



Z-09-01-006

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

Zoning Commission Hearing Date: January 12, 2009

**GENERAL INFORMATION**

<b>APPLICANT</b>	Billy C. Hinson
<b>HEARING TYPE</b>	Zoning Commission
<b>REQUEST</b>	<b>RS-12</b> (Residential-Multi Family) to <b>CD-LI</b> (Conditional District-Light Industrial)
<b>CONDITIONS</b>	1.Uses: All uses permitted in the Light Industrial zoning district <b>except</b> arms and weapons manufacturing and small arms manufacturing
<b>LOCATION</b>	8815 Neville Road (South of Neville Road and west of Casambri Lane)
<b>PARCEL ID NUMBER (S)</b>	17-95-7-0780-11-6000-029
<b>PUBLIC NOTIFICATION</b>	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). <b>11</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	1.38 acres
<b>TOPOGRAPHY</b>	Slopes to the south
<b>VEGETATION</b>	Residential landscaping

**SITE DATA**

<b>Existing Use</b>	Single-Family residence	
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	RS-12 (Residential- Single Family)	Undeveloped
E	CD-LI (Conditional District-Light Industrial)	Mack Trucks
W	RS-12 (Residential- Single Family)	Undeveloped
S	CD-LI (Conditional District-Light Industrial)	Mack Trucks

**Zoning History**

<b>Case #</b>	<b>Date</b>	<b>Request Summary</b>
2008-1	06/30/2008	This property was annexed into the City on June 30, 2008 and given an original zoning of RS-12.

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (RS-12)	Requested (CD-LI)
Max. Density:	3 dwelling units/acre	N/A
Typical Uses	Primarily intended to accommodate moderate density single-family detached dwellings in developments where public water and sewer service is required.	Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities, which in their normal operations have little or no adverse effect upon 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	Yes, site drains to Upper Randleman Lake Watershed WS IV
Floodplains	N/A
Streams	N/A
Other:	Max. Built Upon Area (BUA) 70% for high density development, or 24% BUA for low density option in Upper Randleman Lake Watershed. Any new development or redevelopment BUA must meet water quality watershed requirements. If high density development is proposed a State approved BMP is required to treat the built upon area.

**Utilities**

Potable Water  
Waste Water

**Airport Noise Cone**

The subject property is located in the Airport Noise Cone.

**Landscaping Requirements**

Location	<b>Required Planting Yard Type and Rate</b>
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North	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
South	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
East	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
West	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'. Note: This site was submitted to TRC as a Sketch Plan. In that plan a 40' Type A Planting Yard was depicted along the northern 170' of this property line. This planting yard would be a voluntary planting yard and not required by ordinance.

**Tree Preservation Requirements**

<b>Acreage</b>	<b>Requirements</b>
1.38 Ac.	All trees 4" or greater DBH which are located within the required planting yards (See note above).

**Transportation**

Street Classification	Neville Road – Collector Street.
Site Access	All access 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. There is no existing sidewalk along the frontage of this development nor is there a project in the area.
Transit in Vicinity	No transit in the vicinity.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

**IMPACT ANALYSIS**

**Land Use Compatibility**

The proposed **CD-LI** (Conditional District-Light 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 designates this location as **Industrial/Corporate Park**. The requested **CD-LI** Zoning district is consistent with this GFLUM designation.

**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.

*Economic Development Goal:* 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 7C:* Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

*POLICY 7C.1:* Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

### **Connections 2025 Map Policies**

*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.

## **CONFORMITY WITH OTHER PLANS**

### **City Plans – N/A**

### **Other Plans – Airport Area Plan**

The Airport Area Plan Update which was endorsed by City Council in June 2002 shows this property to be located in an area classified as Non-Residential. This is a broad category that includes both light and heavy industrial uses, offices, warehouses, service-oriented commercial activities and other types of development that are not noise sensitive. This property is inside the 60 DNL Noise Contour.

## **Staff/Agency Comments**

### **Planning**

The proposed LI zoning district would allow uses that are compatible with the existing development and trend in the general area. The subject site is currently being used as a single-family residence and the applicant intends to redevelop this property as an office/warehouse facility.

This request if approved will help promote a diverse mix of uses in the general area. It

will also promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship while at the same time promoting sound investments in the City. In addition, the proposed uses could encourage “home-grown” and community-based businesses and entrepreneurs and also ensure sound and sustainable patterns of land use, limit sprawl and provide for the efficient provision of public services and facilities especially as the PTI Airport expands.

Staff has made a determination 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 and trend in the surrounding area.

**Water Resources**

The City of Greensboro must adopt and implement the State minimum requirements for the Phase II NPDES post-construction requirements by June 1, 2009. New and revised ordinance language will be adopted to comply with the new regulations, if plan is not submitted before June 1, 2009 site must meet Phase II requirements.

**Housing and Community Development**

No additional comments.

**STAFF RECOMMENDATION**

**PLANNING**

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