

Meeting Summary

Project: Greensboro Advanced Treatment of Emerging Contaminants

Subject: Mitchell Water Treatment Plant (WTP) Rezoning Public Meeting

Date: Monday, September 09, 2024

Location: Benjamin Branch Library, 1530 Benjamin Pkwy, Greensboro, NC 27408 (In-Person)
Zoom (Virtual)

Attendees: Katie Walker, HDR
Nelson Heringer, HDR
Monica Jarrett, City of Greensboro (COG)
Scott Jewell, COG
Community members on attached sign-in sheet

Virginia Spillman, COG
Kristine Williams, COG
Jana Stewart, COG
Laine Roberts, COG

1. Welcome
 - a. HDR and the City of Greensboro (COG) opened the meeting and welcomed the attendees from the public.
 - b. HDR indicated that the meeting was related to the proposed rezoning of several parcels adjacent to the existing Mitchell Water Treatment Plant (WTP).
 - c. HDR directed attendees to a website providing information on the project and a survey where community members could provide feedback.
2. Introductions
 - a. Team members from the COG and HDR introduced themselves.
 - b. Public attendees were given the opportunity to indicate where they live in relation to the WTP.
3. Rezoning Process Overview
 - a. The group watched a video from COG Planning and Zoning that outlined the basics of the rezoning process.
 - b. HDR presented a map showing the existing WTP parcel and the parcels purchased by COG which are within the future rezoning application.
4. Light Industrial (LI) Zoning District
 - a. The group reviewed the general description and requirements of the LI zoning district.
 - b. LI is intended for limited manufacturing and wholesaling facilities that provide limited disturbance to neighboring residences and communities.
 - c. LI has a maximum 50-foot building height.
 - d. LI requires a 45-foot planting yard when adjacent to residential parcels.
5. Site Plan and Renderings
 - a. HDR presented conceptual renderings of the site plan. HDR and COG indicated these are subject to change.
6. Schedule
 - a. HDR and COG presented the anticipated schedule for rezoning.

7. Questions and Discussion

- a. The group discussed sidewalk on east side of Seminole Drive and access to the greenway.
- b. There is no plan for access to the greenway through the WTP property.
- c. The WTP must comply with the Department of Homeland Security requirements for site access and fencing.
- d. The group discussed a sidewalk on WTP side of Seminole Drive. ***After the meeting, COG alerted attendees that COG paid a “fee in lieu” to support a Greensboro Department of Transportation (GDOT) sidewalk project along Seminole Drive.***
- e. The group discussed the power supply to the project.
 - i. No upgrades to the power supply are required currently.
 - ii. HDR and COG anticipate relocating some of the power lines to a different location on the site.
- f. The group discussed the proposed fence line and materials.
 - i. The WTP must comply with Homeland Security requirements for fencing.
 - ii. The fence will go around the entire property.
- g. The group discussed the programming of the proposed buildings.
 - i. The Operations and Maintenance Building will have a warehouse to eliminate exterior storage, a maintenance bay, offices, and conference/training spaces.
 - ii. The GAC building will contain GAC contactors with limited moving equipment.
 - iii. The exterior will match the aesthetic of the existing Filtration Building with brick and white stone.
 - iv. Trucks will not be allowed to deliver overnight.
 - v. Paving will be limited to areas required for operational access.
 - vi. The new entrance on Battleground is not anticipated to conflict with the greenway.
 - vii. The current plan is to eliminate the entrance on Seminole Drive and route all construction/WTP traffic to the existing entrance on Benjamin Parkway and the proposed entrance on Battleground Avenue.
 - viii. The buildings will be approximately 50-feet tall.
- h. The group discussed the project timeline.
 - i. Constructed is anticipated to start in approximately one year and last two – four years depending on contractor sequencing.