

ZONING AMENDMENT STATEMENT OF CONSISTENCY

The Guilford County Board of Commissioners believes that this zoning amendment located on Guilford County Tax Map Parcel #s 0132396, 0132538 & 0132537, from CU-HI-SP to Amended CZ-HI-SP, **is generally consistent** with the Heavy Industrial land use category indicated for the property on the 2016 Southern Guilford Area Plan Future Land Use Map.

(Choose from the following based on the motion)

- *Factors that support **approval** of the rezoning request:*

1. **The amendment is consistent with the applicable plans because:** *[Choose all factors you feel apply, based upon presentation]* 1) McClellan Road is a NCDOT Secondary Road(SR3399); 2) No regulatory floodplain or wetlands exist on the site; 3) The subject property is compatible with surrounding land uses as adjacent land use designation to the North, West, and South for the unincorporated area of Guilford County per the 2016 updated Southern Area Plan is Agricultural, and adjacent property adjacent to the southeastern portion of the subject property along McClellan Road is Rural Residential; 4) The Northeastern quadrant of the subject property adjoins the Town Limits of Pleasant Garden which has an adjacent land use designation of Farmland and Low-Density Residential, and zoning designation as Agricultural; 5) The Eastern portion of the subject property along McClellan Road (SR3399) is traversed by Norfolk Southern railroad; 6) The subject property is not located in a Watershed Critical Area (WCA); and 7) Both the current Greensboro Urban Area Thoroughfare Plan (as of August 31, 2015) and the Greensboro Urban Area Comprehensive Transportation Plan (dated June 11, 2010) classifies this portion of US Hwy 421 as Existing Freeway (an existing 4 lane major transportation facility) which is approximately four(4) miles from the subject property.

AND

2. **The amendment is reasonable and in the public interest because:** *[Choose all factors you feel apply, based upon presentation]* 1) Of the 245 possible allowable uses in the Heavy Industrial Zoning District, this rezoning request is limited to one categorical use of Mining and Quarrying only; 2) Adjacent property to the North, South, and East are vacant, Farm, and Low-Density Residential, while property to the West

is Vacant and Wooded; 3) There are no inventoried historic properties located on or near the subject property; 4) To date, no cemeteries have been located on the subject property; 5) The conditions offered as presented and part of this Conditional Zoning application (in their entirety) provide buffer and setback separation distances intended to address/mitigate any anticipated future or existing adjacent land use incompatibility issue concerns; 6) NC DOT will review the proposed use of the subject property to determine and require any road improvements to address traffic generation and require the necessary permit approval prior to operation of the proposed Mining and Quarrying activity; 7) The proposed Mining Plan will be subject to State of North Carolina review, approval, and oversight (i.e., NC Dept. of Environmental Quality) for required plan elements (including a site reclamation plan) for state approval and operation; 9) The subject property is located in the Pleasant Garden Fire Protection District with the nearest fire station approx. 3.4 miles; and 10) This request is consistent with the adopted Southern Area Plan, and through conditions approved as part of this rezoning request along with Guilford County Development Ordinance requirements will have minimal, if any, land use incompatibility issues. Further, this request is in the public interest through the provision of materials necessary to support expansion and maintenance of the State of North Carolina road network and other area and regional private business interests.

- Factors that support **denial** of the rezoning request:

1. Although the request is consistent with the adopted Southern Guilford Area Plan, it has been determined that zoning the property to Amended CZ-HI-SP **is incompatible** with the surrounding area and uses.

AND

2. Despite the proposed conditions, the development **is not** in the public interest as it is incompatible with the surrounding property;

AND

3. Some of the concerns raised at the public hearing are additional factors that support the denial.