

Southside Traditional Neighborhood Plan

Greensboro, North Carolina

Prepared by:

**The Greensboro Department of Housing and Community
Development**

with the assistance of Teska Associates, Inc.

March 31, 1999

Adopted April 21, 1999

As Amended Through August 18, 2004

Table of Contents

Introduction..... 1

Figure 1: Boundary of Southside Traditional Neighborhood 2

Figure 2: Topography..... 3

Opportunity Sites of the 1995 Southside Area Development Plan..... 4

Figure 3: Opportunity Sites 6

Implementation Strategy..... 7

Figure 4: Proposed Land Use..... 9

Anticipated Project Specific Development Standards 10

Project Specific Land Uses..... 11

Existing and Proposed Sign Regulations for Southside TN District..... 16

Attached Accessory Apartments in Single Family Detached Units 18

Figure 5: Southside Traditional Neighborhood Concepts 19

Figure 6: Existing Zoning..... 20

Figure 7: Proposed Zoning 21

Introduction

The *Southside Traditional Neighborhood Plan* is somewhat different than what is otherwise anticipated for the new Traditional Neighborhood District. In a unique situation, a plan for the Southside neighborhood has previously been developed with the community, recommended by both the Redevelopment Commission and Planning Board and adopted by City Council in September 1995. The *Southside Traditional Neighborhood Plan*, a prelude to rezoning the area for the new TN district is a tool being used by the department of Housing and Community Development to implement the original *Southside Development Plan*.

The Southside TN Plan presented in this document addresses the development objectives contained in the original plan that included re-establishing the Southside neighborhood as a viable mixed use community, preserving the historic character of the area, enhancing that historic character by encouraging complimentary styles for new development, and blending with the surrounding area.

These objectives will be achieved through a combination of rehabilitation of the existing housing stock, the introduction of new single family and multi-family development and the possible development of complimentary neighborhood retail/office space. Supplementing this development activity will be the construction of a neighborhood gateway treatment and streetscape elements throughout the neighborhood.

In addition to *The Southside Traditional Neighborhood Plan*, the *Southside Development Plan* and streetscape designs are offered as supplemental elements of this plan to provide more context and background material for this area.

Update: Since the adoption of the Southside Traditional Neighborhood Plan, the City of Greensboro has selected a Developer of Record and has been working closely with them on refinements to the development for the Southside community. The amendments reflected in this edition of the Southside TN Plan address those items and concepts such as live-work units and mixing in commercial uses on the west side of Martin Luther King Jr. Drive, that have evolved since the first plan.

Figure 1: Boundary of Southside Traditional Neighborhood

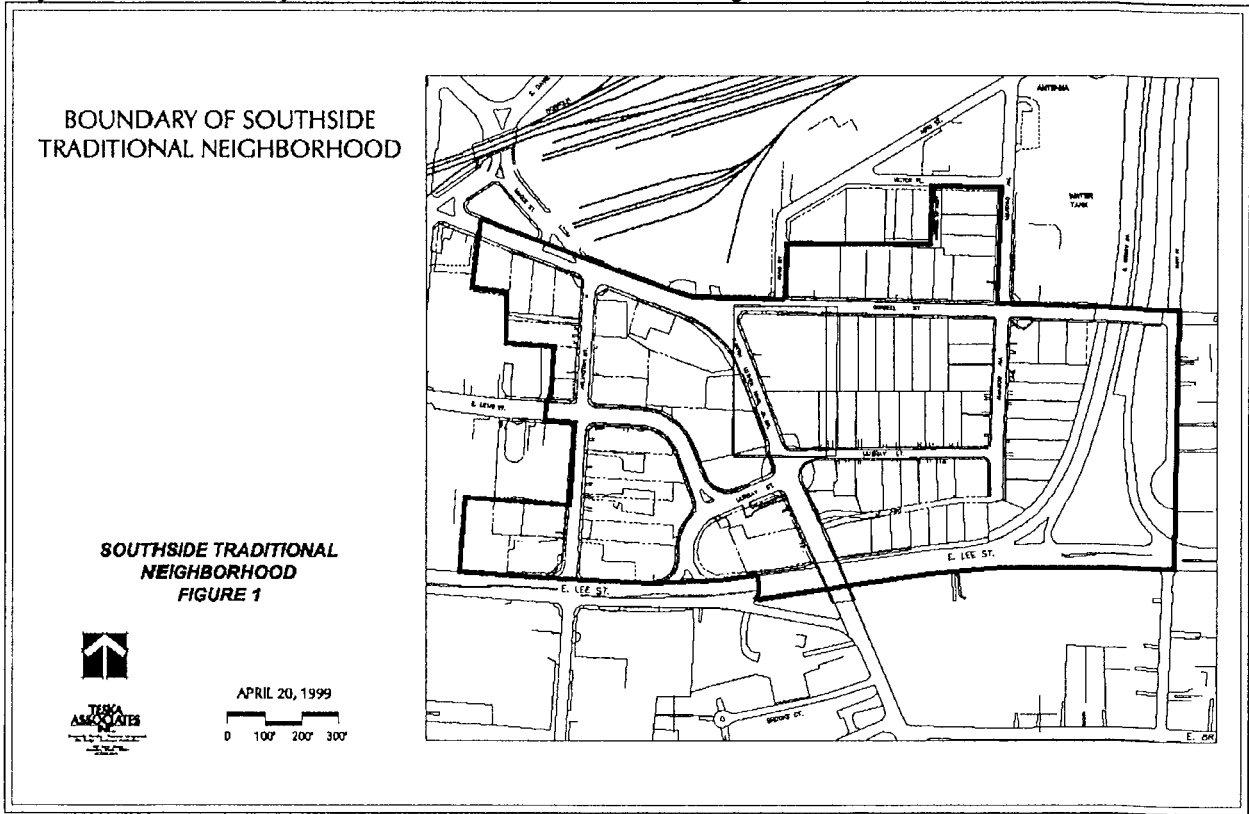
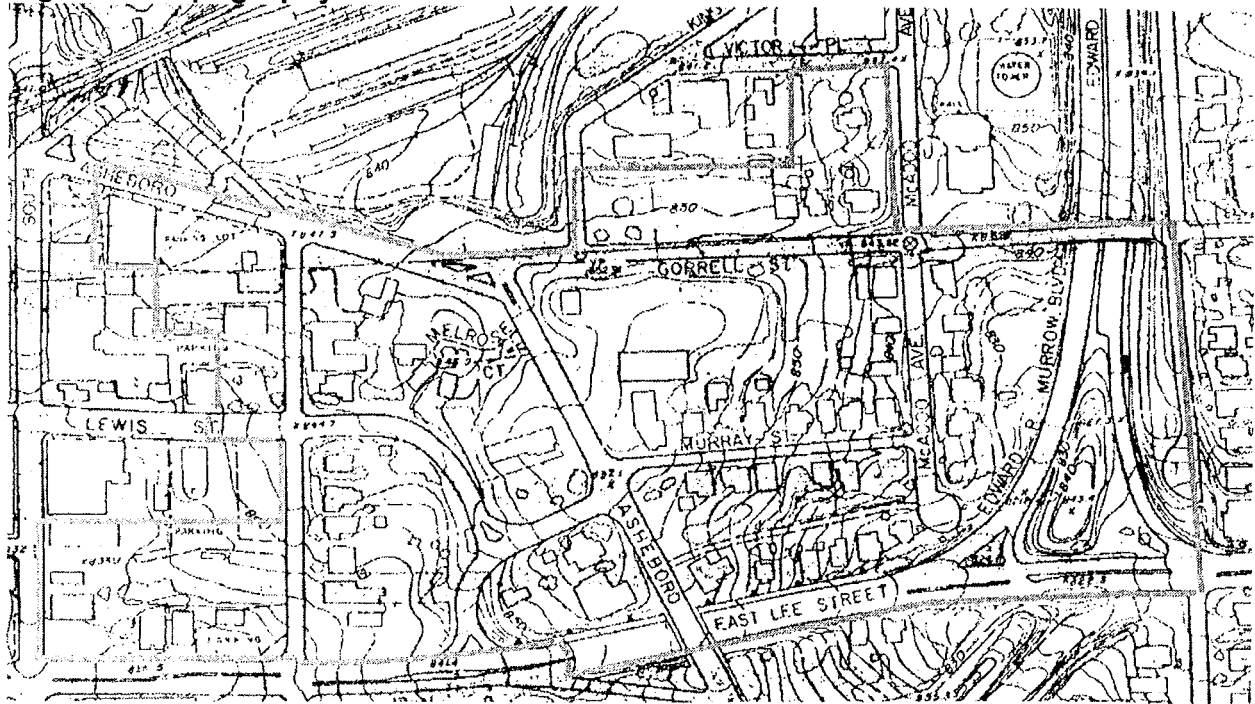


