



Z-10-09-004

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

Zoning Commission Hearing Date: September 13, 2010

GENERAL INFORMATION

APPLICANT City of Greensboro
HEARING TYPE Zoning
REQUEST City of High Point **LI** (Light Industrial) to
City of Greensboro **R-3** (Residential-Single Family)
CONDITIONS N/A
LOCATION A portion of **South Chimney Rock Road**, generally
described as street Right-of-Way abutting 736 South
Chimney Rock Road to the south and 4397 Federal Drive to
the north
PARCEL ID NUMBER(S) **N/A (right-of-way)**
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). **14**
notices were mailed to those property owners in the mailing
area.
TRACT SIZE ~0.69 Acres
TOPOGRAPHY Slopes to the southeast
VEGETATION Asphalt (road right-of-way)

SITE DATA

Existing Use	Road right-of-way	
	Adjacent Zoning	Adjacent Land Uses
N	R-3 (Residential-Single Family) and CD-HI (Conditional District Heavy Industrial)	Single-Family dwelling unit
E	R-3 (Residential-Single Family)	Single-Family dwelling unit
W	CU-LI (City of High Point Restricted Industrial)	Warehouse
S	CU-LI (City of High Point Restricted Industrial)	Warehouse

Zoning History

Case #	Date	Request Summary
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N/A

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (City of High Point LI)	Requested (City of Greensboro R-3)
Max. Density:	N/A	3 dwelling units per acre
Typical Uses	Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations, have little or no adverse effect upon adjoining properties	Primarily intended to accommodate low density single-family detached residential development. The overall gross density in R-3 will typically be 3 units per acre or less.

*These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation – N/A

Environmental/Soils

Water Supply Watershed	Upper Randleman Watersupply Watershed WS IV, site drains to East Fork Deep River
Floodplains	N/A
Streams	N/A
Other:	Site must meet current watershed requirements for any new impervious surfaces

Utilities

Potable Water
Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Not Applicable

Tree Preservation Requirements Acreage

Requirements

Not Applicable

Transportation

Street Classification: Chimney Rock Road – Major Thoroughfare.
 Site Access: N/A. Right of way for Chimney Rock Road.
 Traffic Counts: Chimney Rock Road ADT = 6,513 (2007).
 Trip Generation: N/A.
 Sidewalks: N/A.

Transit in Vicinity: No transit route in the area.
 Traffic Impact Study: N/A.
 (TIS)
 Street Connectivity: N/A.
 Other: N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **R-3** (Residential-Single Family) zoning 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 **Industrial Corporate Park**. The requested **R-3** (Residential-Single Family) zoning district is inconsistent with this GFLUM designation, however, only the right-of-way of the road is being rezoned, therefore there is no land use impact.

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.

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 – N/A

Other Plans - N/A

Staff/Agency Comments

Water Resources - N/A

Housing and Community Development

No additional comments.

Planning

The subject site is a portion of the road right-of-way of South Chimney Rock Road. This portion of the road right-of-way is being removed from the jurisdiction of the City of High Point and being added to the corporate limits of the City of Greensboro.

Since this is a new property being added to the corporate limits of the city, an original zoning designation needs to be assigned to it, therefore necessitating this original zoning request. This request, if approved will help 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.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding area.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **R-3** (Residential-Single Family) zoning district.

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2009**

**SESSION LAW 2010-75
SENATE BILL 1361**

**AN ACT TO EXCHANGE CERTAIN DESCRIBED TERRITORY BETWEEN THE CITY
OF HIGH POINT AND THE CITY OF GREENSBORO.**

The General Assembly of North Carolina enacts:

SECTION 1. The following territory is removed from the corporate limits of the City of High Point and added to the corporate limits of the City of Greensboro:

Beginning at a point on the southwestern side of Chimney Rock Road, said point being located North 09 deg. 23 min. 40 sec. East 13.58 feet from a point being the northeastern corner of Lot 12 as shown on a map titled "Final Plat, Piedmont Centre, Section VA" and recorded in Plat Book 116 page 98 in the office of the Register of Deeds of Guilford County, NC; thence, along a curve to the left having a radius of 3143.03 feet, an arc distance of 497.09 feet, with a chord bearing and distance of North 57 deg. 15 min. 59 sec. West 496.57 feet to a point, said curve being the southwestern margin of Chimney Rock Road as shown on a map titled "Piedmont Centre Annexation" and recorded in Plat Book 89 page 54 in said Guilford County Registry, said curve also being the northeastern margin of "12' dedicated for right-of-way" as shown on a map titled "Final Plat, Piedmont Centre, Federal Drive Right-Of-Way" and recorded in Plat Book 100 page 136 in said Guilford County Registry; thence, the following three (3) lines as shown on said Plat Book 89 page 54: 1) North 28 deg. 12 min. 10 sec. East 60.00 feet, crossing Chimney Rock Road, to a point; thence, 2) along the northeastern margin of Chimney Rock Road, being a curve to the right having a radius of 3203.03 feet, an arc distance of 506.58 feet, with a chord bearing and distance of South 57 deg. 15 min. 59 sec. East 506.05 feet to a point; thence, 3) South 37 deg. 15 min. 52 sec. West 60.00 feet, crossing Chimney Rock Road, to said point of beginning. The herein described tract contains an area of 30,110 square feet or 0.691 acres, more or less.

SECTION 2. Section 1 of this act has no effect upon the validity of any liens of the City of High Point for ad valorem taxes or special assessments outstanding before the effective date of this act. Such liens may be collected or foreclosed upon after the effective date of this act as though the property was still within the corporate limits of the municipality from which the property was removed.

SECTION 3. This act is effective when it becomes law.

In the General Assembly read three times and ratified this the 8th day of July, 2010.

s/ Walter H. Dalton
President of the Senate

s/ Joe Hackney
Speaker of the House of Representatives

