

Nature of the Request

This is a request to rezone approximately 9.12 acres of property presently zoned CU-HB, Conditional Use Highway Business, to CU-LI, Conditional Light Industrial, with the following uses and conditions offered by the applicant:

USES: All uses permitted in the LI under the wholesale trade category of the Permitted Use Table.

Conditions:

1. Remove the combination requirements as stated in Rezoning Case #06-07-GCPL-03087 in 2006.
2. Property will be recombined to insure LI road frontage requirements as reflected on the site plan).
3. Proposed maximum building footage not to exceed 60,000 square feet.
4. Hours of operation 7:00 am to 8:00 pm Monday thru Saturday.
5. Will comply with submitted site plan and make adjustments as required by Guilford County Development Ordinance.
6. Additional existing vegetation beyond the required building setbacks, wherever possible, will remain.

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 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: John S. and Dorothy Wilkinson.

Property location: Located on the west side of Randleman Road (SR 1007) approximately 900 feet north of Cedar Ridge Road (SR 1100) in Sumner Township.

Legal description: Being Guilford County Tax Map 91-6782, Block 615, Parcel 6 and Part of Parcel 30, approximately 9.12 acres.

Zoning History of Denied Cases: Case #06-05-GCPL-01828

Character of the Area

This area along Randleman Road is a mixture of residential and commercial uses.

Existing Land Use(s) on the Property: Vacant

Surrounding Uses:

North: Vacant/Commercial

South: Low Density Residential/Commercial

East: Across Randleman Road, Low Density Residential

West: Low Density Residential

Historic Properties: There are no inventoried properties located on or near this 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: Pinecroft/Sedgefield

Miles from Fire Station: Approximately 3.4 miles

Water and Sewer Service:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: ADT 5,300 (2003)

Proposed Improvements: None

Projected Traffic Generation: 58 Trips per Day

Environmental Assessment

Topography: Gently rolling to moderate slopes. Soil types include: Cecil sandy loam, 2 to 10 percent slopes (CcB, CcC); Enon fine sandy loam, 2 to 10 percent slopes (EnB, EnC).

Regulated Floodplain/Wetlands: The property is located in zone "X", area determined to be outside the 0.2% annual chance floodplain, according to FIRMs 3710775800J and 3710776800J.

Streams and Watershed: The property is located within Polecat Creek Watershed.

Land Use Analysis

Land Use Plan: Southern Guilford Area Plan (2002)

Plan Recommendation: Low Density Residential with possible small businesses, churches, and farms.

Consistency: The Conditioned Light Industrial District, which accommodates all uses permitted in the wholesale trade category of the Permitted Use Table, is consistent with the intent of the adopted land use plan. Additionally, required setbacks and landscaping minimums will help to mitigate any adverse impacts onto the surrounding properties.

Staff Recommendation

Staff recommends approval. Uses and conditions applied to this request, along with required buffer yards, will minimize potential impacts onto the surrounding residential areas. Additionally, as shown on the zoning sketch, building orientation will also help to minimize these impacts.