Figure 2: Topography



Opportunity Sites of the 1995 Southside Area Development Plan

The adopted Southside Area Development Plan identified a series of development and revitalization improvements to be implemented by the City of Greensboro along with public and private partners. Since this Southside Traditional Neighborhood Plan relies heavily on the analysis, conclusions and recommendations of that 1995 Plan, the summary descriptions of activities within the Opportunity Sites deserves reiteration here:

Opportunity Site A-1

This site is intended to serve as the retail focal point for the TND. As is detailed in the Southside Redevelopment Plan, the development program for this site includes a two story, mixed-use structure including a ground floor neighborhood-scale retail center, with offices on the second floor. This effect can also be achieved by the introduction of a mixture of townhouses and "live-work units". The townhouses can be two or three stories. Live-work units are defined as those units that have commercial or office use on the first floor with two story, residential unit on the second and third floors. (2 story single unit per live-work unit).. Motorist visibility of the center should be good, especially for vehicles leaving the central business district, given the position of this site on an outside curve. This site should also serve as a connector for those residences on either side of Martin Luther King, Jr. Drive

Opportunity Site A-2

An important objective of this plan is to maintain residential land uses, to the extent possible, along MLK. This is particularly important when it concerns the first few "entryway" lots into the Southside area. The first few lots on MLK after crossing Lee Street contain some of the most significant architecture in the redevelopment area. The Hodgkin House is currently being used as apartments and the Southside Redevelopment Plan recommended that continued use. It was also recommended that the Bernard house be sold as a principal residence with up to three accessory apartments.

Opportunity Site A-3

The Southside Redevelopment Plan identified Skeens Chapel Holiness Church as a significant feature in the Southside neighborhood for a number of reasons. It is of architectural significance as the only non-residential example of the neoclassical revival style. It is of strategic importance as the first structure on the west side of MLK after entering the redevelopment certification area. And it is significant to the community as one of only two churches located within the redevelopment area.

Opportunity Site A4

This site on the west side of MLK poses an opportunity for upscale townhouses oriented to take advantage of both the proposed open space in the Neighborhood Commons and the views of downtown Greensboro, where available. This area will also be served by a mixture of town homes and live-work units as described in Opportunity Site A-1 with some limited retail in this area as well. The maximum number of live-work units in Opportunity Sites A-1 and A-4 is 20. Of those 20 units, a maximum of 5 may be 100% commercial units.

Opportunity Site A-5

The Southside Redevelopment Plan recommended that the lots located within this opportunity site be developed as office space, replacing the used car lots, which are not in conformity with the historic residential architecture of the rest of this block. Office uses, live-work units and townhouses would also add to an effective mixture of uses for the TND.

Opportunity Site A-7

Because this site is most convenient to both South Elm Street and Greensboro's central business district, the Southside Redevelopment Plan recommends that this parcel be developed for medium density townhouses and live-work units (10-12 units per acre).

Opportunity Site A-8

This site currently houses Grace Community Church, one of only two churches in the Southside neighborhood. This church, or another church like it, has the potential to be a powerful anchor to attract investment in Southside. This church site can continue to be an important player in the development strategy and process.

Opportunity Site C

The proposed development character for this area is to recreate, within the realm of today's real estate market, the charm and character of a turn of the century urban neighborhood. To do this successfully will require both renovations to existing historic homes in the area, as well as the construction of new homes with designs, which are sympathetic to the historic character of the neighborhood.

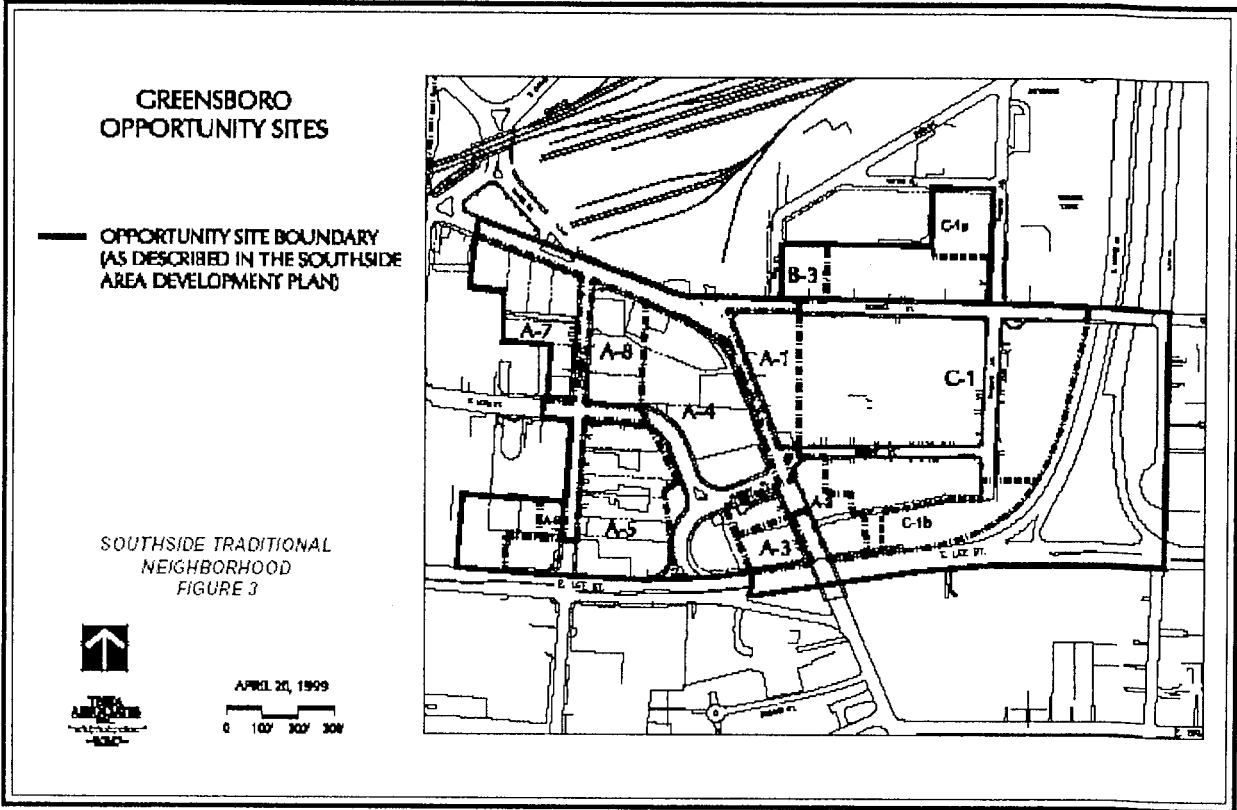
Where renovated structures are concerned, the Southside Redevelopment Plan calls for some of these large structures to include accessory apartments in addition to the principal residence, thus making rehabilitation more economically feasible.

