



Z-10-01-003

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

Zoning Commission Hearing Date: January 11, 2010

GENERAL INFORMATION

APPLICANT	City of Greensboro for Piedmont Paper Stock, LLC
HEARING TYPE	Original Zoning
REQUEST	County HI (Heavy Industrial) to City HI (Heavy Industrial)
CONDITIONS	None
LOCATION	3909 Riverdale Road , generally described as east of Riverdale Road, west of Pleasant Garden Road and south of Wiley Lewis Road
PARCEL ID NUMBER (S)	09-09-0629-0-0559-W-00501
PUBLIC NOTIFICATION	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). 59 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~6.18 acres
TOPOGRAPHY	Generally flat
VEGETATION	Scanty vegetation

SITE DATA

Existing Use	Piedmont Paper Stock, LLC (paper recycling)	
	Adjacent Zoning	Adjacent Land Uses
N	County HI (Heavy Industrial)	Single-Family dwelling unit
E	County RS-40 (Residential-Single Family)	Vandalia Christian School
W	County RS-30 (Residential-Single Family) and City RS-12 ((Residential-Single Family)	Single-Family dwelling units
S	County HI (Heavy Industrial)	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 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.

**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	N/A, If site continues to drain west then site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other:	N/A

Utilities

Potable Water

Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements – Not applicable until such time as a development plan is proposed for this site.

Location	Required Planting Yard Type and Rate
North	
South	
East	
West	

Tree Preservation Requirements - Not applicable until such time as a development plan is proposed for this site.

Acreage	Requirements
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6.18 ac.

Transportation

Street Classification:	Riverdale Road – Local Street.
Site Access:	Existing.
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 are there any plans for the City to build sidewalk.
Transit in Vicinity:	No transit in this area at this time.
Traffic Impact Study: (TIS)	No, not required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT ANALYSIS

Land Use Compatibility

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

Connections 2025 Written Policies

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 - N/A

Staff/Agency Comments

Water Resources

If any proposed development disturbs an area greater than one acre the site is required to meet Phase 2 requirements.

Housing and Community Development

Planning

This original zoning request is being initiated by the City of Greensboro pursuant to an utility agreement and voluntary annexation petition signed by Piedmont Paper Stock, LLC on January 14, 2004.

The approximately 6-acre subject site currently consists of a paper recycling company. To the east of the subject site is the Vandalia Christian School and to the west and north are single-family dwelling units. The property to the south is undeveloped at this moment. The location of the subject site is unique in the sense that the western and eastern boundaries are defined by Riverdale Road and Pleasant Garden Road respectively.

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. It will also 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 believes 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 generally compatible with the existing development in the surrounding area.

STAFF RECOMMENDATION

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