



# Z-24-05-005

City of Greensboro Planning Department  
Zoning Staff Report

**Planning and Zoning Commission Hearing Date: May 20, 2024**

## GENERAL INFORMATION

<b>APPLICANT</b>	Judy Stalder for Oscar John Threatt, III	
<b>HEARING TYPE</b>	Rezoning Request	
<b>REQUEST</b>	R-3 (Residential Single-family – 3) to CD-LI (Conditional District - Light Industrial)	
<b>CONDITIONS</b>	1. Permitted uses shall include all uses allowed in the LI zoning district except: Animal Shelters; Cemeteries; Amusement and Water Parks, Fairground; Shooting Ranges, Archery, Skeet; and Waste Related Services.	
<b>LOCATION</b>	3302 Sandy Ridge Road	
<b>PARCEL ID NUMBER(S)</b>	7805650616	
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 750 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). <b>28</b> notices were mailed to those property owners in the mailing area.	
<b>TRACT SIZE</b>	1.38 Acres	
<b>TOPOGRAPHY</b>	Flat	
<b>VEGETATION</b>	Sparsely wooded	
<b>SITE DATA</b>		
Existing Use	Single-family dwelling	
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	R-3 (Residential Single-family – 3)	Single-family dwellings and Agricultural/Horticultural use
E	R-3 (Residential Single-family – 3)	Single-family dwellings and Agricultural/Horticultural use

S	R-3 (Residential Single-family – 3) and LI (Light Industrial)	Single-family dwellings and Sheetz Gas Station
W	R-3 (Residential Single-family – 3) and LI (Light Industrial)	Single-family dwellings and Undeveloped Land

**Zoning History**

Case #	Date	Request Summary
N/A	N/A	The subject property is currently zoned R-3 (Residential Single-family – 3). This has been the zoning on the property since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the adoption of the LDO, the property was zoned RS-40-MH (Residential Single-family – Manufactured Housing Overlay District).

**ZONING DISTRICT STANDARDS-**

**District Summary \***

Zoning District Designation:	Existing	Requested
	<b>R-3</b>	<b>CD-LI</b>
Max. Density:	3 dwellings per acre	N/A
Typical Uses	Typical uses in the R-3 district include single family residential of up to 3 dwelling units per acre.	All uses allowed in the LI zoning district except: Animal Shelters; Cemeteries; Amusement and Water Parks, Fairground; Shooting Ranges, Archery, Skeet; and Waste Related Services.

*\*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 not located within any overlays.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

**Environmental/Soils**

Water Supply Watershed    Site drains Upper Randleman Lake WS-IV, Watersupply Watershed, East Fork Deep River

Floodplains            N/A

Streams N/A

Other: All BUA must be treated by a State approved BMP/SCM. Water Quality and Water Quantity Control must be addressed. Water Quality must treat the first 1” of rainfall. Water Quantity Control must reduce the 2yr & 10yr 24hr storms to pre-development levels. Site is also located within the PTI 5 mile statue radius. No BMP/SCM that holds a normal pool elevation is allowed without engineer’s documentation stating why this type of water quality device must be utilized.

**Utilities (Availability)**

Water is available on Sandy Ridge Road. Sewer is available approximately 525 feet, southeast of the property. Private developer will need to extend water and sewer to City of Greensboro’s Water and Sewer Design Standards.

**Airport Overlay District & Noise Cone**

n/a

**Landscaping & Tree Conservation Requirements**

**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 uses: Type A buffer yard, with an average width of 45’, a minimum width of 35’, 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:**

For 1.38 acres, 5% of parcel size to be dedicated in critical root zone for Tree Conservation.

**Transportation**

Street Classification: Sandy Ridge Road – Major Thoroughfare.  
Triad Drive – Collector Street.

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

Traffic Counts: Sandy Ridge Road AADT = 14,000 (NCDOT, 2019).

Trip Generation: N/A.

- Sidewalks: Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does not currently exist 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: Subject property is within the limits of the NCDOT’s Sandy Ridge Road Widening project that is tentatively scheduled for construction in 2030.

**IMPACT/POLICY ANALYSIS**

**Land Use Compatibility**

The proposed **CD-LI (Conditional District - Light Industrial)** zoning district, as conditioned, would allow land uses that are compatible with the general character of the area.

**GSO2040 Comprehensive Plan Policies**

The **GSO2040** Future Land Use Map points to the Western Area Plan, which designates this location as **Commercial/Mixed Use**. The **GSO2040** Future Built Form Map designates this location as an **Urban General Place Type** and in an **Activity Center - District**.

**GSO2040 Written Policies**

**Growing Economic Competitiveness** – Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.

**Goal B** – Increase and preserve the inventory of developable sites compatible with corporate and industrial uses.

**Prioritizing Sustainability** – Greensboro has a strong leadership role in environmental stewardship, social equity, and a resilient economy.

**Goal C** – Greensboro builds economic resilience, expanding the local economy’s ability to withstand and adjust to disruptions and changes at the regional, national and global scales.

**Strategy 2** – Cultivate a diverse range of industry sectors and scales of operation in the local economy to help minimize the impacts of major fluctuations within any single sector.

