

Nature of the Request

This request is to rezone approximately 60 acre from AG and RS-40-MH-SR to CU-LI-SR (Conditional Use Light Industrial) to permit all uses permitted in the LI district excluding those listed as use exclusions.

USE(S): All uses permitted in the LI District except the following: shooting ranges, junked motor vehicles, C&D Landfills (minor) and LCID Landfills (minor).

CONDITION(S):

1. Any building facing and adjacent to Business I-85 shall be constructed of brick, stone, or other masonry or simulated masonry product veneer on the side facing I-85.
2. A 15-foot undisturbed vegetative buffer shall be left along Business I-85 south of the stream to the southwest corner of the property.
3. The property shall have no more than 2 points of access to Business I-85 as approved by NCDOT, and no more than one point of access to the property's eastern boundary. One point of access shall be constructed to Hayworth Springs Road for emergency vehicle access only, and the control mechanisms to be determined and approved during the site plan approval process.
4. A 15-foot undisturbed buffer shall be left along the eastern boundary from the northeast corner southward 200 feet.

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 RS-40-MH, Residential Single-Family Manufactured Housing District, is primarily intended to accommodate single-family detached dwellings and subdivisions for manufactured housing on large lots in areas 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 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: Wrennovation, LLC

Property location: Located on the southeast side of Business I-85 West approximately 1,500 feet southwest of Riverdale Road (SR 1145) in Jamestown Township.

Legal description: Being Guilford County Tax Map 94-7041, Block 939, Parcels 5 and 7; and, Tax Map 94-7041-D, Block 949, Parcels 6, 7, and 13, approximately 60 acres.

Zoning History of Denied Cases: None

Character of the Area

This request is adjacent to the Business I-85 Corridor, and in an area surrounded by a mixture of residential, office, industrial and commercial uses.

Existing Land Use(s) on the Property: Industrial and Residential

Surrounding Uses:

North: Across Business I-85: Residential, Industrial, Commercial

South: Residential and Public Institutional

East: Industrial and Public Institutional

West: Across Business I-85: Residential and Vacant

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: Pinecroft/Sedgefield

Miles from Fire Station: Approximately 1.5 miles

Water and Sewer Service:

Provider: Private Septic Systems and Wells

Within Service Area: Yes (High Point)

Feasibility Study or Service Commitment: No (Will need to contact High Point Planning if there are any plans to extend water and/or sewer. Will need to go through High Point's Annexation Process.)

Transportation:

Existing Conditions: Business I-85: 22,000 trips per day, (yr 2005)

Proposed Improvements: None

Projected Traffic Generation: General Light Industrial 400+ Trips within an 8-hour period.

Environmental Assessment

Topography: Gently rolling to steep slopes. Soil types include: Enon fine sandy loam, 2 to 15 percent slopes (EnB, EnC, EnD); Enon clay loam, 2 to 6 percent slopes, eroded (EoB2); Mecklenburg sandy clay loam, 2 to 6 percent slopes, eroded (MhB2); Cecil sandy loam, 2 to 6 percent slopes (CcB); Wilkes sandy loam, 15 to 45 percent slopes (WkE).

Regulated Floodplain/Wetlands: The southeast corner of the property is located in zone "A", area of 1% annual chance flood and zone "X shade", area of 0.2% annual chance flood and the remainder of the property is located in zone "X", area determined to be outside the 0.2% annual chance floodplain according to FIRM 3710782000J.

Streams and Watershed: The property is located within the Lower Randleman Lake Watershed. Copper Branch, an intermittent stream, crosses the southeast corner of the property.

Land Use Analysis

Land Use Plan: Southern Guilford Area Plan

Plan Recommendation: The Plan Boundary appears to bisect this site leaving a portion of the request undesignated and a portion as agricultural.

Consistency: All though this request is not entirely consistent with uses designated on the Southern Guilford Area Plan, it would be compatible with the surrounding non-residential and residential uses through site conditions applied to the request. Additionally, when the site is developed, buffer yard requirements against any residential uses will be required reducing impacts onto these areas.

Staff Recommendation

Staff recommends approval. Rezoning this property to CU-LI will permit the applicant to develop the property for future Light Industrial uses. Additionally, conditions applied to the request will help to maintain or enhance aesthetic along the I-85 Business Scenic Corridor.