



# PL(Z)24-13

## City of Greensboro Planning Department Zoning Staff Report

City Council Hearing Date: July 16, 2024

### GENERAL INFORMATION

<b>APPLICANT</b>	Arnold Sykes of O’Ferrell, LLC
<b>HEARING TYPE</b>	Annexation and Original Zoning Request
<b>REQUEST</b>	County RS-30 (Residential Single-family) to City R-5 (Residential Single-family – 5)
<b>CONDITIONS</b>	N/A
<b>LOCATION</b>	A portion of 431 O’Ferrell Street
<b>PARCEL ID NUMBER(S)</b>	7884485145
<b>PUBLIC NOTIFICATION</b>	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). <b>81</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	9.15 acres
<b>TOPOGRAPHY</b>	Undulating
<b>VEGETATION</b>	Wooded

### SITE DATA

	<b>Existing Use</b>	Undeveloped land
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	City R-5 (Residential Single-family - 5)	Single-family dwellings and undeveloped land
E	County RS-30 (Residential Single-family)	Undeveloped land
S	County RS-30 (Residential Single-family)	Undeveloped land

W City R-5 (Residential Single-family - 5) Single-family dwellings and the Guilford  
and CD-LI (Conditional District – Light County Schools maintenance yard  
Industrial)

**Zoning History**

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

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District	Existing	Requested
Designation:	<b>County RS-30</b>	<b>City R-5</b>
Max. Density:	1.1 dwelling per acre	5 dwellings per acre
Typical Uses	Typical uses in the County RS-30 district include single-family dwellings with a density of not less than 1.4 units per acre.	Typical uses in the R-5 district include single family residential of up to 5 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 within 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 South Buffalo Creek, Non-Watersupply Watershed

Floodplains N/A

Streams Blue Line stream and Blue Line pond are onsite. Blue Line streams require a 50ft stream buffer measured from top of bank on each side. The Blue Line pond requires a 50ft stream buffer measured from the normal pool elevation. Refer to the City's LDO Chapter 30-12-3.9 for stream buffer requirements. A letter of 'No Practical Alternative' is required for any disturbance within the entire stream buffer. A Non-Encroachment area measure 30ft from top of bank on each or 5x's

the channel width, whichever is greater, is required. Any structures within the Non-Encroachment area will require an Engineers 'No Rise' certification. State and Corps permits are required for any stream/wetland disturbance and or crossing.

Other: If >1 acre is disturbed and the BUA is increased, site must meet current watershed requirements, Water Quality and Water Quantity Control must be addressed for the entire development. Water Quality must treat the first 1" of rainfall. Water Quantity Control must reduce the 1yr, 2yr & 10yr 24hr storms to pre-development levels. All BUA must be treated by a State approved water quality BMP/SCM.

**Utilities (Availability)**

Water and Sewer are available on O'Ferrell Street. 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**

There are no Landscaping or Tree Conservation requirements for single-family residential uses.

**Transportation**

Street Classification: O'Ferrell Street – Local Street.  
Naco Road – Collector Street.

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

Traffic Counts: None Available.

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 not exist along the frontage of this property.

Transit in Vicinity: No.

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

Street Connectivity: N/A.

Other: N/A.

**IMPACT/POLICY ANALYSIS****Land Use Compatibility**

The proposed **City R-5 (Residential Single-family – 5)** zoning district would allow land uses that are compatible with the general character of the area.

**GSO2040 Comprehensive Plan Policies**

The **GSO2040** Future Land Use Map designates this location as **Industrial**. The **GSO2040** Future Built Form Map designates this location as **Industrial**. The subject property is located in **Growth Tier 1** of the Growth Tiers Map. The requested **City R-5 (Residential Single-family – 5)** zoning district would allow uses that are included in the **Industrial** future land use and future built form designations. While the area is marked as “Industrial” future land use, these categories are not intended to be exclusive. It is assumed that there are a variety of uses in each area. Housing is a use that supports employment opportunities in nearby industrial locations and is appropriate at this location given the existing and planned road network.

**GSO2040 Written Policies:**

**Building Community Connections** – Greensboro is unique and memorable based on our quality of life, culture, arts and places and the ties that bind us together as a community.

**Goal E** – Everyone does their part to maintain stable, attractive, and healthy places to live and raise families.

**Strategy 1** - Work to ensure the quality, quantity, and diversity of housing choices across and between neighborhoods.

