

Nature of the Request

This is a Special Use Permit request. The uses and conditions offered by the applicant are as follow:

Use(s): Asphalt Plant.

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 that zoning sketch plan.
3. All outside storage of stone shall be completely screened from view of motorists on Interstate 85.
4. The asphalt plant shall create a spill plan, and it shall be designed so that all petroleum based products shall be contained in a reinforced concrete structure.

District Descriptions:

The subject property is currently zoned RS-40, Residential Single-Family District, which 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.

There is a rezoning request to rezone this property to CU-HI, Conditional Use Heavy Industrial. The HI 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: None

Character of the Area

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 is a two-lane Major Thoroughfare with no current ADT counts available.

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

Considerations

During consideration of a Special Use Permit, the Planning Board must determine that the following Findings of Fact have been satisfied based upon relevant and credible evidence presented during the hearing:

1. The proposed use requires a Special Use Permit under the Development Ordinance;
2. The proposed conditions meet or exceed the development standards and all required conditions and specifications found in the Development Ordinance;
3. That either the use as proposed, or the use as proposed subject to such additional conditions as the owner may propose or the Planning Board may impose, is consistent with the purposes of the District and compatible with surrounding uses;
4. The Special Use Permit shall be granted when each of the following Findings of Fact have been made by the Planning Board:
 - a) That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted;
 - b) That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
 - c) That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Jurisdiction and its environs.

After reviewing the proposed development plan for this proposal, staff offers the following facts for consideration by the Planning Board: This is a request for approval of a Special Use Permit for an asphalt plant. The property is located at 3395 Old Liberty Road. A site plan was submitted and given Conditional Approval by the county's Technical Review Committee (TRC) on January 23, 2007. Findings of Fact under Section 3-13.4 are required for the Special Use Permit.