

**City of Greensboro Planning Department  
Zoning Staff Report  
October 9, 2006 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:** D  
**Location:** North of Brightwood School Road between Holders Road and Bladen Road  
**Applicant:** Ned Armstrong  
**Owner:** The Lord's Church of Greensboro, Inc.  
**From:** County AG  
**To:** City RS-12  
**Conditions:** N/A

<b>SITE INFORMATION</b>	
<b>Maximum Developable Units</b>	N/A
<b>Net Density</b>	N/A
<b>Existing Land Use</b>	Undeveloped
<b>Acreage</b>	8.4
<b>Physical Characteristics</b>	<i>Topography:</i> Downward northwestern slope <i>Vegetation:</i> Wooded <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>	Greensboro Urban Loop Right-Of-Way	Co. AG
<i>South</i>	Undeveloped	RS-12
<i>East</i>	Rural Residential	Co. AG
<i>West</i>	Brightwood Elementary School	PI

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
N/A		

<b>DIFFERENCES BETWEEN AG (EXISTING) AND RS-12 (PROPOSED) ZONING DISTRICTS</b>	
<b>AG:</b>	Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land. It is not intended for major residential subdivisions.
<b>RS-12:</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 3.0 units per acre or less.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Brightwood School Road – 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>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	No, site drains to Middle Reedy Fork
<b>Floodplains</b>	N/A
<b>Streams</b>	Perennial stream onsite. 50’ buffer on each side of the stream is required. Buffer must be measured from whichever produces a greater buffer from: top of stream bank, top of steep slope or edge of contiguous wetland. The first 15’ must remain undisturbed, next 35’ built upon area can be installed up to 50% of the area of the buffer but no occupied structures are allowed.
<b>Other</b>	Possibility of Wetlands

<b>LANDSCAPING REQUIREMENTS</b>	
<b>Location</b>	<b>Required Planting Yard Type and Rate</b>
<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:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

### 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:** The front 150 feet of the church's property is already inside the city limits.

The property is within the Tier One Growth Area on the Growth Strategy Map of Connections 2025.

Water is currently available via a 24-inch water line within Brightwood School Road.

Sewer is currently available via an 8-inch sewer line in Brightwood School Road. Due to the topography (the land slopes to the north), the church would have to run a gravity line to the lowest point of its property, then pump to the existing sewer line.

RS-12 is the predominant zoning classification inside the city limits in this extended area, although some RS-9 and CD-RS-9 (#3405) has been established to the southwest and east of the subject property, respectively.

RS-12 is a reasonable zoning district to apply to a church seeking original zoning and it has been used on many occasions in the past to accommodate such a land use through annexation.

This request is consistent with the Low Residential land use classification since this designation supports small supportive uses such as grade schools, **churches**, and neighborhood-serving commercial areas that are not always depicted on the Generalized Future Land Use Map.

**GDOT:** The Eastern Urban Loop is not funded at this point and may happen sometime after 2013.

**Water Resources:** If stream crossings and/or wetland disturbance is proposed please contact State DWQ and US Army Corps of Engineers and obtain all the required certifications prior to any disturbance.

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

### STAFF RECOMMENDATION

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