

Nature of the Request

This request is to rezone approximately .71 acres from Conditional Use Light Industrial to Light Industrial to remove condition restrictions applied to the property in 1987.

District Descriptions

The existing CU-LI, Conditional Use Light Industrial District, is for the following uses and conditions:

Uses: General professional offices; warehouse and cold storage; wholesale and jobbing establishments; accessory uses to any permitted use which will not create a nuisance or hazard; light manufacturing or processing which will not create smoke, fumes, or odor detrimental to the surrounding area; and special trades contractor pest control.

Conditions: (1) Parking at this time with present use of house only. Six (6) parking spaces are furnished to rear of house, using preformed concrete bumper guards. At such time as a warehouse is added, the proper number of spaces will be added. (2) Propose to keep house and front yard residential in appearance as it is now. (3) At time proposed warehouse is added, it will be located behind house and a natural screen consisting of a row of white pines will be planted along west property line to rear of house to block view of resident next door. (4) Site plan review and approval.

The proposed LI, Light Industrial District, is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which, in their normal operations, have little or no adverse effect upon adjoining properties.

Property Specifics

Applicant/property owner: Oliver C. Clark.

Property location: Located on the south side of Burlington Road (US 70) approximately 350 feet east of Buchanan Church Road (SR 3026) in Jefferson Township.

Legal description: Being Guilford County Tax Map 4-187-G, Block 434, Parcel 6, approximately 0.71 acre.

Zoning History of Denied Cases: None

Character of the Area

This request is in an area of the County that has experienced both commercial and industrial growth since the property was zoned for industrial uses in 1974.

Existing Land Use(s) on the Property: Vacant

Surrounding Uses:

North: Commercial, Across Burlington Road

South: Industrial

East: Commercial

West: Industrial

Historic Properties: There are inventoried properties in the vicinity of the property. No cemeteries are shown to be on this property but efforts should be made to rule out the potential of unknown gravesites.

Infrastructure and Community Facilities

Public School Facilities: N/A

Emergency Response:

Fire Protection District: Fire District #13

Miles from Fire Station: Approximately 2.2 miles

Water and Sewer Services:

Provider: Public water and Sewer (Greensboro)

Within Service Area: Yes

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: NCDOT Traffic counts for Burlington Road, a four-lane Major Thoroughfare, are not available for areas near this intersection.

Proposed Improvements: No improvements are proposed at this time.

Projected Traffic Generation: No significant additional traffic impact is expected.

ENVIRONMENTAL ASSESSMENT

Topography: Gently rolling slopes. Soil types include: Iredell fine sandy loam 0 to 6 percent slopes (IrB) and Enon fine sandy loam 2 to 6 percent slopes (EnB)

Regulated Floodplain/Wetlands: There is no floodplain located on this property.

Streams and Watershed: The property is not located within a water supply Watershed.

Land Use Analysis

Land Use Plan: Northeast Area Plan (2000)

Plan Recommendation: Industrial

Consistency: This request is consistent with the intent of the Northeast Area Plan.

Staff Recommendation

Staff recommends approval. Approval of this request will eliminate zoning conditions applied to the property in 1987 that attempted to reduce impact onto residence of the area. Since that time, the area has continued to experience both commercial and industrial growth. Additionally, with the adoption of the 1992 Guilford County Development Ordinance, standards are in place to minimize surrounding impacts from any new Light Industrial development.