

**PARTIAL MINUTES OF THE  
ZONING COMMISSION  
April 21, 2020**

**Z-20-04-007: An original zoning request from County AG (Agricultural) to City CD-HI (Conditional District – Heavy Industrial) for the properties located at 1812, 1814, and 1818 Youngs Mill Road and 3921 Presbyterian Road, generally described as south of I-85 and west of Youngs Mill Road, (193 acres original zoning and 3.171 acres rezoning). (Recommended Approval)**

Mr. Kirkman reviewed the zoning map for Z-20-04-007 and other summary information for the subject property and surrounding properties. Mr. Kirkman advised of the condition related to the request and noted the applicant will be requesting to have the condition amended to all uses permitted in the Light Industrial zoning (instead of the Heavy Industrial district) and excluding those uses that were previously noted. The meets the original intent of the applicant but was the case advertised as HI uses and they will need the Commission to make that change as part of the presentation. Chair Marshall inquired if there were any questions for staff. Hearing none, Chair Marshall requested to hear from Mr. Terrell. Mr. Terrell, representing Williams Development group, confirmed the application was intended to be limited to LI uses. Mr. Engle moved to accept the amendment as stated, seconded by Mr. Rosa. The Commission voted 7-0. (Ayes: Chair Marshall, Holston, O'Connor, Alford, Trapp, Rosa, and Engle.) Chair Marshall stated the amended change was accepted.

Tom Terrell, Williams Development Group, stated this is 193 acres of prime industrial land great for a tax base enhancement and job creation, but also could allow up to 2 million square feet for industrial and distribution use. He noted there was no end user or tenant currently. The property does have access to Interstate 85. A first letter was sent to all the neighbors which contained a conceptual layout emphasizing there was not an end user but wanted the neighbors to see that there would be several large buildings. Mr. Terrell depicted an aerial view indicating the southwest corner of the property that appeared to be a very dense sub-division to the south but that was incorrect. A subdivision was laid out in the 1950s but never constructed and no roads were cut in. A western view of the property depicted where the property abuts the interchange. Both of the truck access points are approximate to the interstate on Young Mills Road. Traffic would be kept internal to the site and there would be left and right turn lanes constructed to mitigate the traffic. There has to be an access for safety purposes somewhere other than Youngs Mill Road. The most important item in the traffic study is there are 9 different intersections and of the 9, 7 remain at the exact same level of service. All are level of service A and B. Of the two that had a small drop, one was actually at the interchange itself.

Mr. Terrell further advised two letters were sent to the neighbors. The first letter was sent on March 13, before the "world closed down". It was anticipated in the letter that there may not be an in person meeting and set up within the letter instructions for a conference call. On the day of the meeting it was posted at the church where the meeting was to be held and they had two conference calls that day that were very productive. A conference call with church leadership was had the next day and very positive. There were individual communications with approximately 17-18 neighbors. Some communications were on multiple occasions and everyone continued to be updated. The second letter requested the neighbors to provide an email if they could not attend the meeting and would send all of the updated information with only one response. Everyone was emailed notifying them of the current meeting. There was concern the property would be residential and concluded any large structures would be a buffer for noise from the interstate. Mr. Terrell stated Taylor Williams is from Forsyth County who works hard and is very knowledgeable Taylor Williams has completed substantial developments in Guilford and there are industrial developments in the Rock Creek Dairy Park currently. Mr. Terrell requested for Mr. Williams to speak regarding his vision for the project.

Taylor Williams, 2990 Bethesda Place, Suite 604-C, Winston-Salem, stated he was very excited about the project not only regarding the possibility of outside investment within the local community but also adding jobs to the local economy. Williams Development would be designing up to 2 million square feet of industrial space with this project. It is conceptual in nature currently but having it rezoned would be another step in getting closer to success in building and recruiting outside investment. The Williams Group has several industrial projects within the Triad area and knows what it takes to get the site shovel ready and what it takes to win a project. This is a local and family owned business based out of Winston-Salem and looking forward to working with the local community and are excited about the project. The Williams Group is very excited for a multitude of reasons but one of the largest is the minimum traffic impact study in the proximity to other major interstate industrial projects.

Chair Marshall inquired if there were any questions for the applicant. Seeing none, Chair Marshall inquired if there was anyone else wishing to speak in favor of the application. Seeing none, Chair Marshall inquired if there was anyone to speak in opposition to the application.

