

**City of Greensboro Planning Department  
Zoning Staff Report  
October 8, 2007 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** F  
**Location:** North and south sides of Sam Snead Drive (private) southwest of Starmount Drive and south of the terminus of East Kemp Road

**Applicant:** Starmount Club Properties, Inc.  
**Owner:** Starmount Club Properties, Inc.

**Special Use Permit:** Country Club with Golf Course (RS-15 District)

- Conditions:**
- 1) The property will be used as a country club with golf course, club house, swimming pool, fitness center, indoor and outdoor tennis facilities and other related and ancillary country club uses.
  - 2) There will be no change in vehicular access to the property.

<b>SITE INFORMATION</b>	
<b>Maximum Developable Units</b>	N/A
<b>Net Density</b>	N/A
<b>Existing Land Use</b>	Country club with golf course
<b>Acreage</b>	35.055
<b>Physical Characteristics</b>	<i>Topography:</i> Rolling <i>Vegetation:</i> That normally associated with Country Club with Golf Course & Tennis Courts <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Low Residential
<b>Other</b>	N/A

<b>SURROUNDING ZONING AND LAND USE</b>		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	Single family dwellings along Starmount Drive, East Kemp Road and Duffield Drive & a portion of the Starmount Country Club	RS-15
<i>South</i>	Single family dwellings along Manchester Place and Clubview Court & a portion of the Starmount Country Club	RS-15
<i>East</i>	Single family dwellings along North Holden Road	RS-12
<i>West</i>	Single family dwellings along Monmouth Drive and Waycross Drive & a portion of Starmount Country Club	RS-15

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-15 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

RS-15 ZONING DISTRICTS
<b>RS-15:</b> Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 2.5 units per acre or less.

TRANSPORTATION	
<b>Street Classification</b>	Starmount Drive – Collector Street
<b>Site Access</b>	Existing.
<b>Traffic Counts</b>	None available.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	N/A.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	N/A.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

ENVIRONMENTAL REVIEW	
<b>Water Supply Watershed</b>	No, site drains to North Buffalo Rd
<b>Floodplains</b>	Yes, site is located in a Special Flood Hazard Area.
<b>Streams</b>	Yes, blue line streams.
<b>Other</b>	Possibility of Wetlands

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

**CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES**

**Connections 2025 Written Policies:**

*Reinvestment/Infill Goal:* Promote sound investment in Greensboro’s urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Man-made Environment Goal: Preserve and enhance the character and visual quality of Greensboro's built environment, including historic resources, private developments, and public landscapes.

**Connections 2025 Map Policies:**

*The area requested for rezoning lies within the following map classifications:*

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

**CONFORMITY WITH OTHER PLANS**

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

**STAFF COMMENTS**

**Planning:** A Special Use Permit (SUP) is required for certain land uses when located in a residential zoning district. Country Clubs with Golf Courses and Swim and Tennis Clubs are two such uses. This SUP requirement was initiated with the implementation of the Unified Development Ordinance on July 1, 1992. Such facilities that were in existence on the effective date of the ordinance were not required to obtain the SUP until some change or addition to the property occurred. Several Swim and Tennis Clubs have previously gone through this process to accommodate changes such as a new clubhouse building, the addition of tennis courts, the expansion of paved parking areas, new lighting, and improvements of this nature.

Recently, Greensboro Country Club had a Special Use Permit approved by the Zoning Commission (July 9, 2007) for an addition to and renovation of a physical fitness center.

Starmount Country Club plans a 28,800 square foot Indoor Fitness/Tennis building with an additional 3,600 square foot exercise area/classroom space/viewing mezzanine above the fitness room. This facility should have little or no impact on adjacent or surrounding properties. Furthermore, there will be no change in vehicular access to the property and this addition will result in little, if any, additional traffic on neighborhood streets.

This request is consistent with the Low Residential land use classification on the Generalized Future Land Use Map of Connections 2025. It is also consistent with the Parks, Open Space and Natural Resources Goal as described above.

It appears that there are drainageways crossing through the middle and on the eastern edge of this site that is depicted on the City's "Drainageway and Open Space" map. If this site is subdivided, the Subdivision Ordinance will require the dedication of those areas to the City of Greensboro as drainageway and open space. The width of the dedication along that drainageway will depend on the size of the pipe it would take to cross said drainageway. If a crossing would require a 66-inch or greater pipe, the required dedication would include the land between the natural one-hundred-year flood contour lines as determined by the City. That area may be reduced in width by filling provided that a minimum average width of two hundred feet is maintained, a minimum width of one hundred feet is maintained at the narrowest point, no fill is placed within a designated floodway, and no slope greater than three to one is created. Article VII, Section 27-22 Stormwater management control requirements, and federal wetlands regulations will prohibit or restrict fill placement in certain locations. If the crossing would require a pipe smaller than 66-inches the minimum average width would be sixty feet.

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

**Housing & Community Development:** No additional comments.

### **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval.

## ADDITIONAL INFORMATION