Both renovated structures and new construction are to be built within the development standards and design guidelines associated with Traditional Neighborhood design.

Opportunity Site C-1a and C-1b

In these two locations, town homes are being constructed. This is due in part to market considerations and in part to add variety to the building pattern. Both sites lie on the boundary of TN zone, and provide a transition from busier urban uses. Accessory buildings are the only other allowed uses in these sites.

Figure 3: Opportunity Sites



Implementation Strategy

Plan Development

The Southside Traditional Neighborhood Plan has been prepared in accordance with Section 30-4-2.1 of the Greensboro Development Ordinance. This plan incorporates the land-use and implementation recommendations of the 1995 Southside Area Development Plan. The 1995 plan provided site analysis, market research, and community input factors related to future improvements in Southside, as well as a specific plan of action to achieve those future improvements. The Southside Area Development Plan included recommendations concerning land use, zoning, street layout, opportunity sites, site plans, cost estimates and methods of financing. Because the recommended mix of land uses, design guidelines and street design standards in the Southside Area Development Plan cannot be achieved through the existing zoning of the Southside neighborhood, the recommendations of that plan have been adapted into the Southside Traditional Neighborhood Plan herein proposed. This implementation strategy and the Traditional Neighborhood Plan remain true to the adopted Southside Area Development Plan.

Rezoning

In accordance with Section 30-4-2.1 of the Greensboro Development Ordinance, an application to rezone the subject property to the TN1 Traditional Neighborhood District will be made following the adoption of the traditional neighborhood development plan for the subject project. As previously stated, the proposed mix of land uses, design guidelines and street design standards in the Southside Traditional Neighborhood Plan cannot be achieved through the existing zoning of the Southside neighborhood. The TN1 District will allow for the realization of the proposed traditional neighborhood development pattern.

As allowed in Section 30-4-2.2, the proposed TN1 Traditional Neighborhood District boundaries will not be coterminous with the boundaries of the Southside Neighborhood planning area. Instead, the boundaries of the proposed TN1 District will fall within a portion of the overall planning area, including only those properties which have been or are being acquired and assembled by the Redevelopment Commission of Greensboro, or the Greensboro Housing and Development Partnership (GHDP). Other portions of the neighborhood will maintain their current zoning classifications until such time as a private property owner or developer seeks to rezone.

Property Acquisition

The Southside Area Development Plan led to the preparation of the Redevelopment Plan for the Southside Area, pursuant to the State of North Carolina Urban Redevelopment Law. The Redevelopment Plan provided the authorization and public purpose for the City of Greensboro to acquire private properties. As a result, the Redevelopment Commission of Greensboro and the GHDP are in the process of acquiring and clearing certain blighted properties, acquiring and rehabilitating a limited number of historic structures, and remediating environmental conditions. As a whole, the property being acquired represents a substantial portion of the planning area for which rezoning will be requested.

Horizontal Improvements (Streetscape, and underground utilities)

The design, bidding and installation of horizontal improvements funded by a 1990 bond referendum are in the process of being contracted out under competitive bid. Design standards and streetscape plans have been created for each of the streets within this planning area, including Martin Luther King, Jr. Drive. Construction of the roadway and streetscape improvements is scheduled to begin in Spring 1999 for MLK and Gorrell Streets. Project supervision is being handled by the City of Greensboro Engineering Department with planning coordination from the Department of Housing and Community Development. Demolition and site preparation activities shall also be contracted out under competitive bid, with project supervision handled in the same manner as above.

Developer Recruitment

The Southside Neighborhood is intended to foster a traditional mixed-use neighborhood, characterized by homeownership of residential properties, support business, neighborhood institutions, and attractive open spaces. This Plan recognizes that private developers have the greatest ability to address the needs of market-rate home development and support commercial uses. As such, this implementation strategy will rely on leveraging public investment to encourage private development interest. A development prospectus and request for proposals for the implementation of the Southside Traditional Neighborhood Plan has been created by the Department of Housing and Community Development, and will be distributed to outstanding, qualified developers. Interested developers will be able to submit a proposal for all or part of the Plan based on the sub districts into which the Plan has been divided.

Housing Rehabilitation

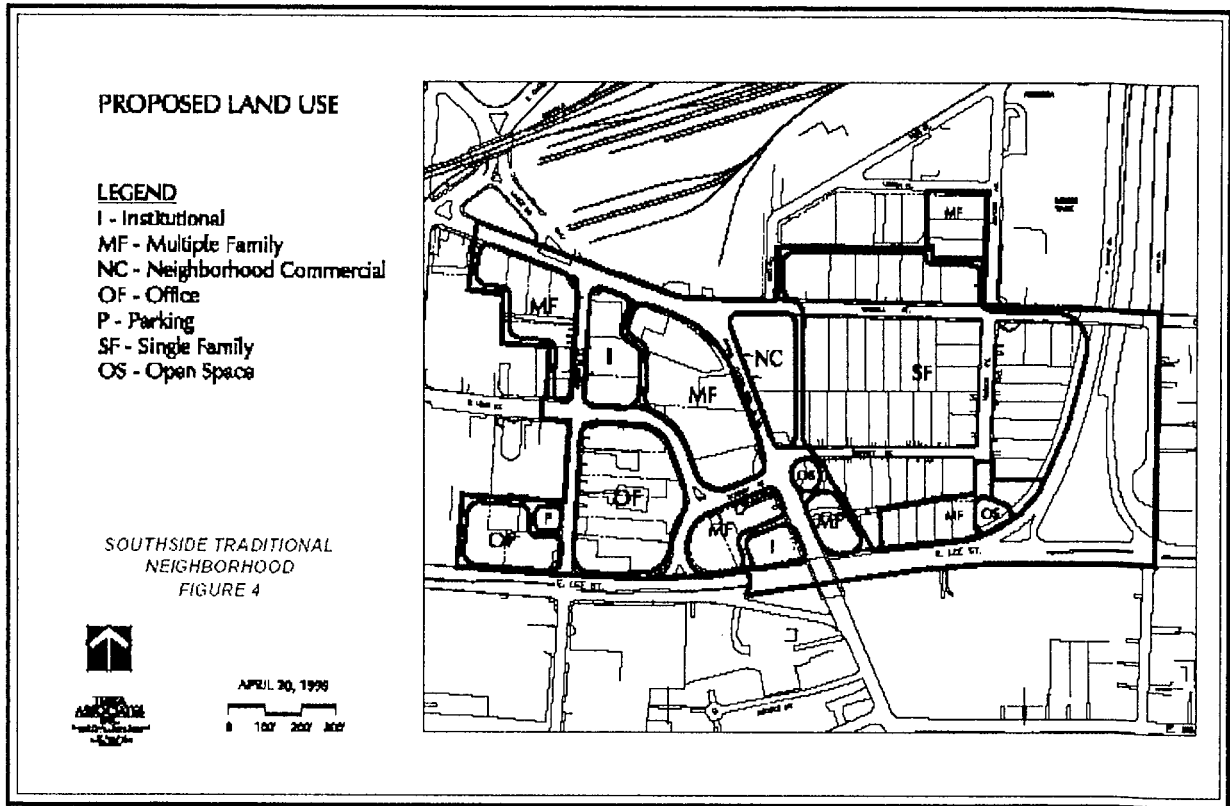
Considerable value in the historic, traditional homes which remain in Southside will strengthen the ultimate neighborhood. The City will assist existing homeowners in the

substantial rehabilitation of existing homes or will seek homeowner/partners to rehab these homes. The City of Greensboro has prepared financial assistance programs to encourage citizen and private sector participation. Such programs may offer property acquisition assistance and less than market-rate financing for eligible rehab projects in the Southside neighborhood. This assistance will be primarily aimed at encouraging homeownership by existing neighborhood residents and stimulating the rehabilitation and appropriate reuse of existing structures within the neighborhood.

