



Z-16-10-005

City of Greensboro Planning Department Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: October 17, 2016

GENERAL INFORMATION

APPLICANT	Attorney Marc Isaacson on behalf of Greensboro Country Club Inc.
HEARING TYPE	Special Use Permit Request
REQUEST	Request to allow a Country Club with a Golf Course in an R-3 Residential Single-Family district.
CONDITIONS	N/A
LOCATION	5121 Hedrick Drive/4815 Carlson Dairy Road
PARCEL ID NUMBER(S)	7837857416
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 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). 158 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~201.23 Acres
TOPOGRAPHY	Undulating
VEGETATION	Country Club with a Golf Course

SITE DATA

Existing Use	Non-conforming Country Club with a Golf Course
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	Adjacent Zoning	Adjacent Land Uses
N	County RS-40 (Residential Single-Family)	Single family dwellings
E	R-3 (Residential Single-Family)	Single family dwellings
W	County RS-40 (Residential Single-Family)	Single family dwellings
S	R-3 (Residential Single-Family)	Single family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property is currently zoned R-3 Residential Single-Family and has been since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the adoption of the LDO, the property was zoned RS-12 Residential Single-Family.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (R-3)	Requested (A Special Use Permit is requested to allow a Country Club with a Golf Course in an R-3 (Residential Single-Family) zoning district.
Max. Density:	A maximum density of 3.0 units per acre or less.	A maximum of 3.0 units per acre or less.
Typical Uses	Primarily intended to accommodate low density single-family detached residential development.	A Special Use Permit is requested to allow a Country Club with a Golf Course in an R-3 (Residential Single-Family) zoning district.

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

n/a

Environmental/Soils

Water Supply Watershed	Site drains to Greensboro WS-III, Tier 3, water-supply watershed, Brush Creek sub-basin.
Floodplains	On site. Any disturbance within the 1% Special Flood Hazard Area requires a Floodplain Development Permit.
Streams	Feature must be identified for proper buffers or any State and Corps permits. Perennial and intermittent streams have a 50ft stream buffer required measured from top of bank each side. See LDO Chapter 30-12-3, Table of Uses 12-5 for Activities and Structures allowed within each stream buffer zone
Other:	Site must meet current water supply watershed requirements. Maximum BUA with sewer is for High Density development is 30%, Low Density is 12%. Site is also within the 5 statute mile radius of the PTI Airport, no water quality devices are allowed that hold a normal pool elevation. A BMP that does not hold a normal pool elevation is encouraged.

Utilities

Potable Water Existing private water and sewer are available to the property.

Waste Water

Airport Noise Cone

n/a

Landscaping & Tree Preservation Requirements

Only applicable in the event of expansion or new development. Buffer yards will be required between any expansion and the adjacent property line.

Expansion adjacent to single-family residential: Type B buffer yard, with an average width of 25', a minimum width of 20', and a planting rate of 3 canopy trees, 5 understory trees, and 25 shrubs per 100 l.f.

Tree Conservation: For expansions, 10% of disturbed area in critical root zone.

Transportation

Street Classification: Carlson Dairy Road – Collector Street.
Hedrick Drive – Collector Street.

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

Traffic Counts: Carlson Dairy Road ADT = 5,776 (GDOT, 2014)

Trip Generation: N/A.

Sidewalks: Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. Sidewalk does not exist along the frontage of this property.

Transit in Vicinity: No.

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

Street Connectivity: N/A.

Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The requested **SUP (Special Use Permit) to allow a Country Club with a Golf Course in an R-3 Residential Single-Family district** would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Low Residential (3-5 d.u./acre)**. The requested **SUP (Special Use Permit) to allow a Country Club with a Golf Course in an R-3 Residential Single-Family district** is generally consistent with the **Low Residential (3-5 d.u./acre)** GFLUM designation.

Connections 2025 Written Policies

Land Use Goal 4.1 – Growth Strategy: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Policy 4A: Remove present impediments to infill and investment in urban areas.

Policy 4B: Target capital investments to leverage private investment in urban areas.

