

## **Nature of the Request**

This request is to amend the existing conditional uses applied to this property by removing the following two (2) conditions: (1) Maximum of fifty (50) trailers on the property at any time; and, (2) New building to be located a minimum of 190 feet from Alamance Church Road as shown on the site plan.

### **Uses and Conditions:**

The existing CU-LI is for a use of the property as a truck terminal facility; with the following conditions: (1) No trailers shall be parked between Alamance Church Road and the front of any new building on the property; (2) No signs or signage shall be placed on the property other than the current sign, which is there to keep unauthorized vehicles from parking; (3) Maximum of fifty (50) trailers at any time; (4) No additional lighting (other than new existing) between building and Alamance Church; (5) New building to be located a minimum of 190 feet from Alamance Church Road as shown on sketch plan; and (6) There will be no parking or loading in the yard facing Alamance Church Road.

The proposed Amended CU-LI, Conditional Use Light Industrial District, is to remove the following two (2) existing conditions: (3) Maximum of fifty (50) trailers on the property at any time; and, (4) New building to be located a minimum of 190 feet from Alamance Church Road as shown on the site plan.

### **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:** Dorothy S. Cox.

**Property location:** Located on the north side of Alamance Church Road (SR 1005) approximately 750 feet southeast of Neese Road in Jefferson Township.

**Legal description:** Being Guilford County Tax Map 3-150, Block 495-S, Parcel 3, approximately 14.83 acres.

**Zoning History of Denied Cases:** None

## Character of the Area

Primary land uses within the area are low density residential.

**Existing Land Use(s) on the Property:** Trucking facility

**Surrounding Uses:**

North: Vacant  
South: Vacant  
East: Low density residential and Vacant  
West: Low density Residential and Manufactured Home Park

**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: Alamance

Miles from Fire Station: Approximately 5.0 miles

**Water and Sewer Services:**

Provider: Private Septic Systems and Wells

Within Service Area: Yes

Feasibility Study or Service Commitment: No

**Transportation:**

Existing Conditions: NCDOT Traffic counts for Alamance Church Road, a two-lane major thoroughfare, are not available for areas near this intersection.

Proposed Improvements: No improvements are proposed at this time.

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

## **ENVIRONMENTAL ASSESSMENT**

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

## **Land Use Analysis**

**Land Use Plan:** Alamance Creek Area Plan (Updated 2008)

**Plan Recommendation:** Heavy industrial

**Consistency:** This request is consistent with the Updated Alamance Creek Area Plan update.

## **Staff Recommendation**

Staff recommends approval. Approval of the requested amendment will assist the applicant with expansion plan without the need of rezoning additional area. Through proper watershed control measures, the property can handle the increased number of tractor trailers.