

## REZONING CASE #08-10-GCPL-05714

### Nature of the Request

This request is to rezone approximately 5.4 acres from AG to CU-LI to assist with site development of the adjacent Light Industrial property.

Use(s): All permitted in the LI zoning district.

Condition(s):

1. To be developed in conjunction with adjacent property to the east.
2. Adjoining residential property shall be screened with a Type A landscaping buffer utilizing existing trees to the extent reasonably possible.

### 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:** Arthur J. Williamson, Executor.

**Property location:** Located on the south side of Millstream Road (SR 3048) approximately 300 feet east of Village Road (SR 3073) in Rock Creek Township.

**Legal description:** Being Guilford County Tax Map 18-1177, Block 210, Part of Parcel 6, approximately 5.40 acres.

**Zoning History of Denied Cases:** None

### Character of the Area

This request is in a portion of the County that serves as an employment center between cities of Greensboro and Burlington

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

### Surrounding Uses:

North: Vacant

South: Low Density Residential/Vacant

East: Vacant/Industrial

West: Low Density Residential/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: Whitsett

Miles from Fire Station: Approximately 3.2 miles

**Water and Sewer Services:**

Provider: Public Water and Sewer (Greensboro)

Within Service Area: Yes

Feasibility Study or Service Commitment: No

**Transportation:**

Existing Conditions: There are no NCDOT Traffic counts for Millstream Road, a two-lane Collector Street, available in this vicinity.

Proposed Improvements: No improvements are proposed at this time.

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

## ENVIRONMENTAL ASSESSMENT

**Topography:** Rolling

**Regulated Floodplain/Wetlands:** Not on portion of request

**Streams and Watershed:** The property is located within the Lake Mackintosh Watershed.

## Land Use Analysis

**Land Use Plan:** Rock Creek Area Plan (update 2007)

**Plan Recommendation:** Industrial

**Consistency:** This request is consistent with the intent of the Rock Creek Area Plan.

## Staff Recommendation

Staff recommends approval. Approval of this request will assist with the development of the adjacent Rock Creek Corporate Center site design and approval. Development Ordinance setbacks and site design standard will ensure that the site is developed to minimize impacts to the adjacent properties and I-85/40 Scenic Corridor.

