

An aerial photograph of the Mitchell Water Treatment Plant, featuring several large industrial buildings and a parking lot. The image is overlaid with a semi-transparent green filter. The text is positioned in the lower-left quadrant of the image.

Neighborhood Rezoning Follow Up Meeting for the Expansion of the Mitchell Water Treatment Plant

November 6, 2024

Agenda

- 🌳 Introductions
- 🌳 Rezoning Overview
- 🌳 Petition Items
- 🌳 Rezoning Next Steps
- 🌳 Open Discussion

Introductions

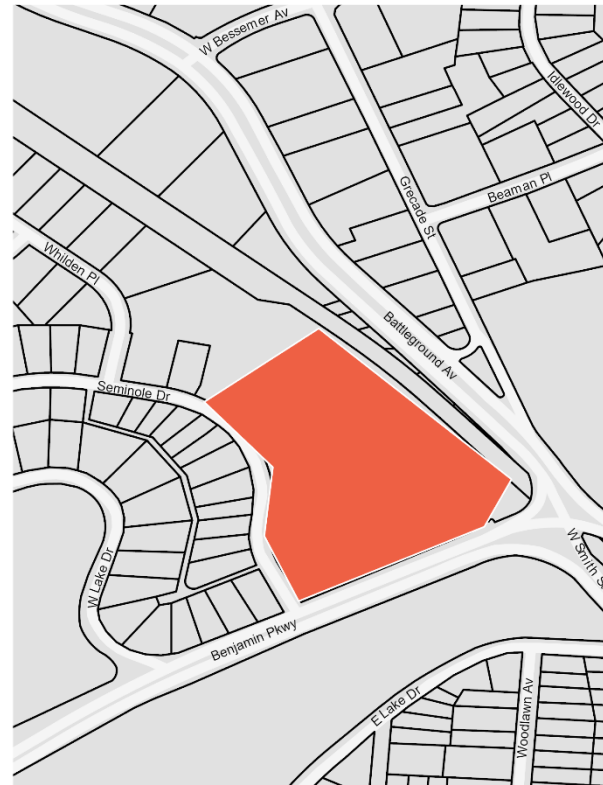
- 🌳 City of Greensboro
- 🌳 HDR, Engineer and Architect
- 🌳 Neighborhood



Rezoning Overview

- ⑥ The City of Greensboro purchased properties at 1326, 1328, 1330, and 1324 Seminole Drive.
- ⑥ The City is rezoning the properties from RM-18 (residential buildings with a maximum of 18 units) and R-5 (residential single and multi-family buildings) to Light Industrial use (play the video about rezoning).
- ⑥ The zoning will be conditional and exclude the ability to construct billboards.
- ⑥ We are making this request for the planned expansion of the Mitchell Water Treatment Plant development which will help improve our water quality.

