

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

**PL(P) 20-23 & Z-20-12-002: An annexation and original zoning and rezoning from County HI (Heavy-Industrial) and County CD-HI (Conditional-District Heavy Industrial) to City HI (Heavy Industrial) for the property identified as 112 Maxfield Road, generally described as west of Maxfield Road and south of Burlington Road (14.102 acres).  
(Recommended Approval)**

Mr. Kirkman reviewed the zoning map and provided other summary information for the subject property and surrounding properties. Mr. Kirkman advised there were no conditions associated with the request. Chair Holston inquired if the Commissioners had any questions for Mr. Kirkman. Hearing none, Chair Holston requested the applicant to come forward, provide their name and address and present their case.

Will Dubrose, 727 Hood Place, stated he has owned their company for approximately 10 years and originally were in the county. The business packages and blends windshield washer fluid, RV anti-freeze, and car wash in the building. They have grown over time and need to increase water capacity and are requesting to increase the 2 inch water main currently provided through the county to a 4 inch water main because water is the single largest component with these products. As part of increasing the water main from 2 inches to 4 inches, they have to be in the city versus the county. It was zoned Heavy Industrial previously and are requesting to be zoned Heavy Industrial in the city, given the new water use needs.

Mr. Engle asked Mr. Dubrose if there was a reason why there were no conditions associated with this request similar to the county request presented before. Mr. Dubrose responded a developer assisted him with this request and also dealt with City Planning staff and thought it had been done appropriately and correctly. Mr. Kirkman added the conditions that are on the property currently are related to Special Use Permits in the city zoning and not relevant here. Mr. Kirkman stated they do translate to the city zoning and that is why the straight HI zoning seemed to be appropriate. Mr. Engle clarified if there would be no need for them to have a Special Use Permit for the chemical stuff that they are doing on the property if it is in the city. Mr. Kirkman responded as staff understood it, it did not appear these chemicals were related to petroleum, caustic chemicals, or anything like that with their production and therefore a Special Use Permit was not warranted.

Mr. Dubrose added their manufacturing blending process is closed loop and didn't generate any waste. All of the product goes into the jug. Mr. Dubrose asked if any of the Commissioners have purchased RainX Windshield washer fluid. It is made on Maxfield Road and he appreciated the support of the Commissioners.

Chair Holston asked if there were any additional questions by the Commissioners. Seeing none, Chair Holston inquired if there was anyone else to speak in favor of the request. Hearing and seeing none, Chair Holston inquired if there was anyone to speak in opposition to the request. Hearing and seeing none, Chair Holston closed the public hearing and requested to hear from city staff for a recommendation.

Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this site as Planned Industrial District and Urban General, with Planned Industrial making up the majority of the site. The Future Land Use map designates the property as Industrial and Commercial with Industrial making up the majority of the site. The request is consistent with the Comprehensive Plan because the uses requested are of a compatible scale, intensity, or off-site impact as existing nearby uses and the request accommodates a satisfactory transition to the existing scale and intensity of nearby uses. The HI original zoning and rezoning request allows expansion of an existing industrial use in an area where similar industrial uses are the predominant land use. Staff recommended approval of the request.

Mr. Engle moved to annex the property at 112 Maxfield Road; seconded by Ms. O'Connor. The Commission voted 8-0. (Ayes: Chair Holston, Collins, Bryson, Rosa, Trapp, Engle, Alford, and O'Connor. Nays: None). Chair Holston stated this constituted a favorable recommendation and is subject to a public hearing at the January 19, 2021 City Council meeting. Mr. Engle moved that in regard to agenda item Z-20-12-002, the Greensboro Zoning Commission believes that its action to recommend approval of the zoning and rezoning request for the properties described as 112 Maxfield Road from County HI (Heavy-Industrial) and City CD-HI (Conditional-District-Heavy Industrial) to City HI (Heavy Industrial) to be consistent with the adopted GSO 2040 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 Future Built Form Map and Future Land Use map. The requested HI zoning district would permit uses that are complimentary to those existing in the surrounding area. The request is reasonable due to the size, physical conditions, and other attributes of the area. It will benefit the property owner and surrounding community. Approval is in the public interest. Seconded by Ms. O'Connor. The Commission voted 8-0. (Ayes: Chair Holston, Collins, Bryson, Rosa, Trapp, Engle, Alford and O'Connor. Nays: None). Chair Holston stated this approval constitutes a favorable recommendation and is subject to a public hearing at the January 19, 2021, City Council Meeting.