

## REZONING CASE #08-11-GCPL-06036

### Nature of the Request

The purpose of the request is to amend conditions applied to the property that restrict Truck and Utility Trailer Rental and Leasing, Light as a permitted use.

Use(s) and Condition(s): As stated in the attached Exhibit A.

**District Description:** The 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:** S & A Triad LLC.

**Property location:** Located on the north side of Willard Dairy Road (SR 1836) approximately 1,300 feet west of Penny Road (SR 1536) in Deep Township.

**Legal description:** Being Guilford County Tax Map 94-7003, Block 1064, Parcel 24, approximately 4.0 acres.

**Zoning History of Denied Cases:** None

### Character of the Area

This area of the County has experienced non-residential growth due to the extension of High Point public water and sewer services.

**Existing Land Use(s) on the Property:** Vacant

**Surrounding Uses:**

North: Residential and Vacant  
South: Residential and Industrial  
East: Residential and Corporate Park  
West: Residential

**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: Deep River

Miles from Fire Station: Approximately 0.92 mile

### **Water and Sewer Services:**

Provider: Private Septic Systems and Wells

Within Service Area: Yes (High Point's)

Feasibility Study or Service Commitment: No

### **Transportation:**

Existing Conditions: NCDOT Traffic Counts for Willard Dairy Road a two-lane Major Thoroughfare, are not available.

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

Projected Traffic Generation: Approximately 150 trips per day

## **ENVIRONMENTAL ASSESSMENT**

**Topography:** Gently rolling to severe slopes. Soil types include: Madison sandy loam, 15 to 35 percent slopes (MaE) Cecil clay loam, 2 to 10 percent slopes (CeC2, CeB2)

**Regulated Floodplain/Wetlands:** The property is located within the High Point Watershed.

**Streams and Watershed:** There are no streams located on the property. High Point Watershed.

## **Land Use Analysis**

**Land Use Plan:** Airport Area Plan (Adopted 2002)

**Plan Recommendation:** Non-residential

**Consistency:** This request is consistent with the adopted Airport Area Plan and compatible with the surrounding residential and non-residential uses.

## **Staff Recommendation**

Staff recommends approval. Amending conditions applied to the property will enable the applicant to develop the property for future conditioned Light Industrial Uses and permit the rental of light duty truck and utility trailers. As with the original case for the property, proposed development conditions and ordinance requirements, will continue to minimize impacts onto the surrounding properties.