ORIGINAL PARCEL



REZONED PARCEL



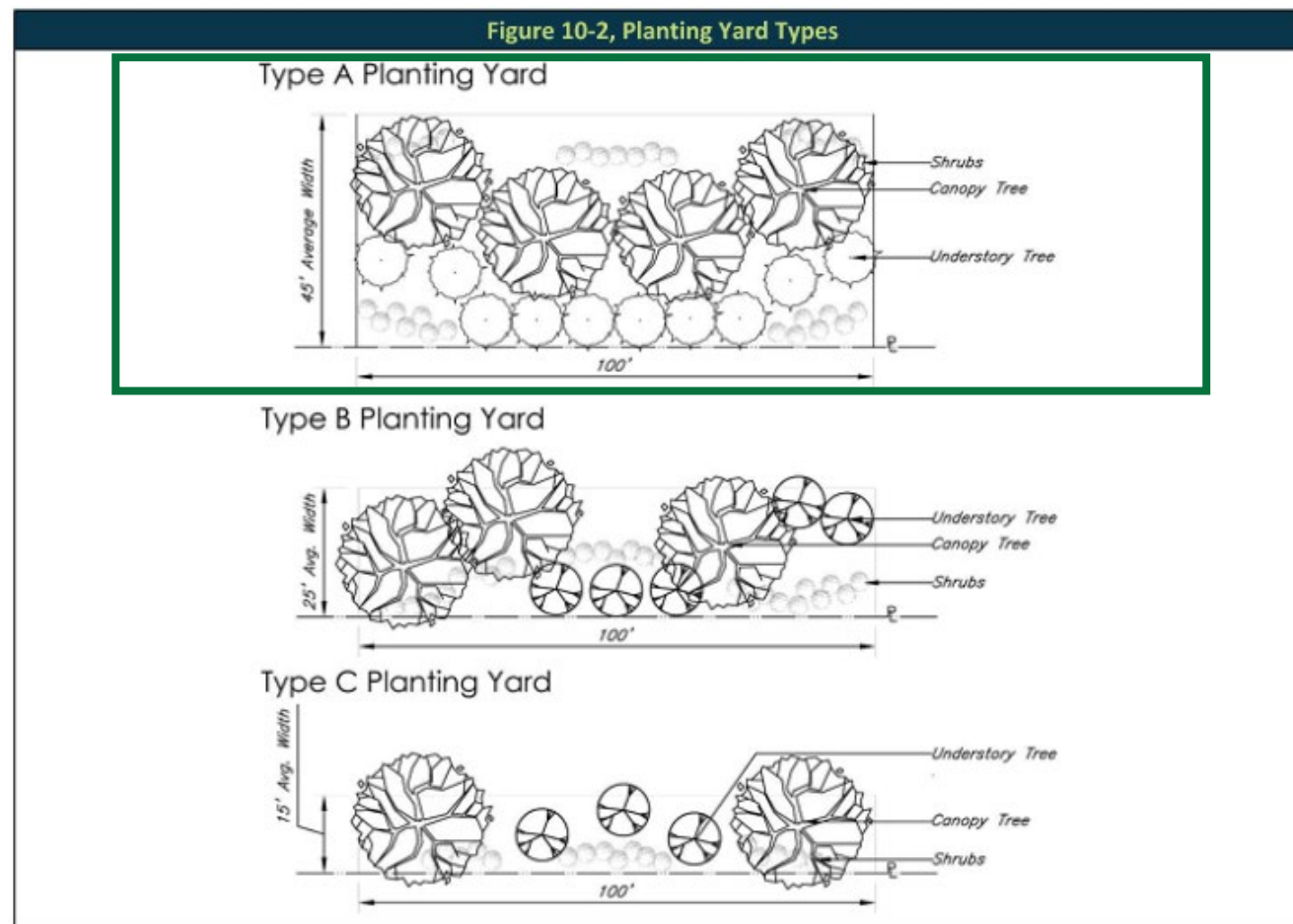


Fencing

- ⦿ Fence material planned to be wrought iron or similar
- ⦿ Fence material and design (height, spacing) must comply with City LDO and Homeland Security Requirements

Vegetation and Screening

- 45-foot planting yard with vegetation and trees for screening
- LDO Requirements per 100 linear feet of yard
- Landscaping must comply with Homeland Security and Duke Energy Requirements
- Additional screening measures will be considered during design
- City will comply with Tree Conservation requirements to preserve and/or replace trees
- Evergreen trees will be considered where practical





Building Height and Design / Equipment Storage

- Buildings to be brick clad to match existing buildings
- LDO limitation of no more than 50-foot building height with minimum 45-foot buffer from property line to accommodate future growth
- Building height determined by water treatment process
 - Requires gravity flow to distribution system pumps
 - Contactors require covers to prevent contamination from birds, insects, etc.
- Operations and Maintenance Building will be three stories
 - Moves equipment and materials indoors
 - Accommodates staff growth and maintenance needs



Access Restrictions / Greenway Access

- ⦿ The current intent is to eliminate the use of the Seminole Drive entrance by delivery trucks and large vehicles.
 - Some entrance may be required for emergency purposes
- ⦿ Future GDOT work will include a side path from the Greenway along Benjamin Parkway to the Seminole Drive sidewalk
- ⦿ Water Resources is coordinating with GDOT for sidewalk connectors



Lighting and Sound

- ⦿ Exterior lighting is required for staff safety
- ⦿ Fixtures will comply with the LDO and as requested in the petition
 - No more than one foot-candle cast to residential properties or streets
 - 1 foot-candle is approximately equivalent to the light from a full moon
- ⦿ Sound will be limited as required by the LDO and requested in the petition.



Site Preservation and Stormwater Management

- ⦿ Only land required for new buildings will be developed
- ⦿ As treatment needs change, additional development could be required - the 45-foot planting yard and all screening, lighting, and noise requirements would be maintained
- ⦿ Stormwater is currently planned to be underground detention to prevent nuisance animals and pests
- ⦿ Existing slabs, buildings, parking lots, etc. will be removed per the petition request

Next Steps in the Rezoning Process

Our anticipated schedule for the rezoning is:

Application Deadline	October 4
Planning & Zoning Commission Public Hearing	November 18
Zoning Appeal Deadline	November 28
Potential City Council Meeting	December 17