Other Redevelopment Activities

In addition to the strategies detailed above, the 1995 Southside Area Redevelopment Plan included other redevelopment activities to ensure and support a healthy community environment upon implementation of the plan. The suggested activities included home buying counseling, code enforcement, law enforcement and community policing, community fire education programs, maintained and enhanced public transit service, and church involvement and action. Also suggested were neighborhood-based programs and services to promote neighborhood unity, such as a neighborhood newsletter, community garden and street festival. The need for these other redevelopment activities remains important and valid today.

Figure 4: Proposed Land Use



Anticipated Project Specific Development Standards

The TN1 zoning district standards anticipates, in fact, encourages a mix of uses within the neighborhood which help to reinforce the walkable nature of the community. The ordinance suggests that the traditional neighborhood plan will pose a more limited set of land uses and that the ordinance, if approve, which rezones the property from its existing designation to TN1 will also include a more limited set of land uses and site specific development standards. Included in the Plan, on pages which immediately follow, are a matrix which presents a limited set of Potential Permitted uses for this Southside Traditional Neighborhood;

Wherever it is possible to remain true to the objectives and fundamental concepts of a traditional neighborhood, this plan and the subsequent request for rezoning will use the standards set in the Development Ordinance and in the TN1 ordinances. However, it may be anticipated that some deviation form the Development Ordinance general standards or enhancements of the TN1 standards may be necessary. Unless otherwise indicated on an approved preliminary plat , the Development Ordinance and TN1 standards will remain the default. This plan anticipates the need to set standards for signs within the Neighborhood (which are more restrictive than those generally allowable within the Development Ordinance), to set restrictions for Accessory Dwellings as allowed within the TN1 zone, and to modify the landscape standards to take greater advantage of the significant public landscaping and streetscape improvements for the neighborhood, and to allow for more integrated landscaping without the reliance of landscape to buffer between the compatible uses which are anticipated within this mixed use district. In lieu of using a predetermined set of landscape standards, the developer will be required to submit a detailed unified landscape plan for the entire traditional neighborhood area.

Three alleys are anticipated within the Southside Traditional Neighborhood, the existing alley between Murray and Lee Streets, a new alley between Murray and Gorrell Streets, and an alley between Gorrell and King Streets. The existing alley will be widened from its existing narrow ten to twelve feet to a new width of sixteen feet. The new alleys will have twenty foot wide rights-of-way with sixteen foot pavements.

Project Specific Land-Uses

Project Specific Land Uses	Southside Planning Area Opportunity Sites										
	A-1	A-2	A-3	A-4	A-5	A-7	A-8	C-1	C-1a	C-1b	
Residential Uses											
Common Area Recreation & Service Facilities	*	*		*		*		*			
Family Care Homes (6 or less)											
Family Care Homes (9 or less)											
Maternal Care Homes (6 or less)											
Maternal Care Homes (9 or less)											
Multifamily Dwellings (including Condominiums)	*	*									
Shelters, Emergency											
Shelters, Temporary											
Single family Detached Dwellings		*						*			
Townhouse Dwellings	*			*	*	*			*	*	
Two Family Dwellings (Twin Homes)	*		*			*		*			
Live-Work Units	*			*	*	*					
Accessory Uses and Structures											
Accessory Dwelling Units, Attached		*						*			
Accessory Dwelling Units, Detached	*			*	*	*		*			
Accessory Uses and Structures (customary)	*	*	*	*	*	*	*	*	*	*	*
Home Occupations (excluding renting of rooms)	*	*	*	*	*	*	*	*	*	*	*
Junked Motor Vehicles											
Recycling Collection Points											
Satellite Dishes/Communication Towers											
Swimming Pools											
Yard Sales (no more than 2 per year)	*	*		*		*		*			
Recreational Uses											
Athletic Fields											
Clubs or Lodges											
Dance Schools	*										
Physical Fitness Centers	*										

Public Parks				*				*		
Public Recreation Facilities										
Swim and Tennis Clubs										
Project Specific Land Uses	Southside Planning Area Opportunity Sites									
	A-1	A-2	A-3	A-4	A-5	A-7	A-8	C-1	C-1a	C-1b
Cemeteries/Mausoleums										
Churches			*				*			
Day Care Centers, Adult (5 or less, Home Occupation)	*							*		
Day Care Centers, Adult (6 or more)	*									
Day Care Centers, Child (5 or less, Home Occupation)	*							*		
Day Care Centers, Child (6 or more)	*									
Elementary or Secondary Schools										
Fire Stations										
Government Offices										
Museums or Art Galleries	*			*						
Nursing or Convalescent Homes										
Police Stations, Neighborhood	*									
Post Offices, Neighborhood	*			*	*	*				
Business, Professional, & Personal Services										
Accounting, Auditing, or Bookkeeping	*			*	*	*				
Administrative or Management Services	*			*	*	*				
Advertising Agencies or Representatives	*			*	*	*				
Banks, Savings & Loans, or Credit Unions	*				*					
Barber Shops	*			*	*	*				
Beauty Shops	*			*	*	*				
Business Associations	*			*	*	*				
Business Incubators	*			*	*	*				
Clothing Alterations or Repairs	*			*	*	*				
Computer Maintenance and Repairs	*			*	*	*				
Computer Services	*			*	*	*				
Economic, Socio., or Educational Research	*			*	*	*				
Employment Agencies, personnel Agencies	*			*	*	*				
Engineering , Architect, or Survey Services	*			*	*	*				

Equipment Repairs, Light	*			*	*	*					
Finance or Loan Offices (no drive-thru)	*			*	*	*					
Insurance Agencies (no on-site claims insp.)	*			*	*	*					
Laundromats, Coin-Operated	*			*							
Laundry or Dry Cleaning Substations	*			*							
Law Offices	*			*	*	*					
Project Specific Land Uses	Southside Planning Area Opportunity Sites										
	A-1	A-2	A-3	A-4	A-5	A-7	A-8	C-1	C-1a	C-1b	
Medical, Dental, or related Offices	*			*	*	*					
Noncommercial Research Organizations	*			*	*	*					
Offices Used Not Otherwise Classified	*			*	*	*					
Photocopying and Duplicating Services	*			*	*	*					
Photography Studios	*			*	*	*					
Real Estate Offices	*			*	*	*					
Rehabilitation or Counseling Services	*			*	*	*					
Shoe Repair or Shoeshine Shops	*			*	*	*					
Stock, Security, or Commodity Brokers	*			*	*	*					
Tanning Salons											
Television, Radio, or Electronic Repairs											
Tourist Homes (Bed & breakfast)	*	*			*	*					
Travel Agencies	*			*	*	*					
Vocational, Business, or Secretarial Schools	*			*	*	*					
Watch or Jewelry Repair Shops	*			*	*	*					
Retail Trade											
ABC Stores	*										
Antique Stores	*			*	*	*					
Arts & Crafts	*			*	*	*					
Bakeries	*										
Bookstores	*			*	*	*					
Cake Decorating Supply Stores	*			*	*	*					
Camera Stores	*			*	*	*					
Candle Shops	*			*	*	*					
Candy Stores	*			*	*	*					
Clothing, Shoe, and Accessory Stores	*			*	*	*					
Coin, Stamp, or Similar Collectible Shops	*			*	*	*					
Computer Sales	*			*	*	*					

