



Z-16-12-001

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

Zoning Commission Hearing Date: December 19, 2016

GENERAL INFORMATION

APPLICANT Marc Isaacson on behalf of Greensboro Country Club Incorporated

HEARING TYPE Special Use Permit

REQUEST **Request to allow a country club with a golf course in addition to all uses permitted in the R-3 Residential Single-Family zoning 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). **246** notices were mailed to those property owners in the mailing area.

TRACT SIZE 206.5 Acres

TOPOGRAPHY Undulating

VEGETATION Country Club with a Golf Course

SITE DATA

Existing Use Non-conforming country club with a golf course.

	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 Land 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 Site drains to Greensboro Watersupply Watershed, WCA Tier 3, Bruch Creek Watershed

Floodplains < 2000 FT

Streams Perennial and intermittent streams require a 50ft buffer measured from top of bank on each side. See LDO Chp.30-12-3.9 for activities and structures allowed within the Stream Buffer

Other: Site must me WCA requirements

Utilities (Availability and Capacity)

Water and sewer are currently not available. Contact Kenny Treadway 336-373-2897 for a feasibility.

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping Landscaping will only be applicable to new development

Street Yards: Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

Buffer Yards: Adjacent to single-family residential uses: Type A buffer yard, with an average width of 45', a minimum width of 53', and a planting rate of 4 canopy trees, 10 understory trees and 33 shrubs per 100 l.f.

Parking Lots: Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

Tree Conservation: Tree Conservation is required for all expansions of buildings, parking areas, or open uses of land, except for those expansions which disturb area of 3,000 sq. ft. or less: 10% of disturbed area.

Transportation

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

Site Access: All access(es) 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: (TIS) No TIS required per TIS Ordinance.

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY 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 206.5 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.

A Special Use Permit for the northern portion of the golf course was previously granted by the Zoning Commission on October 17, 2016. The Special Use Permit was requested because the applicant was 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. During that October 17, 2016 hearing it was determined that a portion of the golf course property south of Carlson Dairy Farm Road was inadvertently left out of the required public notice materials and thus the southern portion of the golf course could not be considered with the Special Use Permit approved by the Commission in October 2016. The current request incorporates both the northern and southern sections of the golf course property located within the City. Properties to the north, east, west and south of the request are zoned Residential Single-Family.

To get approval for a Special Use Permit, the Zoning 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 also 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 **Special Use Permit**.