacent Zoning	Adjacent Land Uses
N	County RS-40 (Residential Single-family)	Single-family dwellings
E	City CD-RM-18 (Conditional District - Residential Multi-family – 18)	Griffin Community Park

S	City CD-RM-18 (Conditional District - Residential Multi-family – 18)	Griffin Community Park
W	City CD-RM-18 (Conditional District - Residential Multi-family – 18)	Griffin Community Park

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property is not currently located in the City’s jurisdiction.

ZONING DISTRICT STANDARDS

Existing District Summaries

Zoning District Designation:	Existing County AG	Requested City CD-RM-18
Max. Density:	1 dwelling per acre	18 dwellings per acre
Typical Uses	Typical uses in the AG district include those uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land.	Typical uses in the RM-8 district include various residential uses with a maximum density of 8 dwelling units per acre.

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

The subject site is not located in an overlay district.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed Site drains to Lower Randleman Lake WS-IV, Water-supply Watershed, Bull Run Sub-basin

Floodplains N/A

Streams N/A.

Other: Maximum High Density Development with sewer is 50%BUA, Low Density with sewer is 24% BUA. Site must meet current watershed requirements, Water Quality and Water Quantity Control must be addressed for the entire development. Water Quantity Control must reduce the 2yr & 10yr 24hr storms

to pre-development levels. All new BUA must be treated by a State approved water quality BMP/SCM. Site is also located within the PTI 5 mile statue radius. No BMP/SCM that holds a normal pool elevation is allowed without engineer’s documentation stating why this type of water quality device must be utilized.

Utilities (Availability)

Water is available on Hilltop Road. Sewer is available on Hilltop Rd and on the southwest corner of the property. Private developer will need to extend water and sewer to City of Greensboro’s Water and Sewer Design Standards.

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping:

Street Yards:

Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

Buffer Yards:

Adjacent to Recreation uses: Type C buffer yard, with an average width of 15’, a minimum width of 10’, and a planting rate of 2 canopy trees,3 understory trees, and 17 shrubs per 100 linear feet.

Parking Lots:

Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

Tree Conservation:

For 3.43 acres, 5% of parcel size to be dedicated in critical root zone for Tree Conservation.

Transportation

Street Classification: Hilltop Road – Major Thoroughfare.
Charles Street – Local Street.

Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.

Traffic Counts: Hilltop Road AADT = 13,500 (NCDOT, 2019)

Trip Generation: N/A.

Sidewalks: Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does currently exist along the frontage of this property.

Transit in Vicinity: None.

Traffic Impact Study: No TIS required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **City CD-RM-18 (Conditional District - Residential Multifamily – 18)** zoning district would allow land uses that are compatible with the general character of the area.

GSO2040 Comprehensive Plan Policies

The subject site is outside of the **GSO2040** Future Land Use Map. However, the requested **City CD-RM-18 (Conditional District - Residential Multifamily – 18)** zoning district, would allow uses that are generally consistent with those described in the **Residential** future land use designation. The subject site is considered to be the **Urban General** Future Built Form place type, adjacent to **Reserve**. The Growth Tiers Map designates the subject site as being within **Growth Tier 1**.

GSO2040 Written Policies

Filling In Our Framework - How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

Goal B – Greensboro attracts world-class development to transform underutilized sites and buildings into valued assets that complement their surroundings.

Creating Great Places - Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.

Goal A - Greensboro’s citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices.

Strategy 2 – Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

GSO2040 Map Policies

Future Land Use Map

Future Land Uses: Broad areas based on the main character of land uses that we want to see in the future. These are not intended to be exclusive; it is assumed that there are a variety of uses in each area, but the designation reflects the area’s predominant character.

Residential: Includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

Reserves: Publicly accessible parks, publicly owned open spaces including woodlands, habitat reserves, lakes, wetlands, historic battlegrounds, public and non-commercial recreation facilities.

Future Built Form Map

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Urban General should reflect these characteristics:

- 1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
- 2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
- 3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
- 4. Cut-through traffic is minimized.
- 5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
- 6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
- 7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
- 8. New sidewalks contribute to the completion of a sidewalk network.

Growth Tiers Map

Growth Tiers: areas outside Greensboro’s city limits but inside the area in which the City can legally annex property and extend water and sewer services; this is called the Water Sewer Service Area (WSSA). Three tiers are delineated based on the cost to extend City services to the area, primarily water and sewer, solid waste collection, and Police and Fire protection, as well as long-term maintenance of City facilities. In Growth Tier 1, due to the nearby presence of existing City infrastructure, the City is able to extend services currently, if an annexation is requested; Tiers 2 and 3 will require significant investment to serve.

Growth Tier 1: This is the area where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City’s development pattern shall be encouraged over the next six years.

CONFORMITY WITH OTHER PLANS

City Plans

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro’s Comprehensive Plan, Development Ordinance and other related plans.

Plan2Play

The subject site is adjacent to the Griffin Recreation Center. The Center is referenced in the Greensboro Parks and Recreation’s Plan2Play system-wide Master Plan by way of the Proposed Master Plan for the property. Any future rezoning will require the Proposed Master Plan to be revised.

Other Plans

n/a

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed original zoning and development with owners of surrounding properties.

Staff Annexation Analysis

The subject property is currently located in the County. On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing annexation petitions and making a recommendation to City Council regarding annexation requests. Upon submittal of a valid annexation petition, Planning staff forwards annexation requests to City services providers. These service providers include Water Resources (water and sewer), Fire Marshal’s Office, Police Department, and Solid Waste (trash and recycling services). Each service provider stated that infrastructure is in place to provide City services to this location. The Technical Review Committee recommended approval of this annexation request at its December 21, 2023 meeting. The subject property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan.

Staff Original Zoning Analysis

The subject property contains approximately 3.24 acres and currently contains a single-family dwelling. North of the subject property contains single-family dwellings and undeveloped land, zoned County RS-40 (Residential Single-family). East, south, and west of the request contains Griffin Community Park, zoned City CD-RM-18 (Conditional District - Residential Multi-family – 18)

The proposed original zoning request supports both the Comprehensive Plan’s Creating Great Places goal to expand Greensboro’s citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and the Filling in Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro.

The subject property is outside the Comprehensive Plan’s Future Land Use Map, however the requested zoning district allows uses that are generally consistent with those described in the Residential Future Land Use designation.

If this original zoning and annexation request is approved, the subject site is considered to be re-designated to the Urban General place type. Characteristics of development within the Urban General classification include:

- 1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.

- 2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
- 3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
- 4. Cut-through traffic is minimized.
- 5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
- 6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
- 7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
- 8. New sidewalks contribute to the completion of a sidewalk network.

The proposed CD-RM-18 zoning district is primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and other residential uses at a density of 18.0 units per acre or less. The request allows uses that are compatible with existing residential uses in the surrounding area.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **City CD-RM-18 (Conditional District - Residential Multifamily – 18)** zoning districts.