Convenience Stores (with fuel pumps)	*										
Convenience Stores (without fuel pumps)	*										
Cosmetics Shops	*			*	*	*					
Dairy Products Stores	*										
Department, Variety, or General Merchandise Stores	*										
Drugstores	*										
Fabric or Piece Goods Stores	*			*	*	*					
Project Specific Land Uses	Southside Planning Area Opportunity Sites										
	A-1	A-2	A-3	A-4	A-5	A-7	A-8	C-1	C-1a	C-1b	
Florists	*										
Food Stores	*										
Furniture Sales	*										
Gift or Card Shops	*			*	*	*					
Hardware Stores	*										
Hobby Shops	*			*	*	*					
Home Furnishings, Miscellaneous	*			*	*	*					
Jewelry Stores	*			*	*	*					
Luggage or Leather Goods Stores	*			*	*	*					
Musical Instrument Sales	*			*	*	*					
Newsstands	*			*	*	*					
Office Machine Sales	*			*	*	*					
Optical Goods Sales	*			*	*	*					
Paint and Wallpaper Sales	*										
Pet Stores	*										
Record and Tape Stores	*			*	*	*					
Restaurants (no drive-thru)	*										
Service Stations, Gasoline	*										
Sporting Goods Stores	*										
Stationery Stores	*			*	*	*					
Television, Radio, or Electronic Sales	*			*	*	*					
Tobacco Stores	*			*	*	*					
Used Merchandise Stores	*										
Video Tape Rental and Sales	*			*	*	*					
Transportation, Warehousing and Utilities											
Land Clearing & Inert Debris Landfills, Minor											

Utility Lines and Related Appurtenances										
Utility Substations										
Wireless Telecommunication Towers										
Manufacturing and Industrial Uses										
Artisans and Crafts	*			*	*					
Other Uses										
Automotive Parking (subj. to Sec. 30-5-3.5)										
Project Specific Land Uses	Southside Planning Area Opportunity Sites									
	A-1	A-2	A-3	A-4	A-5	A-7	A-8	C-1	C-1a	C-1b
Mixed Developments										
Temporary Construction Office, Construction Equipment Storage, Real Estate Sales or Rental Offices (with concurrent building permit for permanent building)				*				*		
Arts and Crafts Shows	*			*						
Concerts, Stage Shows	*			*						
Outdoor Religious Events	*		*	*			*			

Existing and Proposed Sign Regulations for Southside TN District

	Existing Sign Regulations	Proposed for Southside TN District ¹
Freestanding Signs		
Maximum number of signs	1 per lot frontage	None
Maximum area	100 sq. ft.	-
Sign area computation	.25 sq. ft. per linear foot of lot frontage	-
Minimum area regardless of calculation based on wall area	25 sq. ft.	-
maximum height	6 feet	-
setback	at right of way	-
Wall Signs (Existing NB District)		
maximum number of signs	No limit	1 per business
maximum area (sq. ft.) ²	5% of the first 30' of wall area	5% of wall area or 24 sq. ft., whichever is less
minimum area regardless of calculation based on wall area	25 sq. ft.	-
maximum height	Top of wall	no higher than base of second floor window sill
height of lettering	-	8 inches
Projecting Signs		
maximum number of signs	1 per entrance	1 per business
maximum area ²	6 sq. ft.	6 sq. ft.
distance from ground	9 feet above pedestrian walkways or 15 feet above vehicular drives	10 feet or greater
maximum height	-	no higher than base of second floor window sill
maximum distance from wall	-	6 inches
maximum width	-	3 feet
height of lettering	-	8 inches

Awnings		
maximum area ² if awning sign is main sign	25% of the awning face	10 sq. ft.
maximum area ² if awning sign is auxiliary sign on valance only	25% of the awning face	4 sq. ft.

1. Portions of the sign ordinance not specifically modified herein remain the default standard.
2. For purposes of calculating sign areas, the wall area shall be the facade facing the principal frontage. No additional area shall be added for facades which face a side street.
3. The combined area of all signs on a lot, including wall signs, projecting signs, and awning signs, shall not exceed 5% of wall area or 24 sq. ft., whichever is less.
4. Signs shall be either spot-lighted or back lighted with a diffused light source. Spot-lighting shall require complete shielding of all light sources; light shall be contained within the sign frame and shall not significantly spillover to other portions of the building or site. Back-lighting shall illuminate the letters, characters or graphics on the sign but not its backgrounds. Warm fluorescent bulbs may be used to illuminate the interior of display cases. Neon signs placed inside the display case shall ensure low intensity colors.

Attached Accessory Apartments In Single Family Detached Units

Houses with existing apartments will be reviewed on a case by case basis.

Size Requirements:

- Accessory units to be allowed in houses with a minimum of 2,500 square feet.
- Accessory unit not to exceed 35% of total heated floor area of house.
- Accessory units shall be limited to a maximum of 2 bedrooms
 - Only one accessory unit is allowed per building.

Occupancy Requirements:

- All accessory units are limited to one family or a maximum of two unrelated adults.
- The owner of the property must occupy the primary unit.

Appearance and Access:

- The property shall retain a single-family appearance from the street.
- Access to the accessory dwelling unit shall be by means of a side or rear door or through the primary unit from ground floor.
- No exterior stairways to second or third floors are permitted if they are attached to the side of the building. Exterior stairways to upper floor units may be allowed with staff approval if attached to the rear of the building. However, access to upper floors by interior stairways is preferred.

Fences

- Maximum fence heights in residential areas shall be no more than 42 inches in the front yard and 48 inches in the side and rear yards.
- Exceptions for fencing to screen immediately adjacent to dumpster pads shall be permitted. Maximum height for these screens shall be 72 inches.

