



# Z-19-04-005

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

Zoning Commission Hearing Date: April 15, 2019

### GENERAL INFORMATION

<b>APPLICANT</b>	Rebecca W. Crutchfield
<b>HEARING TYPE</b>	Special Use Permit
<b>REQUEST</b>	Request to allow a Tourist Home/Bed and Breakfast in the R-3 (Residential Single Family - 3) zoning district.
<b>CONDITIONS</b>	N/A
<b>LOCATION</b>	4305 Four Farms Road
<b>PARCEL ID NUMBER(S)</b>	7847108602
<b>PUBLIC NOTIFICATION</b>	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). 11 notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	7.3 Acres
<b>TOPOGRAPHY</b>	Primarily flat
<b>VEGETATION</b>	Residential

### SITE DATA

**Existing Use** Single Family Dwelling

#### **Adjacent Zoning**

#### **Adjacent Land Uses**

N	R-3 (Residential Single Family - 3)	Single family dwelling
E	R-3 (Residential Single Family - 3)	Single family dwelling
W	R-3 (Residential Single Family - 3)	Single family dwelling
S	R-3 (Residential Single Family - 3)	Single family dwelling

**Zoning History**

Case #	Date	Request Summary
N/A	N/A	The subject property is currently zoned R-3 (Residential Single Family - 3) 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 Tourist Home/Bed and Breakfast in the R-3 zoning district)
Max. Density:	3 units per acre	N/A
Typical Uses	Primarily intended to accommodate single family residential dwellings with a maximum density of 3 dwelling unit per acres	A special Use Permit is requested to allow a Tourist Home/Bed and Breakfast in the R-3 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**

The subject site is located within the Scenic Corridor Overlay District 1. There are no requirements for the Overlay associated with a Special Use Permit alone.

**Environmental/Soils**

Water Supply Watershed Site drains to Greensboro Watersupply Watershed WS-III, Horsepen Creek sub-basin

Floodplains ONSite

Streams A 50ft stream buffer applies to Blue Line lake, measure from the normal pool elevation.

Other: If new BUA is proposed, site must meet current watersupply watershed requirements, water quality and water quantity control must be addressed. Maximum High Density Development is 70% BUA with sewer. If site is developed as a Low Density Development 24% or less, a scoresheet must be completed for 120 points. Site is also within the 5 statute mile radius of the PTI Airport. No water quality device (BMP) is permitted within this area unless documentation is provided.

**Utilities**

**Water - available**  
**Sewer - available**

**Airport Overlay District & Noise Cone**

n/a

**Landscaping & Tree Conservation Requirements**

There are no Landscaping and Tree Conservation requirements associated with a Special Use Permit alone.

**Transportation**

Street Classification: Four Farms Road – Local Street.  
I-840 – Freeway.

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

Traffic Counts: None Available.

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 not 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/POLICY ANALYSIS**

**Land Use Compatibility**

The requested **Special Use Permit to allow a tourist home/bed and breakfast in R-3 (Residential - Single-Family - 3 du/ac) zoning 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 **Special Use Permit to allow a tourist home/bed and breakfast in R-3 (Residential - Single-Family - 3 du/ac) zoning 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.

**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 the requested **Special Use Permit to allow a tourist home/bed and breakfast in R-3 (Residential - Single-Family - 3 du/ac) zoning district** with owners of surrounding properties.

**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 7.36 acres and currently contains a single family dwelling. Tourist Homes/Bed and Breakfasts are allowed in the existing R-3 zoning district but only with an approved Special Use Permit. Properties to the north, east, south and west contain single family dwellings on varying size lots, all zoned R-3.

Tourist Homes (Bed and Breakfasts) are subject to the following development standards in Section 30-8-10.4 Q. of the Land Development Ordinance:

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. Signage for tourist homes is limited to one attached sign mounted flat to the front wall of the building that does not exceed 4 square feet in area and 6 feet in height above ground level. Only external illumination is allowed.

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.

The Comprehensive Plan's Generalized Future Land Use Map designates this area as Low Residential. This designation includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within a density range of generally 3 to 5 dwelling units per acre

**Staff Recommendation**

Staff recommends **approval** of the requested **Special Use Permit**.