

Nature of the Request

This request is to rezone approximately 13.8 acres from AG & RS-40 to HI.

AG AGRICULTURAL DISTRICT. 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.

RS-40 RESIDENTIAL SINGLE-FAMILY DISTRICT. The RS-40, Residential Single-Family District is primarily intended to accommodate single-family detached dwellings on large lots in areas 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 overall gross density in RS-40 areas will typically be 1.0 unit per acre or less.

HI HEAVY INDUSTRIAL DISTRICT. The HI, Heavy Industrial District is primarily intended to accommodate a wide range of assembling, fabricating and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties.

Property Specifics

Applicant/property owner: Bishop Road Properties, LLC

Property location: Located on the north side of Bishop Road (SR# 1116) east of Viewmont Drive (SR# 1125) in Sumner Township

Legal description: Being Guilford County Tax Map 6-340, Block 738-S, Parcels 14, 15 & 16, and Part of Parcel 18, ± 13.8 Acres

Zoning History of Denied Cases: Appeal to County Commissioners #40-01. This requested rezoning is a portion of a larger denied request for a solid waste Transfer Station and Recycling Facility.

Character of the Area

The area is primarily a mixture of both heavy and light industrial uses and transitional low-density residential structures.

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

Surrounding Uses:

North: Vacant

South: Across Bishop Road Heavy Industrial

East: Residential and vacant owned by applicant

West: Residential and vacant owned by applicant

Historic Properties: There are inventoried properties near the property.

Infrastructure and Community Facilities

Public School Facilities: N/A

Emergency Response:

Fire Protection District: Pinecroft-Sedgefield

Miles from Fire Station: Approximately one (1) mile

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: Yes

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: No ADTs available

Proposed Improvements: None

Projected Traffic Generation

ENVIRONMENTAL ASSESSMENT

Topography: Moderate Slope

Regulated Floodplain/Wetlands: None

Streams and Watershed: Lower Randleman Lake

Land Use Analysis

Land Use Plan: Southern Guilford Area Plan (2002): Industrial
(Update August 2008): Light Industrial

Plan Recommendation: Light Industrial

Consistency: The request is inconsistent with the intent of the Southern Area Plan for Light industrial uses, however, heavy industrial are located near this request and across Bishop Road. For any adjacent residential properties, greater setback and landscaping requirement of the HI zone will help to offset any negative impact and improve compatibility. With these mentioned factors, this request is in the public interest and would be compatible with the surrounding low-density residential and industrial uses.

Staff Recommendation

Staff recommends approval: Approval of this request will permit the applicant to develop the property for future industrial uses. Setback and landscaping requirements will help to minimize impacts onto adjacent properties while at the same time provide applicant sufficient area for site development.