



Z-12-10-002
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: November 19, 2012

GENERAL INFORMATION

APPLICANT Tom Terrell for Tom Bigham Holdings LLC, et al.

HEARING TYPE Original zoning

REQUEST **County HI** (Heavy Industrial) to **City HI** (Heavy Industrial)

CONDITIONS None

LOCATION **100 Ward Road** and **100 R1 Ward Road**, generally described as west of Ward Road and south of Burlington Road.

PARCEL ID NUMBER(S) **7885502681 and 7884591998**

PUBLIC NOTIFICATION The notification area for this public hearing was 600 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). **45** notices were mailed to those property owners in the mailing area.

TRACT SIZE ~12.15 Acres

TOPOGRAPHY Undulating

VEGETATION Scant

SITE DATA

Existing Use	Auto salvage yard	
	Adjacent Zoning	Adjacent Land Uses
N	LI (Light Industrial)	Single-family dwelling
E	LI (Light Industrial), R-3 (Residential-Single Family) and County RS-30 (Residential-Single Family)	Manufacturing and single-family dwellings
W	HI (Heavy Industrial) and LI (Light Industrial)	Auto salvage yard and undeveloped
S	R-5 (Residential-Single Family)	Undeveloped

Zoning History

Case #	Date	Request Summary
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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 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 all requirements for all situations; see the City of Greensboro Development Ordinance for all applicable 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 S.Buffalo Creek, non-water supply watershed.

Floodplains N/A

Streams N/A

Other: If >1acre is disturbed, site must meet Phase 2 requirements. Existing Built Upon Area (BUA) is grandfathered.

Utilities (Availability and Capacity)

Potable Water Water is available with capacity in line with request.

Waste Water The Northeast portion of this property is currently served by a private sewer pump station. Further development, subdivision, and or recombination requiring sewerage to the South and West could require a public sewer extension from the South of approximately 3,500+/- feet minimum 8" public sewer main with easements to COG/NCDENR standards.

Airport Overlay District

The subject property is not located within the Airport Overlay District.

Landscaping Requirements

A development plan for this property has been submitted to TRC. Landscaping requirements for the proposed expansion of this existing facility have been addressed at TRC. Any future development or redevelopment of this property will be subject to the Landscaping requirements outlined in Section 30-10 of the City Code of Ordinances.

Tree Preservation Requirements

Acreage

Requirements

12.15 ac. plus adjoining parcel

A development plan for this property has been submitted to TRC. Tree Conservation requirements for the proposed expansion of this existing facility have been addressed at TRC. Any future development or redevelopment of this property will be subject to the Tree Conservation requirements outlined in Section 30-12 of the City Code of Ordinances.

Transportation

- Street Classification: Ward Road – Major Thoroughfare
- Site Access: All access(s) 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. Sidewalk does not exist along the frontage of this property.
- Transit in Vicinity: Yes, GTA Route 10 (East Market Street) within 0.19 miles of the subject site, along East Wendover Avenue and GTA-HEAT Route 70A (GTCC Wendover Campus) within 500 feet of the subject site, along Burlington Road.
- Traffic Impact Study: No TIS required per TIS Ordinance.
(TIS)
- Street Connectivity: N/A.
- Other: N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **City 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 (GFLUM) designates this location as **Mixed Use Corporate Park**. The requested **City HI** (Heavy Industrial) zoning district is generally consistent with this GFLUM designation. The Growth Strategy Map designates this location as **Growth Tier 1, Current Growth Area (2007 to 2013)**.

Connections 2025 Written Policies

Land Use, Goal 4.3 - Growth at the Fringe: 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.

Policy 4F - Initiate a fringe area growth management framework comprising the following elements:

- A Fringe Area Land Use Plan;
- A “tiered” approach that designates growth areas for staged development, annexation, and extension of public facilities;
- Specific criteria for water and sewer extensions and annexations;
- Designation of the fringe as Greensboro's extraterritorial jurisdiction; and
- A proactive plan to provide infrastructure in advance of development, consistent with the growth “tiers” and Fringe Area Land Use Plan.

Community Character, Goal 5.2 – Man-Made Environment: Preserve and enhance the character and visual quality of Greensboro's built environment, including historic resources, private developments, and public landscapes.

Policy 5F – Implement and improve design standards governing the appearance of development from public roadways.

Economic Development, Goal 7: 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.

Transportation, Goal 8: Develop and maintain a safe, efficient, and environmentally sound transportation system that provides convenient choices for accessing destinations throughout Greensboro and the Triad, including a range of well-integrated transit, pedestrian, and bicycle linkages.

Policy 8A - Maintain a roadway network that safely and efficiently accommodates vehicular traffic while supporting other community objectives defined in the Comprehensive Plan.

Community Facilities, Services, and Infrastructure, Goal 9: 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.

Policy 9A - Proactively target infrastructure (water/sewer) extensions to support desired land use patterns.

Connections 2025 Map Policies

Mixed Use Corporate Park This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

Growth Tier 1, Current Growth Area (2007 to 2013): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

CONFORMITY WITH OTHER PLANS**City Plans*****Consolidated Plan 2010-2014: Plan for a Resilient Community***

Principle 1) Provide More Transportation Choices:

Goal A) Promote transportation and development patterns and types that contribute to decreased household transportation costs.

Principle 4) Support Existing Communities:

Goal A) Provide planning services to Greensboro communities for redevelopment, neighborhood, corridor, and area plans.

Principle 6) Value Communities and Neighborhoods:

Goal F) Eliminate the persistence of vacant housing, trash, and environmental hazards in neighborhoods – preserving quality and livability.

Principle 7) Recognize The Environment as a Critical Element of Community Sustainability:

Goal E) Stimulate private investment on sites with presumed or actual impacted soils through site assembly, site assessments and remediation and disposition of acquired properties for new development.

Community Development

The subject site is located within the area(s) eligible for the following economic development incentive or assistance program(s): Urban Development Investment Guideline incentives (local). Specifically, the northern half of the site is located within the East Market Street Reinvestment Corridor.

Applicant is strongly encouraged to discuss this proposed rezoning with owners of adjacent properties.

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

This original zoning request is associated with a voluntary annexation petition signed by the property owner.

The subject 12.15-acre property is currently being used as part of an existing auto salvage yard. Adjoining the subject site to the north is a single-family dwelling, to the east is a marble countertop manufacturer and single-family dwellings along Ward Road, to the south is an undeveloped property and to the west is also an undeveloped property and a portion of the existing auto salvage yard which is already in the City limits (not part of this original zoning request).

The predominant use in this area is heavy and light industrial with a few scattered single-family dwellings, especially along the railway tracks. Approving this request will help 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.

Consistent with the economic development goal of the Comprehensive Plan, this request, if approved will help 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.

Staff finds this original zoning request consistent with the applicable provisions of the Comprehensive Plan, the Zoning Ordinance and the development pattern of the surrounding area.

Staff Recommendation

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