

## Nature of the Request

This is a Conditional Use HI rezoning request. The uses and conditions offered by the applicant are as follow:

Use(s): Asphalt Plant, printing and publishing; medical, dental, and surgical equipment; millwork, plywood and veneer; and warehouse (general storage/enclosed);

Condition(s):

1. A landscaped berm will be provided as shown on the submitted zoning sketch plan.
2. The southwest portion of the property will be left undisturbed as also shown on the zoning sketch plan.
3. All outside storage of stone shall be completely screened from view of motorists on Interstate 85.
4. Prior to the issuance of any permits for the property, there will be recorded in the Guilford County Registry a Unified Development Plan providing a cross access easement from the property to Liberty Road as shown on the zoning sketch plan.
5. All construction traffic and traffic in connection with the production of asphalt will be across the cross access easement to Liberty Road which is an easement to be provided by the Unified Development Plan.
6. The aboveground structural improvements on the subject property shall not exceed 1.4 acres.
7. Applicant will construct a left turn lane on the northbound Liberty Road at the proposed entrance of the property subject to specifications and approval of the North Carolina Department of Transportation (NCDOT).
8. Applicant will install a right turn lane on southbound Liberty Road to the proposed entrance of the property subject to specifications and approval of the North Carolina Department of Transportation (NCDOT).
9. Applicant shall erect a paneled noise barrier wall 12 feet in height and 220 lineal feet along the northern property line.
10. There shall be no vehicular access to Old Liberty Place from the subject property, except for emergency purposes only.

### District Descriptions:

The RS-40, Residential Single-Family District, is primarily intended to accommodate single-family detached dwellings on large lots in areas within a designated watershed and 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 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:** Ann S. Bass and John A. Stancil

**Property location:** Located at the terminus of Old Liberty Place (SR 4607) north of Interstate 85 in Fentress Township.

**Legal description:** Being Guilford County Tax Map 3-152, Block 492, Part of Parcel 7, approximately 14.471 acres.

**Zoning History of Denied Cases:** 07-01-GCPL-00569 The Board voted 3-4 to defeat the motion to approve and thus denied the rezoning request.

## Character of the Area

This area consists of industrial and residential uses.

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

**Surrounding Uses:**

North: Mobile Home Park

South: I-85 By-pass

East: Rock Quarry and Associated Uses

West: I-85 By-pass

**Historic Properties:** There are no inventoried properties located on or near this property. No cemeteries are shown 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 2.7 miles

**Water and Sewer Service:**

Provider: Private Septic System and Well

Note: Public water is available along Liberty Road.

Within Service Area: Yes

Feasibility Study or Service Commitment: No

**Transportation:**

Existing Conditions: Liberty Road: Two-Lane Major Thoroughfare  
I-85 Interstate By-Pass

Proposed Improvements: None with application, however, NCDOT may require with Driveway Permit.

Projected Traffic Generation: 50-75 Trips per day

**Environmental Assessment**

**Topography:** Gently rolling to moderate slopes. Soil types include: Enon fine sandy loam, 2 to 15 percent slopes (EnB, EnC, EnD); Mecklenburg sandy clay loam, 2 to 6 percent slopes, eroded (MhB2).

**Regulated Floodplain/Wetlands:** The property is located in zone "C", area of minimal flooding, according to FIRM 370111-0182C.

**Streams and Watershed:** The property is located within the Lake Mackintosh Watershed. An intermittent stream that flows into Little Alamance Creek crosses the property.

**Land Use Analysis**

**Land Use Plan:** Alamance Creek Area Plan (Adopted 1994)

**Plan Recommendation:** Industrial

**Consistency:** This request is consistent with the adopted land use category shown on the Alamance Creek Area Plan. Additionally, conditions applied to the request will help to minimize impacts on to the adjacent mobile home park.

**Staff Recommendation**

Staff recommends approval. Rezoning this property to CU-HI will permit the development of the proposed conditional uses on the subject property. The conditions applied to the request will minimize impacts onto surrounding properties and traffic movement along Liberty Road; and, help to maintain aesthetics within the I-85 By-Pass Scenic Corridor.