



# Z-15-03-006

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

Zoning Commission Hearing Date: March 9, 2015

### GENERAL INFORMATION

<b>APPLICANT</b>	Piedmont Aviation Component Services Inc.
<b>HEARING TYPE</b>	Special Use Permit Request
<b>REQUEST</b>	<b>Request to allow all uses permitted in the HI zoning district including metals or metal production or fabrication including coating, enameling, galvanizing, and plating.</b>
<b>CONDITIONS</b>	N/A
<b>LOCATION</b>	<b>7102 Cessna Drive</b>
<b>PARCEL ID NUMBER(S)</b>	<b>7825105376</b>
<b>PUBLIC NOTIFICATION</b>	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). <b>21</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~5.56 Acres
<b>TOPOGRAPHY</b>	Primarily flat
<b>VEGETATION</b>	Industrial

### SITE DATA

<b>Existing Use</b>	Vacant Industrial structure
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N HI (Heavy Industrial)	Industrial Operations Juvenile Detention Center
E HI (Heavy Industrial)	Industrial operations
W HI (Heavy Industrial)	Industrial operations
S HI (Heavy Industrial)	Industrial operations

**Zoning History**

Case #	Date	Request Summary
N/A	N/A	The subject property has been zoned HI since the adoption of the Land Development Ordinance in July 2011. Prior to the adoption of the LDO, the property was also zoned HI.

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (HI)	Requested (SUP for all uses permitted in the HI zoning district including metals or metal production or fabrication including coating, enameling, galvanizing, and plating)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate a range of assembling, fabricating, and manufacturing activities.	A Special Use Permit is requested for all uses permitted in the HI zoning district including metals or metal production or fabrication including coating, enameling, galvanizing, and plating

*\*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 AO, Airport Overlay District 60 decibel noise level noise cone of the Piedmont Triad International Airport. The Airport Overlay prohibits new residential uses with densities greater than 1 unit per acre.

**Environmental/Soils - Site drains to South Buffalo Creek**

Water Supply Watershed Site drains to Upper Randleman Watersupply Watershed, East Fork Deep River

Floodplains N/A

Streams N/A

Other: New Built Upon Area (BUA) must meet current watersupply watershed requirements. A State approved water quality device is required. The new BUA must be treated and any existing BUA that drains to the device to the maximum extend practicable, must also be treated. Site is located within the 5 mile statue radius of the PTI Airport. No BMP's are allowed that hold a normal pool elevation unless engineer proves no other device will function properly.

**Utilities**

Potable Water Available

Waste Water Available

**Airport Noise Cone**

The subject site is partially located within the area of the 60 decibel noise level (DNL) noise cone of the Piedmont Triad International Airport.

**Landscaping & Tree Preservation Requirements**

Not applicable

**Transportation**

Street Classification: Gallimore Dairy Road – Major Thoroughfare.  
Cessna Drive – Collector Street.

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: 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 **HI (Heavy Industrial)** zoning and **SUP (Special Use Permit)** 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 **HI (Heavy Industrial)** zoning district and **SUP (Special Use Permit)** are generally consistent with the **Industrial/Corporate Park** 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 4A:** Remove present impediments to infill and investment in urban areas.

**Policy 4B:** Target capital investments to leverage private investment in urban areas.

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

**Policy 4D:** Identify potential opportunities and selectively target, plan and promote development/reuse initiatives.

**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 5E:** Improve the aesthetic quality of publicly owned and maintained 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 7A:** Target city investment and regulatory policies for economic development.

**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.

**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.

**Goal B:** Improve access to destinations, especially via alternate modes (public transit,

walking, and bicycling); including the critical first and last miles of journeys.

**Goal C:** Improve the safety of transportation systems and facilities, especially for vulnerable transportation users (children, seniors, handicapped adults, pedestrians, bicyclists).

**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.

**Goal E:** Work at the neighborhood level to reconnect neighborhoods to jobs and services, promote "Desirable Infill Development" and redevelop major corridors to strengthen adjacent neighborhoods.

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

**Sustainability:**

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

**Sustainability Action Plan**

**Element 1) Transportation and Land Use:**

**Policy 1)** Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

**Element 2) Green Jobs and Buildings:**

**Policy 3)** Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

**Policy 4)** Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

**Policy 6)** Promote more efficient use of water through education, partnerships and pilot projects.

**Element 3) Waste Reduction and Recycling:**

**Policy 7)** Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro's solid waste diversion and recycling rates.

**Element 6) Education and Outreach:**

**Policy 11)** Provide technical support, awards and recognition to individuals and organizations furthering Greensboro's energy and sustainability efforts.

**Other Plans**

n/a

**STAFF ANALYSIS AND RECOMMENDATION**

**Community Outreach**

Applicant is strongly encouraged to discuss this proposed special use permit with owners of surrounding properties.

## Staff Analysis

This analysis is based on factual 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 determined to be consistent with the competent evidence presented at the Special Use Permit hearing before the Zoning Commission. It is not intended to replace the objective fact finding role of the Commission at this hearing.

The subject property contains 5.56 acres and is currently a vacant industrial building. The applicant is interested in operating a heavy industrial operation which may include metals or metal production or fabrication including coating, enameling, galvanizing, and plating which requires a Special Use Permit under the current provisions of the Land Development Ordinance (LDO) for Heavy Industrial zoned property. The surrounding properties are primarily developed with a mix of industrial operations.

Section 30-8-9.2 of the Land Development Ordinance states metals or metal production or fabrication including coating, enameling, galvanizing, and plating as an industrial and manufacturing-related activity that requires special measures to ensure compatibility with adjoining properties.

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)**.