



Z-08-12-008

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

Zoning Commission Hearing Date: December 8, 2008

GENERAL INFORMATION

APPLICANT	City of Greensboro
HEARING TYPE	Zoning Commission
REQUEST	County HI (Heavy Industrial) to City HI (Heavy Industrial)
CONDITIONS	N/A
GFLUM	Undesignated to Industrial/Corporate Park
LOCATION	Hornaday Road extension (Street Right-of-Way) located on the south side of South Chimney Rock Road and west of the Urban Loop
PARCEL ID NUMBER (S)	A portion of 14-94-7031-0-0958-00-002 and a portion of 14-94-7031-0-0958-00-008
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City 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). 578 notices were mailed to those property owners in the mailing area.
TRACT SIZE	3.361 acres
TOPOGRAPHY	Undulating
VEGETATION	Natural vegetation

SITE DATA

Existing Use	Undeveloped	
	Adjacent Zoning	Adjacent Land Uses
N	LI (Light Industrial)	Wilson Trucking Corporation
E	LI (Light Industrial)	Wilson Trucking Corporation
W	County HI (Heavy Industrial)	Martin Marietta Materials Inc
S	County HI (Heavy Industrial)	Martin Marietta Materials Inc

Zoning History

Case #	Date	Request Summary
	N/A	

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County HI)	Requested (City HI)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses, which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties	Primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses, which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties

**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	Site drains to Upper Randleman Watershed, WSIV and East Fork Deep River
Floodplains	Site is not in a regulated floodplain. City ordinance requires on all perennial and intermittent streams a non encroachment area on each side of the stream (30' or 5 times the width of the channel) measured from centerline of the stream. 100 yr base flood elevation must be obtained.
Streams	Possible perennial streams present on site. A 100ft stream buffer is required measured from each side of top of bank. The first 30ft, Zone 1,Undisturbed vegetated area, next 20ft Zone 2,vegetated riparian zone, next 50ft Zone 3, o new BUA is allowed within stream buffer.
Other:	if any development is proposed site must meet watershed requirements. Maximum built upon area (BUA) per watershed density is 70% of the site acreage for high density development. If high density development (24%-

70% of BUA) is proposed all the built upon area must drain and be treated by a State approved water quality device (pond or similar). If low density development is proposed site must meet score sheet requirements. Potential for wetlands on site. Contact the State & Corps for any wetland disturbance or stream crossing or disturbance.

Utilities

- Potable Water
- Waste Water

Airport Noise Cone

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

Landscaping Requirements

Location	Required Planting	Yard Type and Rate
North	NA	
South	NA	
East	NA	
West	NA	

Tree Preservation Requirements

Acreage	Requirements
NA	

Transportation

Street Classification	Chimney Rock Road – Minor Thoroughfare.
Site Access	N/A.
Traffic Counts:	N/A.
Trip Generation:	N/A.
Sidewalks	N/A.
Transit in Vicinity	N/A.
Traffic Impact Study (TIS)	N/A.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **HI** (Heavy Industrial) 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 does not currently have a future land use designation as this site was not within Greensboro’s eventual annexation jurisdiction at the time of original Plan adoption in 2003. The requested **HI** zoning district will be consistent with this proposed Industrial/Corporate Park GFLUM designation for this site.

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.

Community Facilities Goal: Provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens’ needs, contribute to quality of life, and support desired land use patterns.

Connections 2025 Map Policies

Existing:

Undesignated: These sites were located in areas the City of Greensboro could not eventually annex due to approved annexation agreements with surrounding jurisdictions when the Comprehensive Plan was adopted in 2003. With the approval of recent amendments to the Greensboro-High Point annexation agreement line (approved by Greensboro City Council on October 7, 2008 and High Point City Council on October 20, 2008) these sites are now within the City of Greensboro’s eventual annexation jurisdiction and must be assigned future land use classifications.

Proposed:

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

Comprehensive Plan Amendment History

Case #	Date	Request Summary
N/A	N/A	N/A

Applicant Stated Reasons for Request

Explain in detail why the change is needed and a justification for such a change:

When the City of Greensboro adopted its Comprehensive Plan in 2003, the Generalized Future Land Use Map assigned land use classifications for all areas that could potentially be annexed into the City based on annexation agreements with

surrounding jurisdictions. The Cities of Greensboro and High Point recently approved amendments to their annexation agreement that will allow Greensboro to annex additional properties in this area. Since these properties did not have a future land use classification when the GFLUM was originally adopted, a future land use classification must be proposed and approved through a public hearing process.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

The change in the Greensboro/High Point annexation agreement line moved this and other properties into Greensboro's eventual jurisdiction so a future land use classification must be assigned.

COMPREHENSIVE POLICY PLAN ANALYSIS

Need for Proposed Change

With recent changes to the annexation agreement line between the City of Greensboro and City of High Point additional properties are now within the eventual jurisdiction of Greensboro. Since these areas were not in Greensboro's eventual jurisdiction when the Comprehensive Plan was adopted, no future land use classification was assigned at that time. With the amended annexation agreement line moving new properties into Greensboro's eventual jurisdiction, future land use classifications must now be assigned. Because of the existing land use classifications adjacent to this property the Industrial/Corporate Park land use classification is being proposed for the site.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service) – N/A

The associated zoning and annexation will facilitate the expansion of city facilities.

Implications, if any, the Amendment may have for Other Parts of the Plan

None as the proposed designation is merely an extension of the future land designations for immediately adjacent areas and will not significantly alter established land use patterns.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3) – N/A

Revision of the Greensboro-High Point annexation agreement created the need for assignment of future land use classifications for these properties.

PLANNING BOARD COMMENTS

The Planning Board will hold a public hearing on December 17 to assign original future land use classifications to these sites. The Planning Board will then make an official recommendation that will be forwarded to City Council for final review, along with the associated rezoning and annexation requests.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans - N/A

Staff/Agency Comments

Planning

The subject site is currently undeveloped and the City of Greensboro intends to extend Hornady Road across the Urban Loop to South Chimney Rock Road using this property. The recent changes to the annexation agreement line between the City of Greensboro and City of High Point has moved this property into the jurisdiction of Greensboro. Greensboro is therefore establishing original City zoning for this property. Approving this request will help provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns.

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 in the surrounding neighborhood.

Water Resources - No additional comments
No additional comments

Housing and Community Development
No additional comments.

STAFF RECOMMENDATION

PLANNING

Staff recommends **approval** of the requested **HI** (Heavy Industrial) zoning district.