

Notes

Project: City of Greensboro – Mitchell WTP ATEC Final Design

Subject: Neighborhood Rezoning Follow-up Meeting

Date: Wednesday, November 06, 2024

Location: Water Resources

Attendees: Monica Jarrett, COG
Scott Jewell, COG
David Wells, COG
Kristine Williams, COG
Mike Borchers, COG
Virginia Spillman, COG
Laine Roberts, COG

Katie Walker, HDR
Community Members on attached sign-in sheet

Notes taken by the HDR team are summarized below

Notes

1. Introductions
 - a. The meeting attendees introduced themselves.
2. Rezoning Overview
 - a. HDR presented an overview of the rezoning request from residential to light industrial. The City acquired the additional property to expand the Mitchell Water Treatment Plant (WTP) and improve water quality.
 - b. The zoning will include a condition that excludes the construction of billboards.
3. Petition Items
 - a. Fencing.
 - i. Neighborhood attendees asked if the fence would be chain link or have barbed wire. HDR noted that the fencing will be wrought iron with some of it being on a brick base. The City indicated that the aesthetics of the new perimeter fence is similar to the fences at High Point University. The new perimeter fence will be continuous and encompass the entire plant facility; the final detailed design for the fence has not been completed.
 - ii. The fence will need to comply with Land Development Ordinance (LDO) requirements, but also comply with Homeland Security requirements, since this is a critical facility.
 - iii. Neighborhood attendees asked what the height of the fence. LDO requirements limit fence height to 8-feet.
 - b. Vegetation and Screening
 - i. The site will include a 45-foot planting yard with a mix of canopy trees, understory trees, and shrubs. HDR noted that overhead electrical (OHE) lines may be relocated within the planting yard, which will require

- coordination of plantings with Duke Energy. Likewise, plantings will need to adhere to Homeland Security requirements.
- ii. Neighborhood attendees noted that vehicle headlights from the plant can impact residences across the street from the facility. HDR noted that the intent of a robust planting yard is to provide additional screening. Evergreen trees or plantings will be used where appropriate to assist in visual screening measures. Neighborhood attendees stressed that landscaping or other visual screening is strongly desired.
 - iii. The City will comply with the Tree Ordinance to preserve and/or replace trees. Neighborhood attendees noted several large trees on the site that would be beneficial to maintain/preserve. The City noted that trees must be in good health/viable to be preserved.
 - iv. Neighborhood attendees also noted that a berm could be used for additional screening; the City noted that berms typically have significant stormwater impacts.
- c. Building Height and Design / Equipment Storage
- i. HDR noted that new structures will be clad in brick to match the existing aesthetic of the facility. Building height will meet the LDO limitation of no more than 50-foot height.
 - ii. Neighborhood attendees noted the significant visual presence that large structures have in the area of the plant. A preference was expressed to take advantage of the natural slope, and to place buildings downhill where possible to reduce the visual impact. HDR noted that the elevation of some structures is based on being able to operate the plant using gravity flow. HDR also noted that there is a balancing act in overall site civil activities (e.g., balance between removing spoils and adding new dirt), and that the next design steps will include an evaluation of the site profile.
 - 1. **Future Action Item:** Neighborhood attendees asked to see a site plan and a profile when available.
 - iii. HDR noted that the new Operations and Maintenance Facility is being designed to house equipment, spare parts, and materials that are currently visible on the plant site.
- d. Access Restrictions / Greenway Access
- i. HDR and the City noted that large truck traffic will be eliminated from Seminole Drive. It is likely that a single entrance will be located on Seminole Drive, close to the current curb cut for the previous apartment complex. However, this entrance would be primarily limited to emergency access or personal vehicle access. Neighborhood attendees stated a preference not to turn Seminole Drive into the primary access for the plant; they asked how many plant staff currently work at the facility. The City noted that currently approximately 20-25 employees are there on a regular basis.

- ii. HDR and the City noted that a new plant entrance off Battleground Avenue will be constructed.
 - iii. Greensboro's Department of Transportation (GDOT) has several projects in the area. GDOT has a sidewalk on Seminole Drive that will be constructed along the plant side of the street on Seminole. This project is expected to be bid early next year.
 - iv. As part of the Greenway project, GDOT plans to construct a sidepath (greater width than a traditional sidewalk) from the Greenway at Battleground Avenue, along Benjamin Parkway, and to Seminole Drive; this project is expected to begin in 2027.
 - v. Neighborhood attendees inquired about details of the sidewalk such as its proximity to the fence; the City noted that GDOT is planning public outreach meeting (to be scheduled) to discuss the project.
 - vi. The City noted that the planned sidepath along Benjamin Parkway is intended to be the connection from the neighborhood to the Greenway. Neighborhood attendees expressed a strong preference for a connection from Whilden Place to the Greenway. HDR noted that due to the grade change across the site (Battleground Avenue is much lower than Whilden Place), and since infrastructure needs to be compliant with the Americans Disability Act (ADA), it would be challenging and likely require significant room to construct an ADA compliance ramp/sidewalk in the area.
- e. Lighting and Sound
- i. The City noted a need for some site lighting to provide security for plant staff that operate the facility 24 hours a day. HDR noted that the facilities being constructed are not expected to have significant overhead lighting. However, a lighting plan has not been completed yet, although it is part of the next design phase of the project. HDR and the City have a goal to minimize light pollution and comply with all LDO requirements.
 - 1. **Future Action Item:** Neighborhood attendees asked to see a lighting plan when available.
 - ii. The group discussed construction work and the associated lighting. The City noted that, in general, construction work will not take place overnight and large flood lights are not expected. However, due to the nature of water demand within the City, occasional overnight work to shutdown the plant and make connections may be required.
 - iii. HDR noted that the facility will also comply with LDO sound requirements; the new facilities are not expected to have loud equipment. HDR also noted that the orientation of the buildings (i.e., Operations and Maintenance facility facing the GAC Contactor Facility) will likely result in some sound attenuation.
- f. Site Preservation and Stormwater Management
- i. HDR noted that existing structures, building/foundation pads, and other facilities will be removed during the construction of the new plant. It is

expected that areas not built upon with facilities or roadways will be seeded with grass.

- ii. In the future, additional structures may be constructed at the plant, although the City doesn't currently know what those facilities will be or what the schedule is for additional development. HDR and the City stressed that future construction would adhere to the same parameters and requirements outlined here.
- iii. Stormwater facilities are currently anticipated to be constructed underground to avoid attraction nuisance animals and pests.

g. Open Discussion / Other Topics

- i. Neighborhood attendees noted that OHE lines along Seminole Drive are numerous and can be an eyesore in the winter when the leaves drop. HDR held an onsite meeting with Duke Energy today and discussed the possibility of reconfiguring and/or realigning OHE lines in the area since other infrastructure (i.e., OHE lines running through the existing plant) will need to be relocated.

4. Rezoning Next Steps

- a. Planning & Zoning Commission Public Hearing is scheduled for November 18.
- b. HDR and the City noted that additional communications with the neighborhood are expected as design progresses.