Policy 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Policy 4D: Identify potential opportunities and selectively target, plan and promote development/reuse initiatives.

Community Character, Goal 5.2 – Man-Made Environment: Preserve and enhance the character and visual quality of Greensboro's built environment, including historic resources, private developments, and public landscapes.

Policy 5E: Improve the aesthetic quality of publicly owned and maintained landscapes.

Policy 5F: Implement and improve design standards governing the appearance of development from public roadways.

Housing and Neighborhoods, Goal 6: 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 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Economic Development, Goal 7: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

Policy 7A: Target city investment and regulatory policies for economic development.

Policy 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

Transportation, Goal 8: Develop and maintain a safe, efficient, and environmentally sound transportation system that provides convenient choices for accessing destinations throughout Greensboro and the Triad, including a range of well-integrated transit, pedestrian, and bicycle linkages.

Policy 8A: Maintain a roadway network that safely and efficiently accommodates vehicular traffic while supporting other community objectives defined in the Comprehensive Plan.

Connections 2025 Map Policies

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**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.

Element 2) Green Jobs and Buildings:

Policy 3) Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

Policy 4) Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

Policy 6) Promote more efficient use of water through education, partnerships and pilot projects.

Element 3) Waste Reduction and Recycling:

Policy 7) Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro's solid waste diversion and recycling rates.

Element 6) Education and Outreach:

Policy 11) Provide technical support, awards and recognition to individuals and organizations furthering Greensboro's energy and sustainability efforts.

Other Plans

n/a

STAFF ANALYSIS AND RECOMMENDATION**Community Outreach**

Applicant is strongly encouraged to discuss this proposed **SUP (Special Use Permit) to allow a Country Club with a Golf Course in an R-3 Residential Single-Family district** with owners of adjacent properties, and with representatives of the adjacent Laurel Run neighborhood.

Staff Analysis

This analysis is based on factual information provided to staff as indicated in this report. The recommendation of staff below is only to be considered to the degree that this information is determined to be consistent with the competent evidence presented at the Special Use Permit hearing before the Zoning Commission. It is not intended to replace the objective fact finding

role of the Commission at this hearing.

The subject property contains 201.23 acres and is currently developed as a nonconforming Country Club with a Golf Course. The Country Club is a legal nonconforming use because it was established under the County's jurisdiction and annexed by the City on June 30, 2008. Section 30-8-1, Permitted Use Table, of the Land Development Ordinance requires Country Clubs with a Golf Course in the R- zoning districts to obtain a Special Use Permit to ensure compatibility with adjoining properties.

The request for a Special Use Permit is being made because the applicant is interested in adding an additional structure to the facility. Per Section 30-2-3.2, a nonconforming use may not be expanded, enlarged or extended to occupy a greater area of land or floor area. As a result of the building permit request, a Special Use Permit is required to address the nonconforming use. Properties to the north, east, west and south are zoned Residential Single-Family.

To get approval for a Special Use Permit, the Commission must determine that this request conforms to the intent and purpose of the Zoning Ordinance and the Comprehensive Plan in:

1. That the proposed use will not be detrimental to the health or safety of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
2. That the proposed use at the particular location provides a service or facility that will contribute to the general well-being of the adjacent and nearby residential properties.
3. That the location and character of the proposed use will be in harmony with the area in which it is to be located and in general conformity with the Comprehensive Plan.

County Clubs with Golf Courses are regulated in Section 30-8-10.3(K) of the Land Development Ordinance. Applicable regulations include:

- Clubhouses, maintenance facilities and other buildings, swimming pools and lighted tennis courts must be set back at least 50 feet from any abutting residentially zoned property.
- The site must be at least 2 acres in addition to any golf course areas.
- Driving range tees must have at least 1,000 feet to the end of any open-air driving area. The Planning Director may reduce this requirement if the end of the driving area is controlled by netting or other measures to control golf balls.
- Fencing, netting, trees, berms or other control measure must be provided around the perimeter of the driving area to prevent golf balls from leaving the property.

Staff Recommendation

Staff recommends **approval** of the requested **SUP (Special Use Permit)**.