

**REZONING CASE #10-07-GCPL-02666 AG, RS-40MH and HI
to CU-HI**

Nature of the Request

This request is to rezone approximately 49.75 acres to CU-HI as the first step in the approval process of a special use permit to assist with the expansion of the existing Martin Marietta Quarry.

Use(s): Mining and quarrying, including related and supporting activity

Condition(s): None

District Descriptions

The AG, Agricultural District, is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions

The RS-40, Residential Single-Family District is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services.

MH MANUFACTURED HOUSING DISTRICT. The MH Overlay District is intended to set forth regulations governing the development of subdivisions for manufactured housing in certain areas of Guilford County

HI HEAVY INDUSTRIAL DISTRICT. The HI, Heavy Industrial District is primarily intended to accommodate a wide range of assembling, fabricating and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties.

Property Specifics

Applicant/property owner: Martin Marietta

Property location: West side of Riverdale Drive north of Kivett Drive in Jamestown Township

Legal description: Guilford County Tax Maps, 0161023-24 & 26, 0161033-36, 0161042 & 43, and 0161045-49, ± 49.75 acres. Lower Randleman Watershed.

Zoning History of Denied Cases

Case #25-78, A commercial zoning request at the northwest corner of Old Kivett loop and Riverdale Road.

Character of the Area

Existing Land Use(s) on the Property: Residential and vacant

Surrounding Uses:

North: Vacant Industrial

South: Across Kivett Road, Low Density Residential

East: Across Riverdale Road, Quarry

West: Vacant/ Low Density Residential

Historic Properties: There is a one-inventoried historical property nearby - Castle McCulloch, which is approximately 1000' west of this request. 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: Pinecroft-Sedgefield

Miles from Fire Station: Approximately 1.5 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: Yes

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: There is no current Average Daily Totals (ADT) available for Old Kivett Loop, a two-lane Local Collector Street. There are traffic counts for two nearby intersections. One is the intersection of Kivett Drive and Riverdale - 2000 trips per day and the second is Kivett Drive and Kersey Valley - 2300 trips per day.

Proposed Improvements: Closure of exiting Riverdale Road and future realignment are proposed and will be paid at the applicant's expense. Additional driveway permits will be approved by NCDOT.

Projected Traffic Generation: It is anticipated that 304 trips will be added per day to nearby roads.

ENVIRONMENTAL ASSESSMENT

Topography: Soil Types include: Enon fine sandy loam, 2 to 6% slopes, (EnB), Enon fine sandy loam, 6 to 10% slopes, (EnC), Enon fine sandy loam, 10 to 15% slopes, (EnD).

Regulated Floodplain/Wetlands: Regulatory (100-yr) floodplain encroaches approximately 50' into the property along the most northern property line.

Streams and Watershed: A perennial stream exists along the most northern property line. The submitted site plan also shows a stream beginning on the western half of the combined properties and running along the northwestern property line. The property lies within the Lower Randleman Lake Watershed, both partially in the watershed critical area (Tiers 3 & 4), and the general watershed area.

Land Use Analysis

Land Use Plan: Southern Guilford Area Plan

Plan Recommendation: Agricultural/Industrial

Consistency: The northern portion of this request is consistent the Plan. The southern portion of the request is compatible with the adjacent quarry. To the west, once the Riverdale Road realignment is complete, properties will be further buffered from the proposed quarry reducing impacts.

High Point Staff: *This request is within High Point's Planning area, as a result of its annexation agreements, and it is immediately adjacent to the city limits to the west. This area is classified as Light Industrial on the City's Land Use Map. This classification accommodates light industrial uses including general manufacturing, wholesaling, warehousing, and research & development uses, and such areas are typically granted a Light Industrial (LI) District zoning.*

A quarry is not allowed in this land use classification; however, this site is adjacent to the Heavy Industrial Land Use Plan classification to the east, which contains the existing quarry, and to the south, which contains the City's solid waste landfill and a construction demolition debris recycling/landfill facility. The rezoning site is also adjacent to Castle McCulloch and rural residential uses in the Low Density Residential classification to the west, which necessitates mitigation of any adverse impacts from a quarry and protection of these uses.

Staff Recommendation

Staff Recommends Approval

Rezoning this property CU-HI will enable the Martin Marietta to apply for the required Special Use Permit necessary to operate a quarry on the property. It is felt that impacts of the proposed use will be mitigated through development standards of the County Development Ordinance, Riverdale Road realignment and conditions proposed by Martin Marrietta