



PLZ-25-20

City of Greensboro Planning Department Zoning Staff Report

City Council Hearing Date: April 15, 2025

GENERAL INFORMATION

APPLICANT	Marc Isaacson on behalf of Toufic Simaan for Simaan Brothers Holdings, LLC
HEARING TYPE	Rezoning Request
REQUEST	R-5 (Residential Single-family – 5) to CD-RM-8 (Conditional District - Residential Multi-family – 8)
CONDITIONS	<ol style="list-style-type: none">1. Permitted uses shall be limited to Single-family Detached Dwellings, Zero-Lot Lines, duplexes, Traditional Houses, townhouses, and Twin Homes.2. Building height shall be limited to 35 feet.3. There shall be no vehicular access to Banner Oak Court or Valley Oaks Drive.
LOCATION	4401 Rehobeth Church Road
PARCEL ID NUMBER(S)	7852824534
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). 177 notices were mailed to those property owners in the mailing area.
TRACT SIZE	14.74 acres
TOPOGRAPHY	Generally flat, some drop-off on the eastern side
VEGETATION	Wooded at the northern and eastern property lines

SITE DATA

Existing Use	Undeveloped
Adjacent Zoning	Adjacent Land Uses
N R-5 (Residential Single-family – 5) and R-7 (Residential Single-family – 7)	Single-family dwellings and drainageway and open space
E R-5 (Residential Single-family – 5)	Single-family dwellings and common elements
S R-5 (Residential Single-family – 5)	Religious assembly and undeveloped land

W R-5 (Residential Single-family – 5) and CD- Single- and multi-family dwellings
 RM-18 (Conditional District - Residential
 Multi-family – 18)

Zoning History

Case #	Date	Request Summary
2008-5	30 June 2008	A portion of the subject property was annexed into the corporate limits of the City of Greensboro in 2008 and is currently zoned R-5 (Residential Single-family – 5). That has been the zoning on these properties since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the adoption of the LDO, the properties were zoned RS-9 (Residential Single-family).
N/A	N/A	The remainder of the subject property is currently zoned R-5 (Residential Single-family – 5). That has been the zoning on these properties since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the adoption of the LDO, the properties were zoned RS-9 (Residential Single-family).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing R-5	Requested CD-RM-8
Max. Density:	5 dwellings/acre	8 dwellings/acre
Typical Uses	Typical uses in the R-5 district include single family residential of up to 5 dwelling units per acre.	Uses shall be limited to: Single-family Detached Dwellings; Single-family Detached Dwellings, Zero Lot Line; Duplexes; Traditional Houses; Townhouses; and Twin Homes.

**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 to South Buffalo Creek, Non-Water Supply Watershed Watershed

Floodplains N/A

Streams Blue Line streams and possible Non-Blue Line Stream features onsite. Non-Blue Line Stream features must be identified for possible stream buffers. Perennial and Intermittent streams require a 50’ stream buffer measured from top of bank on each side. Show and label top of stream bank. Label zones with dimensions and restrictions within the buffer. “No BUA is allowed in the entire buffer” (see section LDO 30-12-3.9 for buffer restrictions). Show and label the different zones within the buffer (see LDO 30-12-3.9F for information about the different zones). Intermittent and Perennial streams that have no special flood hazard area must shall apply a non-encroachment area to the stream. Please show & label non-encroachment area (measured 30ft from top of bank or 5x’s the width of the channel) for intermittent & perennial streams. See the Land Development Ordinance (LDO) Flood Damage Prevention, Chp.30-12-2.3F for description of requirements.

Other: If >1acre is disturbed and the BUA is increased, site must meet current Phase 2 requirements for Water Quality and Water Quantity Control. Water Quality and Water Quantity control must be addressed for the entire site. 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 new BUA must be treated by a State approved water quality device. State / Corps permits are required for any stream or wetland disturbance or crossing.

Utilities (Availability)

Water and sewer is available on Rehobeth Church Road. Water is also available on Glendale Drive. Sewer is also available on an outfall that runs through the east side of the property. Private developer shall ensure all extensions to the property and on site water and sewer meet the City of Greensboro and NCDEQ’s 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 Single-Family / Commercial / Open Space: 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 14.74 acres, 10% of parcel size in critical root zone to be dedicated for Tree Conservation.

Transportation

Street Classification: Rehobeth Church Road – Minor Thoroughfare.
Glendale Drive – Collector Street.

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

Traffic Counts: Rehobeth Church Road AADT = 2,200 (NCDOT, 2023).
Glendale Drive AADT = 6,700 (NCDOT, 2023).

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 currently exist along the frontage of this property.

Transit in Vicinity: Yes, GTA Route 12A (South Town Connector) is adjacent to the subject site, along Glendale Drive.

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

Street Connectivity: N/A.

Other: Subject site is adjacent to a City of Greensboro sidewalk construction project along Glendale Drive planned for 2028.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **CD-RM-8 (Conditional District - Residential Multi-family – 8)** zoning district would allow land uses that are compatible with the area's general character.

GSO2040 Comprehensive Plan Policies

The **GSO2040** Future Land Use Map designates this location as **Residential**. The proposed **CD-RM-8 (Conditional District - Residential Multi-family – 8)**, as conditioned, would allow for uses that are compatible with that designation. The **GSO2040** Future Built Form Map designates this location as an **Urban General Place** Type.

GSO2040 Written Policies

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.

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.

CONFORMITY WITH OTHER 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 rezoning and development with owners of surrounding properties.

Staff Analysis

The subject property contains approximately 14.74 acres and is currently undeveloped. North of the request contains single-family dwellings and dedicated open space, zoned R-5 (Residential Single-family – 5) and R-7 (Residential Single-family – 7). East of the request contains single-family dwellings and common elements, zoned R-5 (Residential Single-family – 5). South of the request contains religious assembly and undeveloped land, zoned R-5 (Residential Single-family – 5). West of the subject property contains single- and multi-family dwellings, zoned R-5 (Residential Single-family – 5) and CD-RM-18 (Conditional District - Residential Multi-family – 18).

The proposed rezoning request supports the Comprehensive Plan's Filling in Our Framework goal to arrange land uses for a more vibrant and livable Greensboro and the 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.

The GSO2040 Comprehensive Plan's Future Land Use Map designates the property as Residential. The Residential classification includes both single- and multi-family residential uses. 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.

The GSO2040 Comprehensive Plan's Future Built Form Map currently designates the subject property as Urban General. Applicable characteristics of the Urban General classification include the following:

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-8 zoning district, as conditioned, would limited uses to Single-family Detached Dwellings, Zero-Lot Lines, Duplexes, Traditional Houses, Townhouses, and Twin Homes. The proposed uses are compatible with the existing uses in the surrounding area. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on adjacent properties.

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 **CD-RM-8 (Conditional District - Residential Multi-family – 8)** zoning district.