See Amendment for Fences at End of Document

Figure 5: Southside Traditional Neighborhood Concept

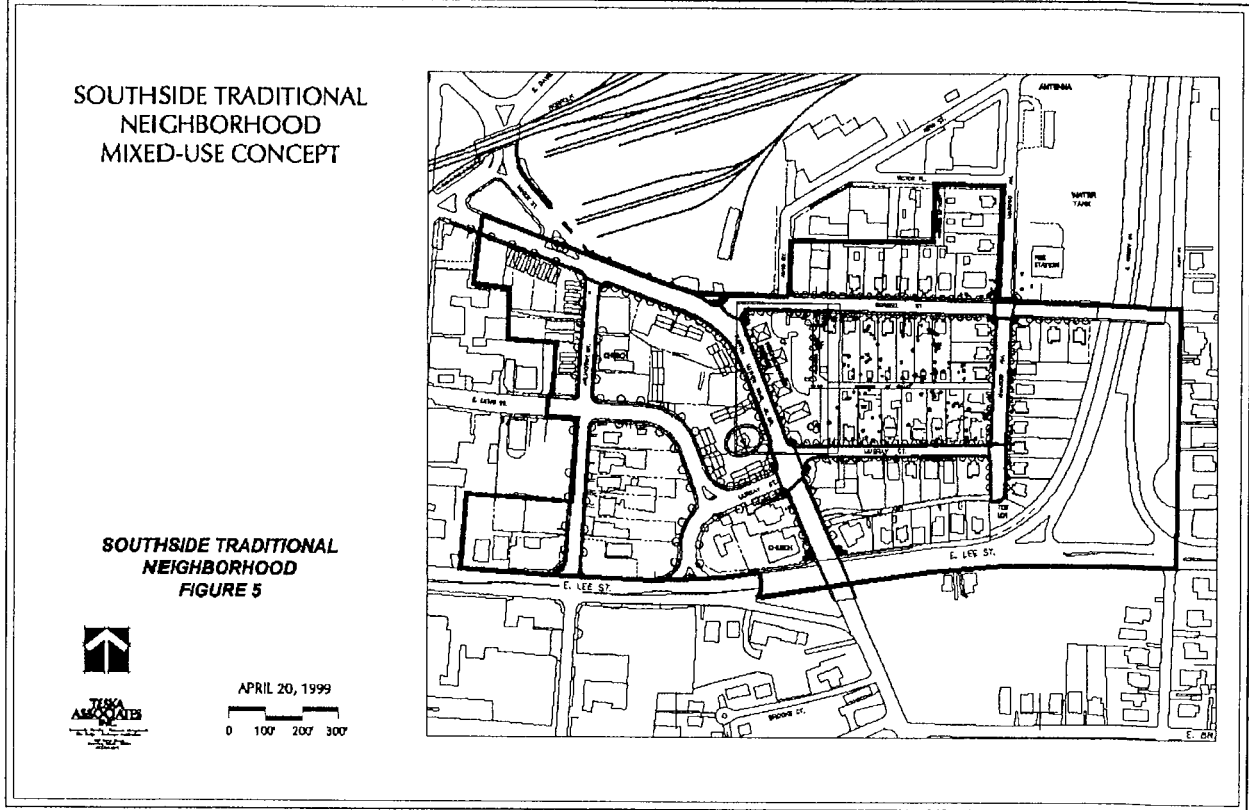
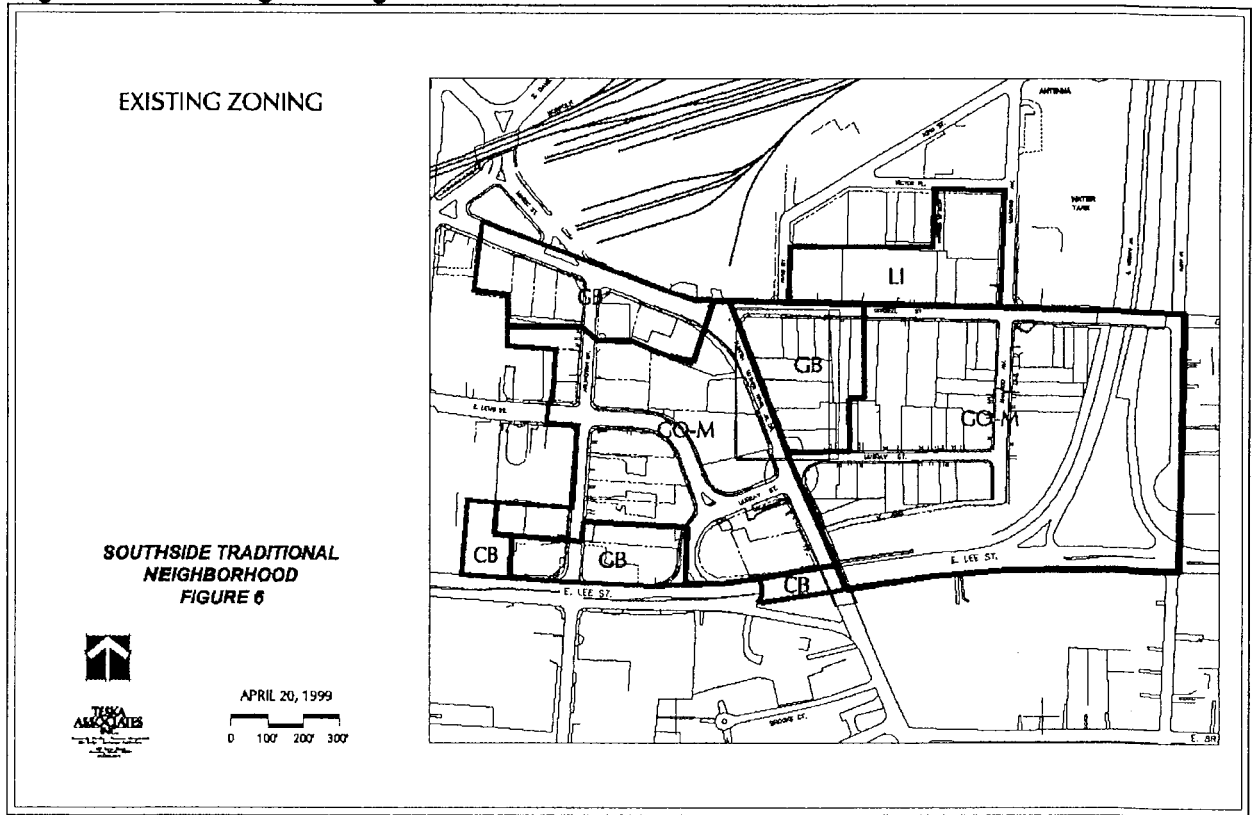
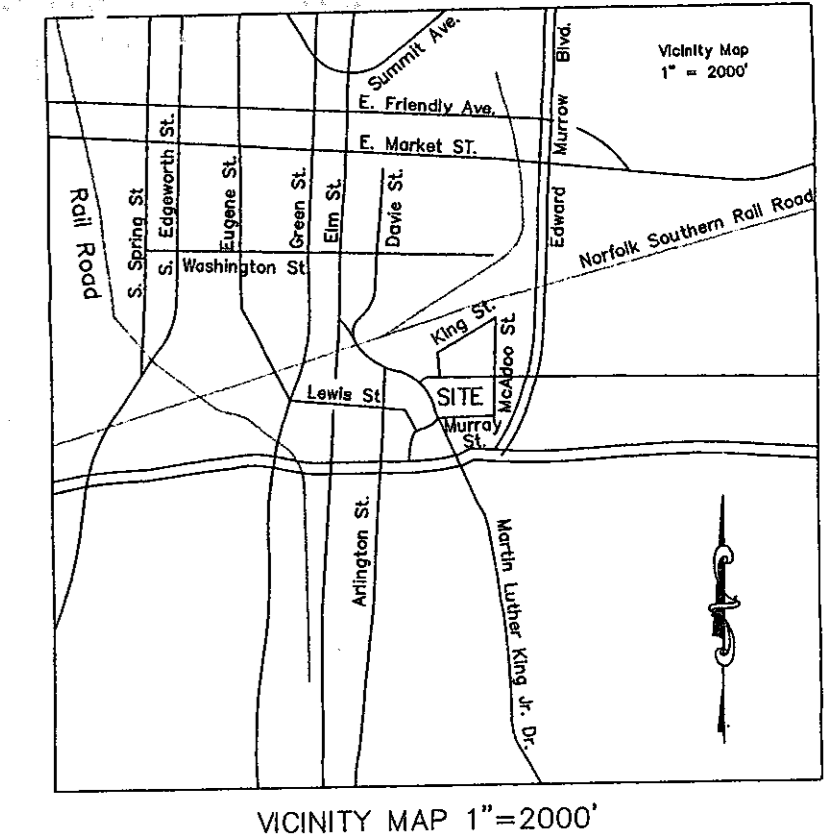
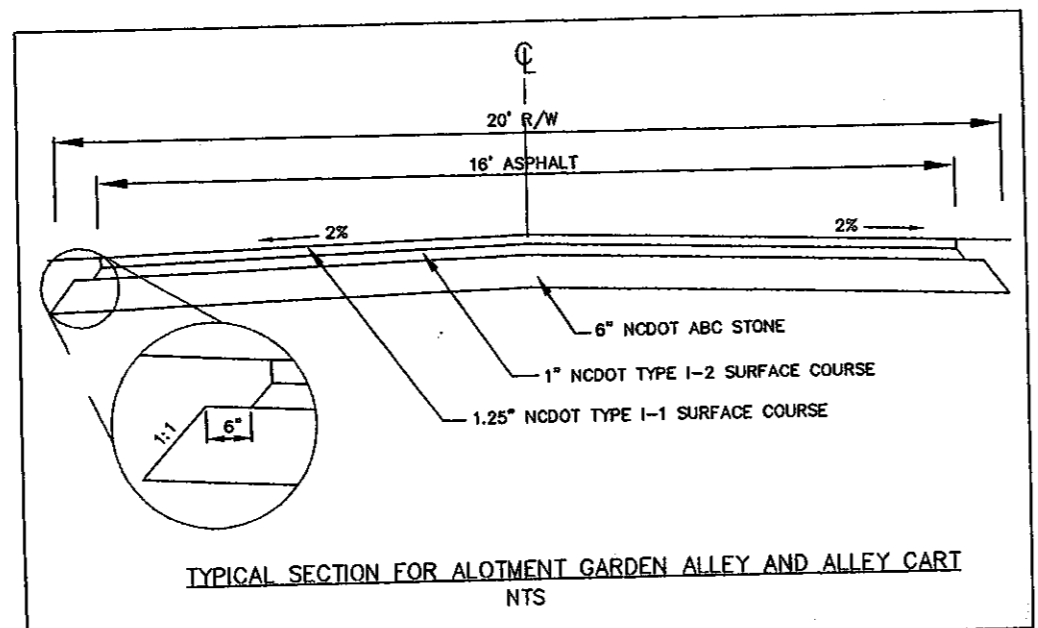
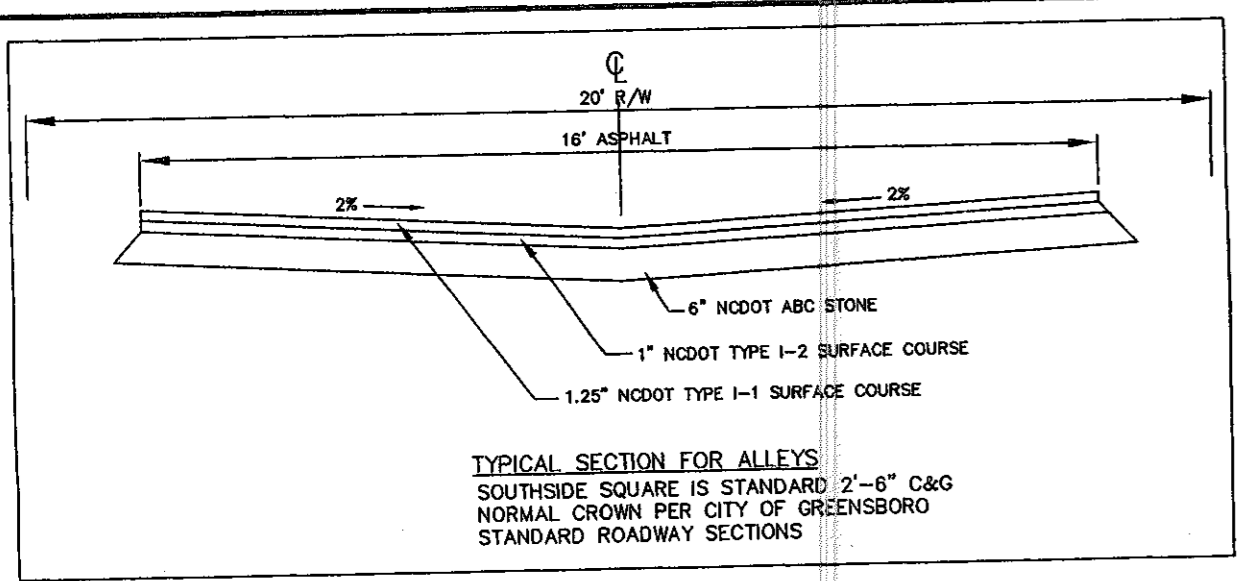


