

REZONING CASE #08-09-GCPL-05167

Nature of the Request

This request is to rezone approximately 16.9 acres from Agricultural to conditional light industrial to permit all Light Industrial uses listed within the Guilford County Development Ordinance table of permitted uses.

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

Condition(s): All business located on property shall be oriented toward I-85/I-40.

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: Beverly S. McComb

Property location: Located at the southwest intersection of Millstream Road (SR 3048) and Creek Road (SR 3124) in Jefferson Township.

Legal description: Being Guilford County Tax Map 18-1177, Block 239, Parcel 2, approximately 16.93 acres.

Zoning History of Denied Cases: None

Character of the Area

This request is in a portion of the County surrounded by a mixture of residential, corporate park, and light industrial uses.

Existing Land Use(s) on the Property: Residential and vacant

Surrounding Uses:

North: Millstream Road and I-85/I-40
South: Low Density Residential
East: Low Density Residential
West: City of Greensboro, Moderate Density Residential

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: McLeansville

Miles from Fire Station: Approximately 1.3 miles

Water and Sewer Services:

Provider: Public Water and Sewer (Greensboro)

Within Service Area: Yes

Feasibility Study or Service Commitment: No (Public water and sewer is available and may require feasibility study depending on how the property is developed.) Contact Beth Anne Aheron 641-3645.

Transportation:

Existing Conditions: In 2006, NCDOT Traffic counts for Millstream Road, a two-lane Collector Street, indicate there were 3,124 trips per day near its intersection with Creek Road, a two-lane Local Street.

Proposed Improvements: No improvements are proposed at this time.

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

ENVIRONMENTAL ASSESSMENT

Topography: Moderate to steep slopes. Soil types include: Wilkes sandy loam 15 to 45 percent slopes (WkE), Madison sandy loam 10 to 15 percent slopes (MaD), Enon fine sandy loam 6 to 15 percent slopes (EnC & EnD), Chewcla sandy loam (Ch).

Regulated Floodplain/Wetlands: There is Floodway and Floodplain (AE & Shaded X Zones) on this property.

Streams and Watershed: The property is located within the Lake Mackintosh Watershed. There is one perennial stream located on this property.

Land Use Analysis

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

Plan Recommendation: Industrial on tract greater than 10 acres.

Consistency: This request is consistent with the adopted plan.

Staff Recommendation

As shown on the approved updated Rock Creek Area Plan, this request is in an area recommended for future industrial uses provided an acreage minimum is satisfied. Staff recognizes that this request is appropriate for this site; however, staff recommends that approval of this request be supported with the additional conditions to better buffer residential uses to the south and west of the request. Should additional buffers be incorporated into the request, staff does recommend approval.