Shane McGee, 1819-A Youngs Mill Road, provided his background living in the area. Mr. McGee referred to the aerial map and stated there is no other industrial in this area. Mr. McGee stated this would be large warehouses approximately 500 feet from his front door. His home is located in the county and if he wanted to look out his window and see a big warehouse, he would live in the City. Mr. McGee advised that his neighbor, Judy Britt, is not tech savvy enough to be able to speak via Zoom but shares his sentiment. The pictures shown of the houses on Youngs Mill Road showed the first two houses coming up from the interstate but did not depict his or Ms. Britt's. Mr. McGee stated he was disgusted by that as they have very nice homes and does not want his property value destroyed by the presence of a large warehouse and all the noise that comes with it across from his home. Mr. McGee expressed his concern regarding not having buffers and asked the Commissioners to consider how the landscape will be changed, change in property values, and would they want to look at a big warehouse from their front window. They are in the county because they want to be in the county.

Chair Marshall inquired if there were any questions for Mr. McGee. Mr. Holston requested to have Mr. McGee restate his address. Chair Marshall inquired if there were any other questions for Mr. McGee. Seeing none, Chair Marshall inquired if there was anyone else wishing to speak in opposition to the application. Seeing none, Chair Marshall inquired if Mr. Terrell would like 5 minutes of rebuttal. Mr. Carter stated there are some people that are signed in to speak against. Alice McCall, stated the neighborhood has reservations about the industrial site being added and what it will do to property values. They live in the county and do not want an industrial site in their neighborhood.

Chair Marshall inquired if there were any questions for Ms. McCall. Seeing none, Chair Marshall inquired if there was anyone else wishing to speak in opposition. Seeing none, Chair Marshall asked Mr. Terrell if would like 5 minutes to address the opposition.

Tom Terrell, stated they reached out twice to neighbors. A letter was sent to everyone within 600 feet. Emails were sent to those who provided an email address. Ms. McCall did not appear until this date and had submitted some questions and Mr. Williams sent Ms. McCall a long email addressing several of her concerns. Mr. Terrell felt a good job had been done explaining the regulations imposed for any development when near streams and in a water supply watershed. Mr. Terrell stated the City of Greensboro has regulations that deal with the lighting. Mr. Terrell expressed his appreciation in working with Mr. McGee. There have been very productive conversations and they understand that his neighborhood is not going to have trees and fields.

It is important to note that the City of Greensboro Land Use plan is calling for mixed-commercial use there which could be anything from a convenience store, apartments, to all kinds of development that will also change where he lives and could bring more traffic. Mr. McGee provided Ms. Britt's number and Mr. Williams and himself reached out to her. Ms. Britt's son called and there have been conversations with her and mailed her additional information. Mr. Terrell stated Mr. Williams is reluctant to design the site now without knowing who the end user will be. A handshake promise was made that if the end user has no issue with it, Mr. Williams will make sure that an ample number of evergreen trees will be planted across the street and down the site. Mr. Williams does not want to make design changes until it is known who will be there.

Mr. Holston requested clarification on where the evergreens would be planted. Mr. Terrell stated they would be placed across the street on the property that is being developed. Mr. Williams has to meet every requirement that is in the City of Greensboro Ordinance for how to plant vegetation when there is an industrial project adjacent to resident. There would be no choice but to meet those requirements. They were offering to go above and beyond that to provide additional screening when the time comes that the site will be designed.

Chair Marshall inquired if there were any further questions to Mr. Terrell. Chair Marshall inquired if there was anyone else wishing to speak in favor of the application.

Jeff Swanson, 3933 Presbyterian Road, stated looking at the map he is located near the southwest part of the property and asked what the zoning meant for him. Mr. Kirkman responded the request is only for the subject property shown on the map to be annexed into the city and assigned city zoning if the Commission votes to recommend approval and City Council would also need to approve. It would not change any status on Mr. Swanson's property in terms of being inside or outside the city or changing his existing zoning on his property. Mr. Kirkman advised if Mr. Swanson wished to pursue that, staff would require a separate petition process for that.

Mr. Holston asked about the properties sandwiched between I-85 and the subject property designated as 3820 and 5006 and if there are residences there or only lots. Mr. Kirkman responded he did not believe residences were there and probably some were right of way related to the highway. Staff is now aware of any housing between Interstate 85 and the subject property to the north. Mr. Holston requested to review the illustrative drawing. Mr. Holston asked if Mr. Swanson had buffering around his property in the illustrative drawing. Mr. Kirkman responded the drawing was completely illustrative. The site has not been designed and would have to meet minimum landscaping requirements. Mr. Kirkman could not speak to what the final buffering might be. Mr. Terrell stated he drove past the site recently and thought Mr. Swanson had some good buffering on his lot. Mr. Swanson indicated some of the trees were taken down recently to have room for his dogs to run. In looking at it from Presbyterian, it appears there are quite a few trees remaining.