Figure 6: Existing Zoning





- LEGEND**
- ⊙ = TOWNHOME UNIT
 - ⊙ = SINGLE FAMILY LOT
 - ⊙ = COMMERCIAL LOT
 - = EXISTING LOT LINES
 - A, B, C, D, E, ES, T = TOWNHOME UNIT TYPE
 - E, EV, V, VS, BS, T = LIVELINE
 - DG = DOUBLE GARAGE
 - G = GARAGE
 - APT = APARTMENT
 - D/C = DECK/CARPORT
 - = NEW PAVING

SITE INFORMATION

TOTAL SITE AREA = 26.14 ACRES
 TOTAL IMPERVIOUS AREA = 12.72 ACRES
 % IMPERVIOUS = 49%

TOWNHOME "ZONE LOT" AREA: 2.59 +/- ACRES
 NO. TOWNHOME UNITS: 55 112,987 +/- SQ FT
 AVERAGE TOWNHOME LOT SIZE = 2,054 SF

NO. EXISTING RESIDENTIAL LOTS = 73 (INCL. TH AREA)
 NO. PROPOSED RESIDENTIAL LOTS = 60

TN DISTRICT SETBACK AND LOT DIMENSIONS

MIN. LOT AREA PER D.U. (SF)	TN DISTRICT		TN DISTRICT		TN DISTRICT	
	PROPOSED	ATTACHED	PROPOSED	ATTACHED	PROPOSED	ATTACHED
MIN. LOT WIDTH (FT)	40	35 (B)	20	15 (B)	40	40
MIN. INTERIOR SETBACK (FT)	10	10	5	5	10	10
MIN. STREET SETBACK (FT)	10	2 (G)	5	0 (B)	10	10
MIN. INTERIOR SETBACK (FT)	5	0 (B)	0	0	0	0
MIN. REAR SETBACK (FT)	5	0 (B)	0	0	0	0
MAX. HEIGHT (FT)	35	35	35	35	35	35
MAX. BLDG. COVERAGE (%)	55	55	55	70 (A)	55	55
MAX. BLDG. FOOTPRINT (SQ)	5,000	5,000	5,000	5,000	18,000	18,000

Notes: (A) LOT NO. H18 (B) LOT NO. H25 (C) LOT NO. H38 (D) LOT NO. H39 (E) LOT NO. H22 (MIN.) (F) LOT NO. H24 (G) LOT NO. H21, H12, H13, H14, H23

PARKING INFORMATION

TOWNHOMES:
 NO. TOWNHOME UNITS: 55
 NO. APARTMENTS: 4
 NO. SPACES REQUIRED: 89,625
 NO. SPACES PROVIDED (OFF STREET): 69
 NO. SPACES PROVIDED (ON STREET): 54
 (EXCL. GORRELL ST. EAST OF CITY VIEW ALLEY & MLK WEST OF PROPERTY LINE)

COMMERCIAL:
 NO. SPACES REQUIRED (7,304x0.75/200): 27.39
 TOTAL NO. SPACES REQUIRED: 117
 TOTAL NO. SPACES PROVIDED: 123

SINGLE FAMILY:
 EXISTING SINGLE FAMILY HOMES SHALL RETAIN THE EXISTING NUMBER OF OFF-STREET PARKING SPACES.
 NEW SINGLE FAMILY HOMES SHALL BE PROVIDED TWO OFF STREET PARKING SPACES.

