

UDO TEXT AMENDMENT CASE #24-03-PLBD-00075: AMEND SECTION 4.3, TABLE 4.3-1 PERMITTED USE SCHEDULE, SECTION 5.6 DEVELOPMENT STANDARDS, AND SECTION 12.4, DEFINITIONS TO ESTABLISH BATTING CAGES, PRIVATE CLUBS, AND RECREATION FACILITIES AS USES ALLOWED IN THE PI, PUBLIC AND INSTITUTIONAL ZONING DISTRICT

Description

The Planning staff proposed a text amendment to the Guilford County Unified Development Ordinance (UDO), Article 4, Zoning Districts, Article 5, Development Standards for Individual Uses, and Article 12, Definitions. The first change will amend Table 4.3-1, Table of Permitted Use Schedule, establishing Batting Cages, Outdoor subject to Development Standards in the Public Institutional (PI) zoning district. Added as a separate use Indoor Batting Cages (separated Indoor Batting Cages from Private Club or Recreation Facility, Other) with the same Development Standards (D) for both uses in the PI zoning District. An additional development standard for parking is added to be consistent with same parking requirements required for Public Park or Recreation Facility (Incl. Indoor Batting Cages). Private Club or Recreation Facility, Other now is recommended to be allowed with a Special Use Permit in the PI zoning district.

Public Park Use Type recommended to be revised to also include Public Park or Recreation Facility (incl. Indoor Batting Cages) which also would be subject to the same development standards currently required for Public Parks. This Use Type continues to be allowed in all zoning districts subject to Development Standards (D). With the aforementioned distinctions, Physical Fitness Centers recommended to be moved from Recreation and Entertainment (Heavy) Use Category to Recreation and Entertainment (Light) Use Category still allowed in the MXU, LB, GB, HB, CP, and LI zoning districts as use by right (no change in zoning districts allowed or how allowed in each zoning district).

A subsequent amendment will be forthcoming that will establish a definition for "Private Club" under Section 12.4 as recommended by staff and the Planning Board.

SEE ATTACHED

Underlined text indicates new or revised text. ~~Strikethrough~~ text indicates text to be deleted.

Consistency Statement

Consistency with Adopted Plans: The proposed text amendment will advance Goal #1 of the Governmental Coordination Element of the Guilford County Comprehensive Plan (effective October 1, 2006), which states that "Guilford County shall seek to maximize the effective and efficient provision of governmental programs and services by coordinating implementation and delivery efforts internally and with external partners."

Staff Recommendation

Staff Recommendation: Staff recommends approval.

The recommended action, as revised by the Planning Board to allow Private Club or Recreation Facility, Other (incl. Indoor Batting Cages) in the PI zoning district requiring a Special Use Permit is reasonable and in the public interest because the proposed amendments support Goal #1 of the Government Coordination Element of the Guilford County Comprehensive Plan. Allowing batting cages, private clubs, and recreation facilities in the PI district with development standards will expand recreational opportunities for Guilford County and private entities to meet residents' recreational needs.