

REZONING CASE #08-12-GCPL-06480

Nature of the Request

This request is to rezone approximately 5.27 acres from AG 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 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: Betty M. McCain.

Property location: Located on the north side of Gallimore Dairy Road (SR 1555) approximately 2,800 feet west of Pegg Road (SR 1840) in Deep River Township.

Legal description: Being Guilford County Tax Map 94-7001, Block 1091, Parcel 3, approximately 5.27 acres.

Zoning History of Denied Cases: None

Character of the Area

This request is in an area surrounded by a mixture of low density residential, industrial, and farm uses.

Existing Land Use(s) on the Property: Vacant

Surrounding Uses:

North: Residential farm uses
South: Low Density Residential/ Industrial
East: Vacant Residential Zoned Industrial (High Point)
West: Vacant

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: Deep River

Miles from Fire Station: Approximately 3.0 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: In 2005, NCDOT Traffic counts for Gallimore Dairy Road, a two-lane Major Thoroughfare, indicate there were 2,300 trips per day near its intersection with Pegg Road, a two-lane Minor 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 within the High Point Watershed.

Land Use Analysis

Land Use Plan: Airport Area Plan

Plan Recommendation: Non-Residential

Consistency: This request is consistent with the intent of airport area plan and is compatible with surrounding uses.

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 94-7001, Block 1091, Parcel 3, from AG to CU-LI, to be consistent/inconsistent with the adopted Airport Area 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 Airport Area Plan Future Land Use Map.
2. Although the request is inconsistent with the adopted Airport Area 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 Airport Area Plan Future Land Use Map.
2. Although the request is consistent with the adopted Airport Area 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)