

Nature of the Request

This request is to rezone approximately four (4) acres from Agricultural (AG) to Conditional Use Light Industrial (CU-LI, excluding those light industrial uses listed within the conditional use application.

Use(s): Uses permitted in the LI District, excluding those uses listed on attached Exhibit "A."

Condition(s):

1. Loading docks shall only be located on the eastern side of any improvements constructed upon the subject property.
2. Access to and from Willard Dairy Road shall be located as far toward the east property line of the subject property as allowed by the North Carolina Department of Transportation (NCDOT).

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: Shirley H. Johnson and Gary Sisk.

Property location: Located on the north side of Willard Dairy Road (SR 1836) approximately 850 feet west of Penny Road (SR 1536) in Deep River Township.

Legal description: Being Guilford County Tax Map 94-7003, Block 1064, Parcel 24, approximately 4.0 acres.

Zoning History of Denied Cases: None

Character of the Area

This area of the County has experienced non-residential growth due to the extension of High Point public water and sewer services in addition to demand for non-residential site near the Piedmont Triad Airport.

Existing Land Use(s) on the Property: Vacant

Surrounding Uses:

North: Residential and Vacant
South: Residential and Industrial
East: Residential and Corporate Park
West: Residential

Historic Properties: There are 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: Deep River
Miles from Fire Station: Approximately 1.8 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells
Within Service Area: Yes (High Point)
Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Williams Dairy Road is classified as a Major Thoroughfare.

Proposed Improvements: Driveway permit to be approved through NCDOT

Projected Traffic Generation: Approximately 150 trips per day

ENVIRONMENTAL ASSESSMENT

Topography: Gently rolling to severe slopes. Soil types include: Madison sandy loam, 15 to 35 percent slopes (MaE) Cecil clay loam, 2 to 10 percent slopes (CeC2, CeB2)

Regulated Floodplain/Wetlands: The property is located within the High Point Watershed.

Streams and Watershed: There are no streams located on the property.

Land Use Analysis

Land Use Plan: Airport Area Plan (Adopted 2002)

Plan Recommendation: Non-residential

Consistency: This request is consistent with the adopted Airport Area Plan and compatible with the surrounding residential and non-residential uses.

Staff Recommendation

Staff recommends approval. Rezoning this property to CU-LI will enable the applicant to develop the site for future conditioned Light Industrial Uses that will have minimal impacts onto the surrounding uses through the proposed site development condensations.