

Nature of the Request

The request is to amend an existing CU-HI-SP to Amended CU-HI-SP by adding a new condition to permit a concrete plant.

Use(s)/Condition(s):

The existing CU-HI-SP, Conditional Use Light Heavy Industrial District with a special use permit, is for the uses of sandrock mine and land clearing and inert debris landfill.

The proposed Amended CU-HI-SP zoning is to add concrete plant to the existing uses; with the following condition: The concrete production plant will be developed in accordance with all county and state ordinances and standards.

District Description: 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: Viewmont Road Properties.

Property location: Located on the west side of Viewmont Drive (SR 1125) approximately 800 feet north of Bishop Road (SR 1116) in Sumner Township.

Legal description: Being Guilford County Tax Map 3-185, Block 755-S, Part of Parcel 10, approximately 61 acre.

Zoning History of Denied Cases: None

Character of the Area

The request is in a portion of Guilford County that is primarily industrial.

Existing Land Use(s) on the Property: Industrial

Surrounding Uses:

North: Urban Loop

South: Industrial

East: Industrial/Residential/Vacant

West: Industrial

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 0.7 mile

Water and Sewer Services:

Provider: Private Well Public and Public Sewer (Greensboro)
Within Service Area: Yes
Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: NCDOT Traffic counts for Viewmont Drive, a two-lane Collector Street, are not available for areas near this parcel.

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 6 to 45 percent slopes (WkC & WkE).

Regulated Floodplain/Wetlands: There is floodway, Zone AE and Zone X Floodplain located on this property.

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

Land Use Analysis

Land Use Plan: Southern Guilford Area Plan (2002)

Plan Recommendation: Industrial, Mining & Landfill

Consistency: The request is consistent with the intent of the Southern Area Plan.

Staff Recommendation

Staff recommends approval. Approval of the request will permit the construction of a future concrete plant that would be compatible with the surrounding uses. Additionally, any impacts onto the residential uses a long Viewmont Drive will be minimized through development standards of the Guilford County Development Ordinance.