

To be withdrawn.

### **Nature of the Request**

This request is to rezone approximately 1.13 acres to permit commercial uses permitted in the Highway Business (HB) District.

#### **District Descriptions:**

The RS-30, Residential Single-Family District, is primarily intended to accommodate low density single-family detached dwellings on large lots in areas outside a designated watershed and without access to public water and wastewater services.

The HB, Highway Business District, is primarily intended to accommodate those retail service and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. Developments in this district generally have substantial front setbacks.

### **Property Specifics**

**Applicant/property owner:** James Eller.

**Property location:** Located on the north side of Burlington Road (US-70) approximately 650 feet west of Maxfield Road (SR 3025) in Jefferson Township.

**Legal description:** Being Guilford County Tax Map 4-187, Block 465, Parcels 24, 45, 51, and 71, approximately 1.13 acres.

**Zoning History of Denied Cases:** None

### **Character of the Area**

This area is primarily commercial, professional services, and industrial uses.

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

#### **Surrounding Uses:**

North: K-mart Distribution Center  
South: Auto Repair, Office and Industrial  
East: Medical Center  
West: Vacant and Distribution Center

**Historic Properties:** There are no inventoried properties located on 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: Fire District #14

Miles from Fire Station: Approximately 2.0 miles

**Water and Sewer Service:**

Provider: Public Water and Sewer (Greensboro)

Within Service Area: Yes

Feasibility Study or Service Commitment: No

**Transportation:**

Existing Conditions:

Proposed Improvements: None. NCDOT Drive permit is required for any future uses added to the site.

Projected Traffic Generation: Use determination would lead to a wide range of potential trips.

## Environmental Assessment

**Topography:** Gently rolling to moderate slopes. Soil types include: Enon fine sandy loam, 2 to 10 percent slopes (EnB, EnC).

**Regulated Floodplain/Wetlands:** The property is located in zone "C", area of minimal flooding, according to FIRM 370111-0128C.

**Streams and Watershed:** The property is not located within a water supply watershed.

## Land Use Analysis

**Land Use Plan:** Northeast Area Plan (January 2003)

**Plan Recommendation:** Industrial

Consistency: Although proposed zoning is not consistent with the adopted Area Plan, uses permitted within the HB districts are compatible with the existing surrounding uses and any future industrial uses.

## Staff Recommendation

This case is to be withdrawn.