



**Z-13-07-003**

**Planning & Community Development  
Zoning Staff Report and Plan Amendment Evaluation**

**Zoning Commission Hearing Date: August 12, 2013**

**GENERAL INFORMATION**

**APPLICANT** Donald R. Vaughan, Attorney at Law for Tyla Shoepner and Highwoods/Forsyth Limited Partnership

**HEARING TYPE** **Quasi-Judicial**

**REQUEST** **Special Use Permit** for waste related services, in the HI (Heavy Industrial) zoning district.

**CONDITIONS**

1. Uses: All uses allowed in the HI zoning district including waste related services and other uses allowed in the HI zoning district **except** salvage yards, junk yards, and scrap processing; any use with a drive through facility; convenience store with fuel pumps; bars, nightclubs, and brewpubs; and sexually oriented businesses.

**LOCATION** **7353 West Friendly Avenue**, generally described as southeast of West friendly Avenue and west of North Chimney Rock Road

**PARCEL ID NUMBER(S)** **7825519472**

**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). **18** notices were mailed to those property owners in the mailing area.

**TRACT SIZE** ~5.022 Acres

**TOPOGRAPHY** Generally flat

**VEGETATION** Existing

**SITE DATA**

**Existing Use**

	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	LI (Light Industrial)	Research facility, catering services, and a temporary staffing office.
E	LI (Light Industrial)	Mini storage facility
W	LI (Light Industrial)	Cleaning services and vacant industrial space
S	LI (light Industrial)	Vacant Distribution Center

**Zoning History**

Case #	Date	Request Summary
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This property has been zoned **LI** (Light Industrial) since July 1, 2010. Prior to the implementation of the Land Development Ordinance (LDO) it was zoned **LI** (Light Industrial).

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District	Existing	Requested
Designation:	<b>(pending rezoning request for HI)</b>	<b>(SUP for manufacturing and storage of chemicals)</b>
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate wide ranges 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.	A Special Use Permit is required for waste related services in the HI (Heavy Industrial) zoning district. The property use is limited to all permitted uses in the HI zoning district including waste related services and other uses allowed in the HI zoning district <b>except</b> salvage yards, junk yards, and scrap processing.

*\*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**

The subject site is located within the boundary of the West Friendly Avenue Visual Corridor Overlay Zone, which prohibits establishment of new outdoor advertising signs.

**Environmental/Soils**

Water Supply - Site drains to Greensboro Watersupply Watershed, WS III, Horsepen Creek Watershed

Floodplains N/A

Streams N/A

Other: New Built Upon Area (BUA) must be treated by a State approved water quality BMP. Maximum High Density development is 70%.

**Utilities (Availability and Capacity)**

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

Waste Water Sewer is available and capacity is in line with request

**Airport Overlay District**

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

***Landscaping Requirements – Not applicable to the Special Use Permit (see Zoning Case 07-13-002 for landscaping requirements for site development.***

***Tree Preservation Requirements – Not applicable to the Special Use Permit (see Zoning Case 07-13-002 for Tree Conservation requirements for site development.***

**Acreage Requirements**

**Transportation**

Street Classification: West Friendly Avenue – Major Thoroughfare.  
North Chimney Rock Road – Collector Street.

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

Traffic Counts: West Friendly Avenue ADT – 15,839 (GDOT, 2012).

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: No.

Traffic Impact Study: No TIS required per TIS Ordinance.  
(TIS)

Street Connectivity: N/A.

Other: N/A.

## **IMPACT ANALYSIS**

### **Land Use Compatibility**

The proposed **CD-HI (Conditional District- 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 designates this location as **Industrial/Corporate Park**. The requested **CD-HI (Conditional District- Heavy Industrial)** zoning district is generally consistent with this GFLUM designation.

### **Connections 2025 Written Policies**

**Land Use Goal 4.1 – Growth Strategy:** Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

**Policy 4C:** Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

**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.

### **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.

**Comprehensive Plan Amendment History**

Case #	Date	Request Summary
n/a	n/a	n/a

**Applicant Stated Reasons for Request**

n/a

**Explain in detail the conditions that you think may warrant a Plan Amendment – Per Applicant and Application**

n/a

**COMPREHENSIVE POLICY PLAN ANALYSIS**

**Need for Proposed Change**

n/a

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

n/a

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

n/a

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

n/a

**PLANNING BOARD COMMENTS**

n/a

**CONFORMITY WITH OTHER PLANS**

**City Plans**

***Consolidated Plan 2010-2014: Plan for a Resilient Community***

**Principle 1 – Provide More Transportation Options:**

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

**Principle 3 – Enhance Economic Competitiveness:**

**Goal E:** Focus on energy efficiency as an economic generator for small business development.

**Principle 6 – Value Communities and Neighborhoods:**

**Goal A:** Promote coordinated transportation and land use decisions for broader livability throughout Greensboro.

**Principle 7 – Recognize the Environment as a Critical Element of Community**

**Sustainability:**

**Goal A:** Promote more efficient land development patterns.

**Other Plans**

n/a

**STAFF/AGENCY COMMENTS**

**Community Development**

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

**Planning**

This analysis is based on information provided to staff as indicated in this report. The recommendation of staff below is only to be considered to the degree that this information is consistent with the competent evidence presented at the Special Use Permit hearing before the Zoning Commission and is not intended to replace the objective fact finding role of the Commission at this hearing.

The subject property contains an industrial park with several industrial uses that are permitted in either the LI (Light Industrial) or HI (High Industrial) districts on 5.022 acres. The applicant is interested in establishing a waste related services use in one of the vacant units. "Waste Related Services" on this site requires a Special Use Permit under the current provisions of the Land Development Ordinance (LDO). The surrounding properties are developed with a mix of heavy and light industrial uses, along with some commercial development.

To be approved, this request must conform to the intent and purpose of the Zoning Ordinance and the Comprehensive Plan in that:

1. That the proposed use will not be detrimental to the health or safety of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
2. That the proposed use at the particular location provides a service or facility that will contribute to the general well-being of the adjacent and nearby industrial properties and their operations.
3. That the location and character of the proposed use will be in harmony with the area in which it is to be located and in general conformity with the Comprehensive Plan.

**Staff Recommendation**

Staff recommends **approval** of the requested **SUP** (Special Use Permit).