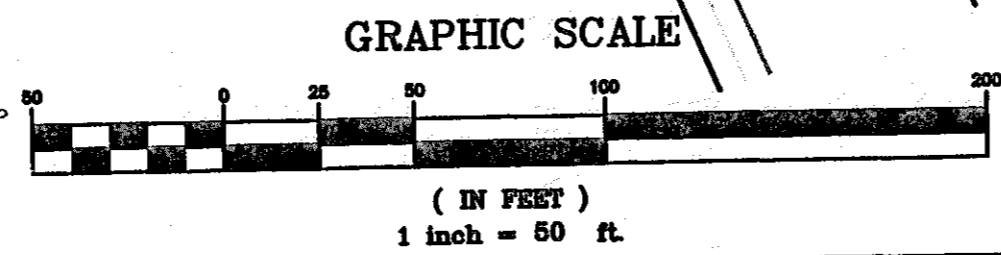
NOTES:

- STREET LIGHTING BY CITY OF GREENSBORO.
- INSTALLATION OF STREET TREES ALONG BOTH SIDES OF STREET WITHIN THIS TND, IN ACCORDANCE WITH THE LANDSCAPE PLAN IS TO BE SUBMITTED FOR REVIEW AND APPROVAL BY CITY OF GREENSBORO PLANNING PRIOR TO THE RECORDATION OF THE FINAL PLAT AND OR CERTIFICATES OF OCCUPANCY (IN ACCORDANCE WITH SECTION 30-6-13.1) OF THE DEVELOPMENT ORDINANCE.
- ALL ALLEYS (EXCEPT SOUTHERNMOST ONE) ARE TO BE COMMON ELEMENTS.
- REFER TO UTILITY PLAN FOR EXISTING AND PROPOSED UTILITY LOCATIONS.
- ALL COMMON ELEMENTS TO BE CONVEYED TO AND MAINTAINED BY MASTER HOMEOWNERS ASSOCIATION.
- ALL STREET TREES TO REMAIN.
- STREETSCAPE FOR MARTIN LUTHER KING JR DRIVE TO BE BY THE CITY OF GREENSBORO.
- GARBAGE COLLECTION TO BE BY ROLL OUT CONTAINERS.
- ALL STREET SIGNAGE TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- NO EXISTING BUILDINGS ARE TO BE REMOVED AT THIS TIME UNLESS NOTED.

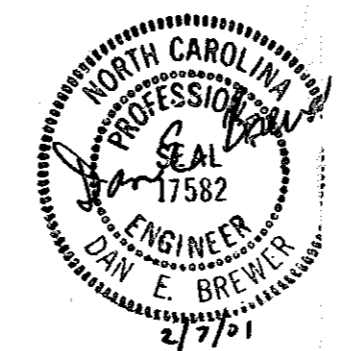


BUILDING TYPES

UNIT TYPE	FRONTAGE WIDTH	STORIES	SQUARE FEET
"A"	16	2	1025
"B"	16	2	1152
"C"	21	2	1344
"D"	24	2	1455
"E"	16	3	1495
"E-SPECIAL"	16	3	1757
"V"	21	3	2016
"V-SPECIAL"	21	3	2278
"B-S"	16x24	2	2244
"T"	20	3	1200



REV. 3, 02/07/01, REVISIONS PER CDG COMMENT
 REV. 2, 01/12/01, REVISIONS PER CDG COMMENT
 REV. 1, 12/07/00, REVISIONS PER CDG COMMENT.



PATTERSON BREWER & Associates
 Engineering * Surveying * Planning
 7355-D W. Friendly Ave. * Greensboro, NC 27410
 336/294-8322 * Fax 336/294-8323

PRELIMINARY SITE PLAN
"Southside Traditional Neighborhood"
Martin Luther King Jr. Drive

JOB NAME: PRELIMINARY SITE PLAN
 "Southside Traditional Neighborhood"
 Martin Luther King Jr. Drive

LOCATION: GREENSBORO, NC
 MARTIN LUTHER KING JR. DR.

OWNERS: BOWMAN DEVELOPMENT GROUP

DRAWN BY: SMB
 CHECKED BY: DEB

SCALE: 1"=50'

DATE OF FIELD SURVEY:
 DATE MAP:

JOB NUMBER: G0001
 SHEET NUMBER: 3 OF 14



DATE: October 6, 2008
TO: Greensboro Planning Board
FROM: Sue Schwartz, FAICP
RE: Amendment to the Southside Traditional Neighborhood Plan

Background

The current Southside Traditional Neighborhood Plan reflects amendments through August 18, 2004. The proposed change reflects the fence materials and heights that currently exist in the neighborhood.

1. Page 20 of the Southside TN Plan states: **Fences**
 - Maximum fence heights in residential areas shall be no more than 42 inches in the front yard. And 48 inches in the side yard and rear yards.
 - Exceptions for fencing to screen immediately adjacent to dumpster pads shall be permitted. Maximum height for these screens shall be 72 inches.
2. Proposed **New Fence Requirements** for Southside Traditional Neighborhood Plan:

Fences in Southside serve both functional and decorative purposes.

Permitted fence types adjacent to any street right of- way:

Design and materials that complement the main structure

- wrought iron,
- Masonry, brick, or stone walls.
- Chain link or stockade fences are prohibited adjacent to street rights-of-way.
- The opacity design relationship to fences shall not exceed more than a maximum of fifty (50) percent of the total square footage of the area of the fence.

Height

- Fences, including retaining walls should not exceed 60" in total height.
- Decorative columns shall not be included in total height calculations.

Fences in rear or side yards that are not adjacent to street rights of way:

- No fence shall exceed 72 inches in height.

Obstruction of View

- No fence shall be placed in such a manner as to obstruct vision at any intersection of public or private streets.

If you have any questions please contact Sue Schwartz at 373-2149 or sue.schwartz@greensboro-nc.gov

10/15/08 Planning Board

Ms. Smith arrived for the remainder of the meeting.

B. RECOMMENDATION ON AN AMENDMENT TO THE SOUTHSIDE NEIGHBORHOOD PLAN RELATED TO THE REQUIREMENTS FOR FENCES. (APPROVED)

Sue Schwartz, from the Department of Housing and Community Development, stated that this is an amendment to the fence requirements for the Southside Traditional Neighborhood. Traditional Neighborhood Districts (TND) were added to the Unified Development Ordinance in 1998 to help encourage a more compact urban environment/development with a mixture of housing types and land uses. Areas identified and zoned TND have a traditional neighborhood plan adopted by the Planning Board as its regulating document. The UDO contains the basic framework for the TND with development standards. Southside's plan has been amended three times since its adoption in 1999. Fences were addressed in general within the Southside plan. This amendment is being proposed to reflect reality. The neighborhood has been involved in these proposed changes with input from the homeowner's association as well as other representatives from the neighborhood. The general component is materials that reflect what is already in the neighborhood. Each property owner in Southside was sent a copy of the proposed change and given an opportunity to post comments on-line. The only comment received was a question related to how this new ordinance would impact the height of fences next to alleys. Since alleys in Southside are private the fence height requirement does not impact them. An extensive fence inventory of the area was completed to formulate the proposed recommendations.

No one spoke in favor or in opposition to this item.

Mr. Wolf moved to approve the amendment to the Southside Neighborhood Plan, seconded by Mr. Williams. The Board voted 8-0 in favor of the motion. (Ayes: Fox, Wolf, Williams, Blackstock, Marks, Landau, Smith, and Douglas. Nays: None.)

UNIFIED DEVELOPMENT PLAN:

A. NEW GARDEN NURSERY – GARDEN VILLAGE WAY AND BRYAN BOULEVARD – 39.023 ACRES – REVISED UDP TO MODIFY THE COMMON SIGNAGE PLAN FOR THE CD-PDM ZONING DISTRICT. (APPROVED)

Steve Galanti stated that this property is zoned Conditional District Planned Unit Development – Mixed (CD PD-M), contains approximately 39 acres and is located on the south side of Bryan Boulevard at the terminus of Garden Village Way. The Common Signage Plan portion of the Unified Development Plan establishes the dimensional standards, as proposed by the applicant, for signage in a CD PD-M District. The applicant is proposing to revise the previously approved common signage plan to permit a freestanding sign with the name of the development to be oriented toward Bryan Boulevard and the Urban Loop. Section 30-4-3.3 (F) of the Development Ordinance states that the permitted signage within the commercial portion of a CD PD-M District be as restrictive or more restrictive than that allowed in the Limited Business (LB) District, unless the Planning Board grants an exception. The LB District allows the height of a freestanding sign to be a maximum of 15 feet. Due to the topography, the applicant is requesting that the allowable sign height be increased so that the proposed sign is visible from the Urban Loop. As requested by the Planning Department, the applicant placed a truck at the