

REZONING CASE #10-07-GCPL-02670 RS-40 to CU-HB

Nature of the Request

This request is to rezone approximately 9.1 acres from RS-40 to CU-HB.

Use(s): All HB uses permitted in the HB District excluding the following: Automobile Repair, Towing, Salvage and Service, Bar, Boat Sales Building Supply Sales, Any Vehicle Sales, Truck Stops, Landfill (C&D waste and debris), Railroad Terminal and/or Yard, Temporary Events, Manufactured Housing Sales, Billboards, Radio/Television/Communication Towers, Recycle and Waste Collection Points, and LCID Landfill

Condition(s): 1. Building material on building elevations that front Guilford College Road will be of stucco, b, cement board or vinyl material, and none metal roofing will be installed. 2. Entrances on to Guilford College Road will line up. 3. Any outside storage will be screened from surrounding residential properties.

District Descriptions

The HB, Highway Business District is primarily intended to accommodate those retail service and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. Developments in this district generally have substantial front setbacks.

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.

Property Specifics

Applicant/property owner: Kevan R. Combs

Property location: Located on the east side and west side of Guilford College Road approximately 400' north of Hickory Grove Road in Friendship Township.

Legal description: Being Guilford County Tax Map 0151163, + 9.13 AC. High Point Watershed

Zoning History of Denied Cases: None

Character of the Area

This request is an area that has transitioned from primarily low density residential to a mixture of business and mixed density residential uses. The adjacent quarry is still in operation

Existing Land Use(s) on the Property: Vacant

Surrounding Uses:

North: NC DOT Vacant

South: Low Density Residential

East: NC DOT/ Vacant and Wendover Avenue/I/73 Exit Ramp

West: Quarry

Historic Properties: There are no inventoried historical properties nearby. 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: Deep River

Miles from Fire Station: Approximately 1.4 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: Yes (High Point)

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: There is no current Average Daily Totals (ADT) available for this four-lane Major Thoroughfare.

Proposed Improvements: No improvements are proposed at this time. Additional driveway permits will be approved by NCDOT.

Projected Traffic Generation: It is anticipated that this use will create 84 trips per day to nearby roadways.

ENVIRONMENTAL ASSESSMENT

Topography: Soil Types include: Mecklenburg sandy clay loam, 2 to 6% slopes, (MhB2), Enon fine sandy loam, 2 to 6% slopes, (EnB), Enon fine sandy loam, 6 to 10% slopes, (EnC), Mecklenburg sandy clay loam, 6 to 10% slopes, (MhC2).

Regulated Floodplain/Wetlands: No floodplain exists upon the property.

Streams and Watershed: A jurisdictional stream runs northwest through the eastern property. This stream is shown as perennial on the USGS 7.5' Quadrangle Topographic Map and intermittent per the Soil Survey of Guilford County. Both properties are located in the High Point Watershed.

Land Use Analysis

Land Use Plan: Airport Area Plan (2002) Update (2008)

Plan Recommendation: NCDOT RW and Industrial

Consistency: This request is consistent with the adopted plan, and zoning use and site conditions added to this request are in the public interest, improve compatibility residential uses south of this request.

High Point Staff Comments: *The area west of Guilford College Road is within High Point's Planning area, as a result of its annexation agreements, and is classified as Restricted Industrial on the City's Land Use Map. This classification accommodates office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.*

The City of High Point typically applies Corporate Park (CP) District standards for property within this land use designation and has not approved mini-warehouses uses within the Restricted Industrial land use classification and CP District zoned areas; however, this site is adjacent to a quarry and near two major roadways. Where the City has approved mini-warehouses, stringent landscaping and buffering standards have been imposed where such uses abuts existing residential uses. The City's Development Ordinance does not allow billboards in HB or CP Districts.

Staff Recommendation

Staff recommends approval:

Rezoning this property to CU-HB will permit all uses of Highway Business (HB) district excluding those listed in this report. Site conditions added to this request take into account the adjacent residential uses and attempt to minimize impacts.