



# **Z-17-06-004**

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

**Zoning Commission Hearing Date: June 19, 2017**

### **GENERAL INFORMATION**

<b>APPLICANT</b>	J&J Acquisition Corporation
<b>HEARING TYPE</b>	Special Use Permit
<b>REQUEST</b>	<b>Request to allow a metal coating and engraving in addition to all uses permitted in the HI (Heavy Industrial) zoning district.</b>
<b>CONDITIONS</b>	N/A
<b>LOCATION</b>	3005 Holts Chapel Road
<b>PARCEL ID NUMBER(S)</b>	<b>0021098</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>33</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	4.5 Acres
<b>TOPOGRAPHY</b>	Primarily flat
<b>VEGETATION</b>	Industrial

### **SITE DATA**

<b>Existing Use</b>	Facility for the manufacturing and storage of chemicals, petroleum products, explosives and allied products.
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#### **Adjacent Zoning**

N	HI (Heavy Industrial)
E	HI (Heavy Industrial)
W	HI (Heavy Industrial)

#### **Adjacent Land Uses**

Industrial Operations
Industrial Operations
Industrial Operations

S LI (Light Industrial) Industrial Operations and Offices

**Zoning History**

Case #	Date	Request Summary
N/A	N/A	The subject property is currently zoned HI (Heavy Industrial) and has been since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the adoption of the LDO, the property was zoned HI (Heavy Industrial).

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing (HI)	Requested (Special Use Permit)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate a wide range of uses including office, retail, service, institutional and high density residential developments in pedestrian-oriented mixed-use setting (often, multiple uses may be located in the same building).	Special Use Permit to allow Metal Coating and Engraving in addition to all uses permitted in the HI zoning district

*\*These regulations may not reflect all requirements for all situations; see the City of Greensboro Land 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 N.Buffalo Creek, Non-water supply watershed

Floodplains >2000FT

Streams N/A

Other: If >1acre is disturbed and the BUA (Built Upon Area) is increased, site must meet current watersupply watershed requirements, water quality and water quantity must be addressed

**Utilities**

Water available

Sewer available

**Airport Overlay District & Noise Cone**

n/a

**Landscaping & Tree Conservation Requirements**

There are no Landscaping and Tree Conservation requirements associated with a Special Use Permit alone. Landscaping and Tree Conservation will become applicable if there is an expansion of use or redevelopment of the property.

**Transportation**

Street Classification:     Holts Chapel Road – Minor Thoroughfare.  
                                   East Market Street – 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 a portion of the frontage of this property.

Transit in Vicinity:        Yes, GTA Route 5 (Gorrell Street) is within 600 ft. of the subject site, along Holts Chapel Road and GTA Route 10 (E Market Street) is within 500 ft. of subject site, along East Market Street.

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

Street Connectivity:       N/A.

Other:                        N/A.

**IMPACT/POLICY ANALYSIS**

**Land Use Compatibility**

The requested **Special Use Permit to allow metal coating and engraving in addition to all uses permitted in the HI (Heavy Industrial) zoning district**, 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 **Special Use Permit to allow Metal Coating and Engraving in addition to all uses permitted in the HI (Heavy Industrial) zoning district** is generally consistent with the

**Industrial / Corporate Park** GFLUM designation. The Growth Strategy map designates the subject site as being within the **East Market Street Reinvestment Corridor**.

#### **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.

**Housing and Neighborhoods, Goal 6:** Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

**Policy 6C:** Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

**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**

#### ***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 the requested **Special Use Permit to allow Metal Coating and Engraving in addition to all uses permitted in the HI (Heavy Industrial) zoning district** with owners of surrounding properties.

Based on the proximity of the subject site to planned bicycle lanes along Holts Chapel Road, East Market Street, and South English Street, as specified in the 2015 Greensboro BiPed Plan, long term safety and accessibility for employees of the subject site would be greatly enhanced by provision of secure, convenient bicycle parking facilities.

The subject site is located within the area(s) eligible for the following economic development incentive or assistance program(s):

- New Markets Tax Credits (federal),
- Historically Under-utilized Business Zone tax credits (federal),
- Urban Development Investment Incentives (local), and

- Economic Development Impact Zone 1 (local).

**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 4.5 acres and is currently developed as a as a metal plating facility. The operation is currently non-conforming because it was established prior to the adoption of the Land Development Ordinance (LDO) in 2010, which requires a Special use Permit for said operations. A proposed expansion to facility triggered the need for the operation to comply with current regulations and secure a Special Use Permit. The Metal Coating and Engraving use has no additional development standards under the LDO beyond the Special Use Permit requirement.

All of the immediately surrounding properties to the subject contain industrial operations with a combination of Heavy Industrial (HI) and Light Industrial (LI) zoning. The Comprehensive Plan’s Generalized Future Land Use Map designates this area as 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.

To get approval for a Special Use Permit, the Zoning Commission must determine that this request conforms to the intent and purpose of the Zoning Ordinance and the Comprehensive Plan in:

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 residential properties.
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 **Special Use Permit**.