

REZONING CASE #08-11-GCPL-06052

Nature of the Request

This request is to rezone approximately 4.23 acres from AG and RS-40 to CU-LI to permit all uses permitted in the LI district excluding those listed on the application attachment.

Use(s) and Condition(s): See attached.

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 within a designated watershed and without access to public water and wastewater services. The district is established to promote single-family detached residences where environmental features, public service capacities or soil characteristics necessitate very low density single-family development.

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: Dorothy B. Steele

Property location: Located on the west side of Guilford College Road (SR 1546) approximately 430 feet south of Devoncourt Place in Friendship Township.

Legal description: Being Guilford County Tax Map 94-7035, Block 933, Parcel 24, approximately 4.23 acres.

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 commercial, office and mixed density residential uses.

Existing Land Use(s) on the Property: Residential

Surrounding Uses:

North: Residential
South: Commercial
East: Residential
West: Multi-family

Historic Properties: There are no 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: Pinecroft-Sedgefield
Miles from Fire Station: Approximately 4.7 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells
Public Water and Sewer (High Point)

Within Service Area: Yes (High Point)

Feasibility Study or Service Commitment: No water fees due is a connection is requested for water. No Sewer.

Transportation:

Existing Conditions: In 2005, NCDOT Traffic counts for Guilford College Road, a four-lane Major Thoroughfare, indicate there were 13,000 trips per day near its intersection with Hilltop Road, a four-lane Major Thoroughfare.

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

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

ENVIRONMENTAL ASSESSMENT

Topography:

Regulated Floodplain/Wetlands:

Streams and Watershed: The property is located in the Lower Randleman Lake Watershed.

Land Use Analysis

Land Use Plan: Southwest Area Plan

Plan Recommendation: Low Density Residential

Land Use Plan: High Point Land Use Plan

Recommendation: Office

Consistency: Although not consistent with either plan this request is designed to be compatible with the surrounding use and changes that have occurred with the extension of the High Point City Limits.

Staff Recommendation

Staff recommends approval: Rezoning this property to CU-LI will permit all uses permitted in the LI district excluding those listed on the application attachment. Design conditions offered and ordinance minimums will help to minimize impacts onto adjacent land uses.

ZONING AMENDMENT STATEMENT OF CONSISTENCY

The Guilford County Planning Board believes that its action to **approve/deny** this zoning amendment located on Guilford County Tax Map 94-7035, Block 933, Parcel 24, from AG and RS-40 to CU-LI, to be consistent/inconsistent with the adopted Southwest Area Plan and High Point Land Use Plan and considers the action to be reasonable and in the public interest for the following reasons:

(Choose from the following based on the motion)

*Factors that support **approval** of the rezoning request:*

1. It is generally consistent with the land use category indicated for the property on the Southwest Area Plan Future Land Use Map and the High Point Land Use Plan.
2. Although the request is inconsistent with the adopted Southwest Area Plan Future Land Use Map and the High Point Land Use Plan, it has been determined that zoning the property to CU-LI is compatible with the surrounding area and uses.
3. Other factors raised at the public hearing, if applicable, are: (describe here)

*Factors that support **denial** of the rezoning request:*

1. It is generally inconsistent with the land use category indicated for the property on the Southwest Area Plan Future Land Use Map and the High Point Land Use Plan.
2. Although the request is consistent with the adopted Southwest Area Plan Future Land Use Map and the High Point Land Use Plan, it has been determined that zoning the property to CU-LI is incompatible with the surrounding area and uses.
3. Despite the proposed conditions, the development is not compatible with the surrounding property.
4. Other factors raised at the public hearing, if applicable, are: (describe here)