Chair Marshall inquired if there was anyone else wishing to speak in favor of the application. Chair Marshall requested if anyone wished to speak in opposition in the remaining minutes.

Shane McGee, stated it was discussed with Mr. Williams that off the Presbyterian side road, there is Little Alamance Creek running through there. Under heavy rain, it tends to flood currently. Adding so much concrete and parking lots would increase more runoff and he asked if enough study had been done to address increased flooding. There is an area when it rains hard the land almost goes under water and needs to be addressed.

Chair Marshall reiterated the photograph was illustrative only and his questions would need to be ironed out at the Technical Review Committee site planning stage and those issues will be looked at.

Mr. McGee advised his understanding was not all of the land had been purchased and is in different plots. Williams Group has purchased some and has an option to purchase other plots. Mr. McGee stated speaking on the phone it appeared it was to be heavy industrial and now it is light industrial. Mr. McGee asked what were the biggest differences between heavy industrial and light industrial. Mr. Kirkman responded the biggest distinctions would be the intensity of manufacturing uses. Heavy Industrial often has outdoor activities associated with it. Light Industrial is generally inside buildings. Light Industrial uses generally would be assembly and limited manufacturing that are not involving chemicals, petroleum products and those types of things, whereas as Heavy Industrial uses would potentially include those as options and then would also open the opportunity for larger outdoor activities like concrete plants and those types of uses. By restricting this request to uses in the Light Industrial district, some of those heavy intensity uses would not be allowed.

Chair Marshall inquired if there were any further questions from Mr. McGee. Mr. McGee responded no further questions and was still opposed to the request because there is nothing like this in the area and would drastically change the landscape and potentially damage property values.

Chair Marshall inquired if there were questions for Mr. McGee. Hearing none, Chair Marshall inquired if there was anyone else wishing to speak in opposition during the 5-minute rebuttal. Seeing none, Chair Marshall closed the public hearing and requested to hear from staff.

Mr. Kirkman stated the Comprehensive Plan's Future Land Use Map currently designates this property as Mixed Use Commercial, Moderate Residential, and Interim Residential. The applicant has submitted a Comprehensive Plan amendment to the Industrial/Corporate Park designation. That 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. The proposed request supports the Comprehensive Plan's Economic Development goal to 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 and the Growth at the Fringe goal to provide a development framework for the fringe that guides sound, sustainable patterns of land use and provides for efficient provision of public services and facilities as the City expands. The site's immediate proximity to the Interstate and large contiguous areas of land support industrial development, with the proposed CD-HI zoning district limiting uses that may be most impactful to the surrounding area. Staff recommended approval of the request.

Chair Marshall inquired if there were any questions for staff. Mr. Alford stated in looking at the tract size which is stated as 193 acres, asked what was the actual size of the land. Mr. Kirkman responded it is the total amount of acreage amongst the different properties. Mr. Alford responded he sees 188 acres and asked where was the balance. Mr. Kirkman responded he believed it be an error on the map. The 193 acres should be the correct number. Chair Marshall inquired if there was any discussion among the Commissioners. Seeing none, Chair Marshall requested a motion be made. Mr. Holston stated in regards to agenda item Z-20-04-007, the Greensboro Zoning Commission believes that is action to recommend approval of the zoning amendment, for the properties located at 1812, 1814 and 1818 Youngs Mill Road and 3921 Presbyterian Road from County AG (Agricultural) to City CD-HI (Conditional District Heavy - Industrial) to be consistent with the adopted Connections 2025 Comprehensive Plan

and considers the action taken to be reasonable and in the public interest for the following reasons: The request is consistent with the Comprehensive Plan's Economic Development goal to promote a healthy and diversified economy. The request is consistent with the Comprehensive Plan's Growth at the Fringe goal to provide a developmental framework for the fringe that guides sound, sustainable patterns of land use as the City expands. The proposed CD-HI request, as conditioned, limits potential negative impacts on surrounding properties. Mr. Kirkman advised for clarification the request is for City CD-HI. The condition limits it to LI uses but the district requested is CD-HI. Seconded by O'Connor. The Commission voted 7-0. (Ayes: Chair Marshall, Holston, O'Connor, Rosa, Engle, Trapp, and Alford. Nays: 0). Chair Marshall advised the approval was a favorable recommendation and subject to a public hearing at the May 19, 2020 City Council meeting.