



Z-16-10-007

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

Zoning Commission Hearing Date: October 17, 2016

GENERAL INFORMATION

APPLICANT	James and Amanda Keith
HEARING TYPE	Special Use Permit Request
REQUEST	Request to allow a Bed and Breakfast in an R-5 Residential Single-Family district.
CONDITIONS	N/A
LOCATION	204 North Mendenhall Street
PARCEL ID NUMBER(S)	7864269948
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). 84 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~0.54 Acres
TOPOGRAPHY	Undulating
VEGETATION	Residential

SITE DATA

Existing Use	Single family dwelling
Adjacent Zoning	Adjacent Land Uses
N RM-26 (Residential Multifamily)	Multifamily dwellings
E RM-26 (Residential Multifamily)	Multifamily dwellings
W R-5 (Residential Single-Family)	Place of Worship
S R-5 (Residential Single-Family)	Single family dwelling

Zoning History

Case #	Date	Request Summary
26	August 7, 2003	The subject property was granted a Special Use Permit to allow a Tourist Home/Bed and Breakfast with no conditions.
N/A	N/A	The subject property is currently zoned R-5 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-7 Residential Single-Family.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (R-5)	Requested (A Special Use Permit is requested to allow a Tourist Home/Bed and Breakfast in an R-5 (Residential Single-Family) zoning district.
Max. Density:	A maximum density of 5.0 units per gross acre or less.	A maximum of 5.0 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 Tourist home/Bed and Breakfast 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

The subject site, known as the Thomas Martin Hardin House, is designated as a National Register Historic Property (listed in 1985) and as a Guilford County Landmark Property (listed in 1989). Guilford County Landmark Properties are eligible for a deferral of up to 50 percent of City and County property taxes. A Certificate of Appropriateness (COA) from the Guilford County Historic Preservation Commission must be obtained before making any changes to the building and/or site of a Landmark Property. This requirement pertains to HVAC units, handicap accessibility components, and other site improvements, as well as the repair and replacement of original materials on the interior and exterior of the structure.

This southern colonial revival style 2-and-a-half-story frame house was built in 1909. Designed by Greensboro architect George Williamson "Will" Armfield, the house features a bowed, two-story, Ionic portico and an exceptionally generous center hall with a grand split-run stair. The house's interior trim - including a handsome first-floor portal and eight mantels - remains completely intact. The house is the only known residential design of Armfield, (1848-1927), a Guilford County native who pursued a successful career as a dry goods merchant before taking up architecture in his late 50's. The house was built for Harden Thomas Martin (1857-1936) a native of Rockingham County who operated stores in the communities of Ayersville and Reidsville before moving to Greensboro in 1909, where he entered semi-

retirement and engaged in small-scale real estate development.

The subject site is located within the West Friendly Avenue Visual Corridor Overlay Zone and the Central Business Overlay Zone, both of which prohibit establishment of new outdoor advertising signs therein.

Environmental/Soils

Water Supply Watershed North Buffalo 2, Sub-basin

Floodplains N/A

Streams N/A

Other: If >1 acre is disturbed and the BUA is increased, site must meet Phase 2 requirements, water quality and water quantity must be addressed. BUA must be treated by a State approved water quality BMP.

Utilities

Potable Water There is an existing building with existing water and sewer available.

Waste Water

Airport Noise Cone

n/a

Landscaping & Tree Preservation Requirements

Only applicable in the event of expansion or new development.

Transportation

Street Classification: North Mendenhall Street – Collector Street.
West Friendly Avenue – Major Thoroughfare.

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

Traffic Counts: North Mendenhall Street ADT = 2,184 (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 exist along the frontage of this property.

Transit in Vicinity: Yes, GTA Routes 1 (West Wendover Avenue), 7 (Friendly Avenue), and 9 (West Market Street) are all within 100 ft of subject site, along Friendly Avenue.

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 Bed and Breakfast in an R-5 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 Bed and Breakfast in an R-5 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 Bed and Breakfast in an R-5 Residential Single-Family district** with owners of adjacent properties and with representatives of the Westerwood Neighborhood, within which the subject site is located.

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 0.54 acres and is currently developed as a single family dwelling. The applicant is interested in operating a Tourist Home (Bed and Breakfast) which requires a Special Use Permit under the current provisions of the Land Development Ordinance (LDO) for R-5 Residential Single Family zoned property. North and east of the request are multifamily dwellings (zoned RM-26). South of the request is a single family dwelling (zoned R-5). West of the request is a place of worship (zoned R-5).

A Special Use Permit (SUP) for a Tourist Home (Bed and Breakfast) was approved for this property in August 2003. However that Bed and Breakfast use ceased operations for a period of time exceeding 18 months after this 2003 SUP was granted. Per Sec. 30-4-10.11 of the Land Development Ordinance this resulted in that SUP becoming null and void so a new SUP must be requested for the currently proposed Bed and Breakfast use.

Section 30-15-19 of the Land Development Ordinance, defines Tourist Homes as follows:

Tourist Home (Bed and Breakfast)

A dwelling in which lodging, with or without meals, is provided for overnight guests for a fee.

Tourist homes are also subject to the following development standards from Sec. 30-8-10.4Q of the LDO:

1. A tourist home may not locate within 400 feet of a rooming house or another tourist home.
2. No more than 6 guest rooms are allowed.
3. The owner or operator of the tourist home must reside on site.
4. Tourist homes are allowed only in buildings originally constructed as dwellings.
5. Only one kitchen facility is allowed. Meals may be provided only for guests and employees of the tourist home. Rooms may not be equipped with cooking facilities.
6. Patrons may not stay in a specific tourist home more than 15 days within a 60-day period.
7. Sign regulations applicable to home occupations must be used for the tourist home.

Section 30-8-1, Permitted Use Table, of the Land Development Ordinance states Tourist Homes (Bed and Breakfast) requires special measures (the granting of a Special Use Permit) to ensure compatibility with adjoining properties.

To be approved, this request must conform to the intent and purpose of the Zoning Ordinance and the Comprehensive Plan in that:

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 properties and their

operations.

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.

Staff Recommendation

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