



PL(Z) 25-15
City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: April 15, 2025

GENERAL INFORMATION

APPLICANT Dennis Allred on behalf of Robert Mason Schermerhorn for BMS Investment Properties, LLC

HEARING TYPE Annexation and Original Zoning Request

REQUEST County CZ-PD-R-SUP (Conditional Zoning - Planned Development – Residential with a Special Use Permit) to City R-3 (Residential Single-family – 3)

CONDITIONS N/A

LOCATION 3004 York House Drive

PARCEL ID NUMBER(S) 7842271655

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). **93** notices were mailed to those property owners in the mailing area.

TRACT SIZE 0.289 acres

TOPOGRAPHY Generally flat

VEGETATION Cleared

SITE DATA

Existing Use

Undeveloped

Adjacent Zoning

Adjacent Land Uses

N County CZ-PD-R-SUP (Conditional Zoning - Planned Development – Residential with a Special Use Permit)

Single-family dwellings

E	County CZ-PD-R-SUP (Conditional Zoning - Planned Development – Residential with a Special Use Permit)	Single-family dwellings
S	County CZ-PD-R-SUP (Conditional Zoning - Planned Development – Residential with a Special Use Permit)	Interstate 73
W	County CZ-PD-R-SUP (Conditional Zoning - Planned Development – Residential with a Special Use Permit)	Common elements

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:	(County CZ-PD-R-SUP)	(R-3)
Max. Density:	2.6 dwelling units/acre	3 dwelling units/acre
Typical Uses	Uses limited to: Single-family Detached Dwellings	Typical uses in the R-3 district include single family residential of up to 3 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 located within a **Scenic Corridor 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, WS-IV, Watersupply Watershed, Hickory Creek Sub-basin

Floodplains N/A

Streams N/A

Other: If site remains as Single Family, only Water Quantity Control must be addressed. If site becomes Multi-Family or Commercial, site must meet current watershed requirements, Water Quality and Water Quantity control must be addressed for the entire site. Maximum BUA for High Density Development is 50% with sewer, Low Density is 24% with sewer. Water Quality must treat the first 1” of rainfall. 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 device. State/Corps permits are required for any stream or wetland disturbance or crossing.

Utilities (Availability)

Water and sewer are available on York House Drive. 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

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

Transportation

Street Classification: York House Drive – Local Street..
Castle Croft Road – Local 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-3 (Residential Single-family – 3)** 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 **Residential**. The requested **City R-3 (Residential Single-family – 3)** zoning district would allow uses that are generally consistent with those currently on the properties and described in the **Residential** future land use designation. The **GSO2040** Future Built Form Map designates this location as **Urban General**. The subject properties are located in **Growth Tier 1** of the Growth Tiers Map. The subject site is also located in **Scenic Corridor Overlay District 2**.

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 C – People choose to live in Greensboro because every neighborhood is safe and has convenient access to first-rate schools, services, shopping, parks, and community facilities.

Strategy 2 – Invest in building and maintaining quality, accessible public recreation centers, libraries, neighborhood park facilities and other services to sustain livable neighborhoods.

GSO2040 Map Policies:**Future Land Use Map**

Future Land Uses: The future land uses from that plan are described below.

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

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 Active 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 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.

Scenic Corridor Overlay District

Urban Loop Scenic Corridor Overlay – 2 design standards shall apply to all principal buildings on lots or open uses of land constructed, reconstructed, or established after the effective date of the Land Development Ordinance (July 1, 2010).

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 March 6, 2025 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 0.289 acres and currently contains undeveloped land. North and east of the subject property contains single family dwellings, zoned County CZ-PD-R-SP. South of the subject property contains I-73, zoned County CZ-PD-R-SP. South of the subject property contains common elements, zoned County CZ-PD-R-SP.

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 goal to maintain stable, attractive, and healthy places to live and raise families.

The GSO 2040 Comprehensive Plan's Future Land Use Map designates the property as Residential which 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.

The Comprehensive Plan's Future Built Form Map currently designates this property as Urban General. Applicable characteristics of the Urban General classification include, but are not limited 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.
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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 City R-3 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre. The uses permitted in the proposed zoning district are compatible with existing uses located on adjacent tracts.

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 **R-3 (Residential Single-family – 3)** zoning district.