



DOCKET #: F-1599

PROPOSED ZONING:
LI-L

EXISTING ZONING:
AG

PETITIONER:
Dennis Weavil and
Edna C. Edwards

- Property included in zoning request.
- 500' mail notification radius. Property not in zoning request.

SCALE: 1" represents 600'

STAFF: Roberts

GMA: 3

ACRES: 70.50

NEAREST BLDG: 72' north

MAP(S): 6864.04, 6874.03



**CITY-COUNTY PLANNING BOARD
DRAFT STAFF REPORT**

PETITION INFORMATION	
Docket	F-1599
Staff	Gary Roberts, Jr., AICP
Petitioner(s)	Dennis Weavil and Edna C. Edwards
Owner(s)	Same
Subject Property	PINs 6874-14-2630 and 6864-94-9224
Address	1618 and 1624 Union Cross Road
Type of Request	Special Use - No Site Plan rezoning from AG to LI-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from AG (Agricultural – 40,000 square-foot minimum lot size) to LI-L (Limited Industrial – Special Use - No Site Plan). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Material Supply; Child Care, Drop-in; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Manufacturing A; Manufacturing B; Micro-Brewery or Micro Distillery; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; School, Vocational or Professional; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Transmission Tower; Warehousing; Wholesale Trade A; Wholesale Trade B; Adult Day Care; Child Care, Sick Children; and Child Day Care Center
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	The LI District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial and service activities which, in their normal operations, have little or no adverse effect upon adjoining properties. The district is established to provide locations for industrial development in GMAs 1, 2, 3 and 4 and Metro Activity Centers.
Rezoning Consideration from Section 3.2.15 A 13	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site is located within GMA 3 and has extensive public road frontage. The site also has access to public water and sewer service and is adjacent to other industrially zoned properties.</p>
GENERAL SITE INFORMATION	
Location	West side of Union Cross Road, between Carl L. Clarke Road and Axle Drive
Jurisdiction	Forsyth County
Site Acreage	± 70.5

Current Land Use	The site has most recently been used for agricultural purposes. Two existing single-family homes and their associated accessory buildings were recently demolished.					
Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	North	AG and IP			Undeveloped property and Glenn High School	
	East	AG			Single-family homes across Union Cross Road	
	South	LI-S (Axle Drive) and AG			Caterpillar (construction equipment manufacturing) across Axle Drive	
	West	AG			Undeveloped property	
Rezoning Consideration from Section 3.2.15 A 13	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	The proposed LI uses are compatible with the uses permitted on the adjacent IP and GI-S properties and less compatible with the low-density residential uses permitted on the adjacent AG properties.					
Physical Characteristics	Farmland with generally favorable topography characterizes a majority of the site. The site also includes some wooded areas, along with Swaim Creek and a pond located in the central portion.					
Proximity to Water and Sewer	Public water lines are located beneath Union Cross Road and Carl L. Clarke Road. Public sewer is available from Axle Drive.					
Stormwater/ Drainage	No known issues.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The large site consists of former farmland and wooded areas. Swaim Creek and a pond are located in the central portion of the site, which does not contain any designated watershed or regulatory floodplain areas.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3072	LI-S to GI-S	Approved 7/19/2010	100 feet south	99.63	Approval	Approval
F-1432	AG to LI-S Two Phase	Approved 7/11/2005	Directly south	17.2	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Union Cross Road	Boulevard	1,264 feet	15,000	23,600		
Carl L. Clarke Road	Local Street	1,224 feet	N/A	N/A		

Axle Drive	Collector Street	2,668 feet	N/A	N/A
Proposed Access Point(s)	The request includes a proposed condition that there will be no access from Carl L. Clarke Road. The site is currently accessed from Union Cross Road. Since the request did not include a site plan, there is no additional information regarding proposed access.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: AG</u> $\pm 70.5 \text{ acres} / 40,000 \text{ sf} = 76 \text{ homes} \times 9.57 \text{ (single-family trip rate)} = 727 \text{ trips per day}$ <u>Proposed Zoning: LI-L</u> Staff is unable to estimate the proposed trip generation because there is no site plan.			
Sidewalks	Sidewalk exists along the Union Cross Road frontage.			
Transit	Transit service is not available at this location.			
Analysis of Site Access and Transportation Information	The site has extensive frontage along three public streets, including Union Cross Road, which is a multi-lane facility with ample capacity. The developer proposes a negative access easement along Carl L. Clarke Road, which serves Glenn High School.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy 2030 Growth Management Area	Growth Management Area 3 – Suburban Neighborhoods			
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Create viable, development-ready business/industrial park sites for high-quality companies and primary job generation. • Recognize the scarcity of good industrial land and promote the wisest economic use of those limited resources to generate needed jobs and create wealth for our community. 			
Relevant Area Plan(s)	<i>Southeast Forsyth County Area Plan (2013)</i>			
Area Plan Recommendations	<ul style="list-style-type: none"> • Area recommended for industrial development. • This plan recommends the consolidation of industrial uses at existing locations as well as the development of possible new industrial sites. • New and redeveloped industrial uses should be designed in a manner that makes them compatible with nearby residential uses. 			
Site Located Along Growth Corridor?	The site is not located along a growth corridor.			
Site Located within Activity Center?	The site is not located within an activity center.			
Rezoning Consideration from Section 3.2.15 A 13	Have changing conditions substantially affected the area in the petition?			
	No			
	Is the requested action in conformance with <i>Legacy 2030</i>?			
	Yes			

Analysis of Conformity to Plans and Planning Issues	The request is to rezone a large farmland tract from AG to LI-L. The <i>Southeast Forsyth County Area Plan</i> recommends industrial land use for the site, which is located across Axle Drive from the Caterpillar site (zoned GI-S). To minimize potential visual impacts along Union Cross Road, the developer has agreed to provide the same landscaping treatment as installed along the Caterpillar site frontage.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
The request is consistent with the industrial land use recommendation of the <i>Southeast Forsyth County Area Plan</i> .	The request would remove the agricultural zoning from a large tract of farmland.	
The site has frontage on a four-lane, median-divided road with ample capacity.		
The site is served with public water and sewer and is located adjacent to other industrially zoned properties.		
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL		
<p>The following proposed conditions are from interdepartmental review comments and are proposed to meet codes or established standards, or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> • <u>OTHER REQUIREMENTS:</u> <ol style="list-style-type: none"> a. Developer shall record a negative access easement along the frontage of Carl L. Clarke Road. b. Developer shall install a four (4) to six (6) foot berm, planted with a twenty (20) foot Type I bufferyard, within a fifty (50) foot wide area along the Union Cross Road frontage. 		

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue, or request modification to any request. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**