**GSO2040 Map Policies**

**Future Land Use Map**

The property in question is located within the adopted Western Area Plan and the future land uses from that plan are described below.

**Future Built Form Map**

**Place Types:** Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

**Urban General** should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.

2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

**Activity Centers:** Ranging in size from a corner business at the intersection of two collector roads to regional shopping centers, activity centers attract people and are often the focus of community, civic, and social or commercial activity. Location, accessibility, size, and the extent and diversity of activities within an activity center influence the nature of economic development opportunities, potential impacts on nearby uses, and the way in which it is enjoyed by the community.

**Neighborhood and District Scaled Activity Centers** should reflect these characteristics:

1. Development (site and buildings) is properly scaled to the needs of residents in the appropriate market area. The scale and types of activities accommodated match the service area. A District Scaled Activity Center is physically larger, serves a wider market area, and has a greater breadth of businesses, services, and activities than a Neighborhood Activity Center, and draws vehicular traffic from a larger area, requiring more space for parking, loading, and greater spacing between vehicular access driveways.
2. Development adjacent to residential neighborhoods, parks, or other low intensity uses gives consideration to light, traffic, noise, and other potential impacts of the development.
3. Buildings and uses are easy to access on foot or by bike. These Centers include safe paths, bike racks, benches and other amenities for non-motorized travelers.
4. These Centers coordinate adjacent site designs and public improvements to provide comfortable sidewalk space for pedestrian movement, curb “bump-out” extensions, street trees/lighting/furniture, sidewalk cafés, and an active pedestrian-friendly environment.

**CONFORMITY WITH OTHER PLANS**

**Other Plans**

***Western Area Plan***

**West Market Street Village Planning Area (WMV) Recommendations**

**WMV 1:** Create a West Market Street Village by focusing future retail and commercial development on an internal street network at the intersection of West Market Street and Sandy Ridge Road.

**WMV 2:** Establish the desired character of the place.

“The West Market Street Village will be primarily a mix of office and support services, including restaurants and limited retail.”

***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.

**STAFF ANALYSIS AND RECOMMENDATION**

**Community Outreach**

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of surrounding properties.

While this request is not directly supported by the future land use designation from the Western Area Plan (adopted 2013), it is in line with more recent development trends in this area.

**Staff Analysis**

The subject property is approximately 1.38 acres and currently contains a single-family dwelling. North and east of the request contain a single-family dwelling and an agricultural/horticultural use, zoned R-3 (Residential Single-family–3). South of the request contains single-family dwellings and a convenience store with fuel pumps, zoned R-3 (Residential Single-family – 3) and LI (Light Industrial). West of the request contains single-family dwellings and undeveloped land, zoned R-3 (Residential Single-family – 3) and LI (Light Industrial).

The proposed rezoning request supports the GSO2040 Growing Economic Competitiveness Plan to increase and preserve the inventory of developable sites compatible with corporate and industrial uses.

The subject property is located within the area covered by the Western Area Plan, which designates this location as Commercial/Mixed Use. The Commercial/Mixed Use designation of the Western Area Plan is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Some examples of uses include residential units over commercial uses or a wider array of economically viable uses.

The Western Area Plan (adopted in 2013) also identifies this property as being within the West Market Street Village Planning Area. The recommendations of this planning area envision land use patterns that have not been realized and do not match with more recent development trends in this area. While this request is not directly supported by the recommendations of the Western Plan, it would permit uses that are similar to those permitted on adjacent tracts that are also located within this planning area.

The GSO2040 Future Built Form Map designates this location as an Urban General Place Type and is in an Activity Center – District. Requests within the Urban General designation should reflect these characteristics:

- 1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
- 2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
- 3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
- 4. Cut-through traffic is minimized.
- 5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
- 6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
- 7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
- 8. New sidewalks contribute to the completion of a sidewalk network.

Requests within Neighborhood and District Scaled Activity Centers should reflect these characteristics:

- 1. Development (site and buildings) is properly scaled to the needs of residents in the appropriate market area. The scale and types of activities accommodated match the service area. A District Scaled Activity Center is physically larger, serves a wider market area, and has a greater breadth of businesses, services, and activities than a Neighborhood Activity Center, and draws vehicular traffic from a larger area, requiring more space for parking, loading, and greater spacing between vehicular access driveways.
- 2. Development adjacent to residential neighborhoods, parks, or other low intensity uses gives consideration to light, traffic, noise, and other potential impacts of the development.
- 3. Buildings and uses are easy to access on foot or by bike. These Centers include safe paths, bike racks, benches and other amenities for non-motorized travelers.
- 4. These Centers coordinate adjacent site designs and public improvements to provide comfortable sidewalk space for pedestrian movement, curb “bump-out” extensions, street trees/lighting/furniture, sidewalk cafés, and an active pedestrian-friendly environment.

The proposed CD-LI zoning district, as conditioned, allows uses that are compatible with the existing residential and industrial uses located in the surrounding area. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on adjacent properties.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040) and is generally compatible with the existing development and trend in the surrounding area.

**Staff Recommendation**

Staff recommends **approval** of the requested **CD-LI (Conditional District - Light Industrial)** zoning district.