**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.

**Becoming Car Optional** – Expand quality transportation options beyond cars and maintain an efficient transportation system that allows people and goods to travel throughout Greensboro.

**Goal A** – Greensboro has unrivaled pedestrian, biking, transit and road networks that provide safe, comfortable, and convenient transportation options.

**Strategy 2** – Encourage new development that is compatible with the intended use of the adjacent roadway.

**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.

**Industrial:** includes light and heavy manufacturing, assembly and fabrication, and warehousing, logistics and distribution centers. Greensboro has seen a loss of land suitable for and attractive to industrial development, and it is critical that these areas be protected for larger industrial development opportunities.

**Future Built Form**

**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.

**Planned Industrial Districts** should reflect these characteristics:

1. Employment or employment support uses only are permitted. Support could include retail, services, and housing but only if new uses do not undermine the potential for future job creation.
2. Employment areas are protected from erosion by non-employment uses so that their viability for industrial and other uses that create quality, living-wage jobs is not lessened. This could include guarding against loss of important road or rail access, having contiguous land broken up into smaller pieces, or introducing new housing or other uses that can later claim that the employment uses are not compatible.
3. They have a demonstrated tolerance for noise, trucking, and other off-site impacts.
4. They are sufficiently supported by roadways, rail lines, and other infrastructure.
5. Employment and employees are supported and connected through transit, bicycle and pedestrian access and connections, and the installation of high-quality infrastructure such as bus shelters, heating, lights, and data displays.
6. Adaptive reuse of older industrial and commercial property is encouraged.
7. Inactive uses, such as storage facilities, are screened by active uses along street frontages or located above or below street level.

**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 City 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.

**Other Plans**

N/A

**STAFF ANALYSIS AND RECOMMENDATION****Community Outreach**

Applicant is strongly encouraged to discuss this proposed original zoning and development with the surrounding community.

**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 April 26, 2024 meeting. The subject property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan. Since this property can be served by City utility providers, it is the City of Greensboro's policy to annex the property pending approval of the associated original zoning.

**Staff Original Zoning Analysis**

The subject property is approximately 9.15 acres and contains undeveloped land. North of the request contains single-family dwellings and undeveloped land, zoned City R-5 (Residential Single-family - 5). East and south of the request contains undeveloped land, zoned County RS-30 (Residential Single-family). West of the request contains single-family dwellings and the Guilford County Schools maintenance yard, zoned City R-5 (Residential Single-family - 5) and CD-LI (Conditional District – Light Industrial).

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 Building Community Connections strategy to work to ensure the quality, quantity, and diversity of housing choices across and between neighborhoods.

The Comprehensive Plan's Future Land Use Map, designates this property as Industrial. The Industrial designation includes light and heavy manufacturing, assembly and fabrication, and warehousing, logistics and distribution centers. Greensboro has seen a loss of land suitable for and attractive to industrial development, and it is critical that these areas be protected for larger industrial development opportunities. In this case significant environmental constraints limit options for future industrial development so other uses are more appropriate.

The Comprehensive Plan's Future Built Form Map currently designates this property as Planned Industrial. Applicable characteristics of the Planned Industrial classification include, but are not limited to the following:

1. Employment or employment support uses only are permitted. Support could include retail, services, and housing but only if new uses do not undermine the potential for future job creation.
2. Employment areas are protected from erosion by non-employment uses so that their viability for industrial and other uses that create quality, living-wage jobs is not lessened. This could include guarding against loss of important road or rail access, having

contiguous land broken up into smaller pieces, or introducing new housing or other uses that can later claim that the employment uses are not compatible.

3. They have a demonstrated tolerance for noise, trucking, and other off-site impacts.
4. They are sufficiently supported by roadways, rail lines, and other infrastructure.
5. Employment and employees are supported and connected through transit, bicycle and pedestrian access and connections, and the installation of high-quality infrastructure such as bus shelters, heating, lights, and data displays.
6. Adaptive reuse of older industrial and commercial property is encouraged.
7. Inactive uses, such as storage facilities, are screened by active uses along street frontages or located above or below street level.

The proposed R-5 zoning district would limit permitted uses that are compatible with those uses existing on adjacent tracts. The uses permitted in the proposed zoning district support employment opportunities in nearby industrial locations and are appropriate at this location given the existing and planned road network.

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 R-5 (Residential Single-family – 5)** zoning district.