

CONDITIONAL REZONING CASE #24-02-PLBD-00073: AG, AGRICULTURAL TO CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL: 209 E SHERATON PARK ROAD (DENIED BY PLANNING BOARD ON FEBRUARY 12, 2025)

Property Information

Located at 209 E Sheraton Park Road (Guilford County Tax Parcel #142734 in Sumner and Fentress Township) approximately 2,923 feet east of Randleman Road and comprises approximately 48.76 acres.

Zoning History of Denied Cases: There is no history of denied cases.

Nature of the Request

This proposed request is to conditionally rezone property from AG to CZ-LI with the following conditions:

Use Conditions - Permitted uses shall include all uses allowed in the LI, Light Industrial Zoning District, **except** for the following: (1) Homeless Shelter; (2) Country Club with Golf Course; (3) Golf Course; (4) Swim and Tennis Club; (5) Amusement or Water Park, Fairgrounds; (6) Auditorium, Coliseum or Stadium; (7) Go Cart Raceway; (8) Shooting Range, Indoor; (9) Daycare Center in Residence (In-Home) 12 or less; (10) Daycare Center (Not-In-Home); (11) Fraternity or Sorority (University or College Related); (12) Bank or Finance without Drive Through; (13) Bank or Finance with Drive Through; (14) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (15) Kennels or Pet Grooming; (16) Motion Picture Production; (17) Pest or Termite Control Services; (18) Research, Development, or Testing Service; (19) Studios Artist and Recording; (20) Garden Center or Retail Nursery; (21) Manufactured Home Sales; (22) Cemetery or Mausoleum; (23) Truck Stop; (24) Beneficial Fill Area; (25) Bus Terminal and Service Facilities; (26) Taxi Terminal; (27) Construction or Demolition Debris Landfill, Minor; (28) Land Clearing & Inert Debris Landfill, Minor; (29) Recycling Facilities, Outdoor; (30) Laundry or Dry-Cleaning Plant Laundry; (31) Dry-Cleaning Substation

Development Conditions – (1) A vehicular connection to the Grey Bridge Neighborhood shall not be permitted, unless gated access is required by the Fire Department for emergency access; (2) All non-emergency access to the site shall be limited to Sheraton Park Road; (3) A vegetative buffer shall be provided and maintained as generally depicted in the landscape buffer concept plan attached hereto and incorporated by reference; (4) Hours of operation shall be limited to the hours between 7:00 a.m. and 6:00 p.m.; (5) The maximum number of tractor-trailer spaces shall be set at no more than 587 (max. of Phase 1 and 2 combined) as accepted by the Planning Board at the legislative hearing on February 12, 2025.

A Table of Permitted Uses showing uses proposed for exclusion is attached for reference.

The original application, dated February 13, 2024, was continued from April 10, 2024, at the

regular meeting of the Planning Board at the applicant's request. The original application was revised on October 8, 2024, with items 1-4 above added as Development Conditions. Item 5 was proposed by the applicant and accepted by the Planning Board as a Development Condition at the February 12, 2025, legislative hearing.

District Descriptions

The **AG, Agriculture** district is intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. This district is further intended to reduce conflicts between residential and agricultural uses and preserve the viability of agricultural operations. Commercial agricultural product sales - "agritourism" - may be permitted. The minimum lot size of this district is 40,000 square feet.

The **LI, Light Industrial** district accommodates limited, small-scale manufacturing, wholesaling, research and development, and related commercial activities that have little adverse effect, through noise, odor, or visual distraction, on neighboring properties. Development shall provide adequate screening and buffers and be located where there are adequate public utilities and access to arterial streets and highways.

Conditional Zoning is established as a companion district for every district established in the Unified Development Ordinance. These districts are CZ-AG, CZ-RS-40, CZ-RS-30, CZ-RS-20, CZ-RS-3, CZ-RS-5, CZ-RS-7, CZ-RM-8, CZ-RM-18, CZ-RM-26, CZ-LO, CZ-NB, CZ-LB, CZ-MXU CZ-GB, CZ-HB, CZ-CP, CZ-LI, CZ-HI, CZ-PI, CZ-RPD, CZ-PD-R, and CZ-PD-M. All regulations which apply to a general use zoning district also apply to the companion conditional zoning. All other regulations, which may be offered by the property owner and approved by the Jurisdiction as part of the rezoning process, also shall apply.

Character of the Area

The subject parcel is in a predominantly residential area. Development in the area includes a manufactured home park, a manufactured home subdivision, and manufactured homes on individual lots.

Existing Land Use(s) on the Property: The subject parcel is undeveloped.

Surrounding Uses:

North: Residential subdivision with manufactured homes on individual lots

South: Agricultural and single-family dwelling

East: Woodlake wastewater discharge facility (NPDES Permit #NC0023299) for the adjacent manufactured home park

West: Single-family dwellings on lots of 2 or more acres

Historic Properties: There are no inventoried historic resources located on or adjacent to the subject property.

Cemeteries: No cemeteries are shown to be located on or adjacent to the subject property, but

efforts should be made to rule out potential grave sites.

Infrastructure and Community Facilities

Public School Facilities: No anticipated impact.

Emergency Response:

Fire Protection District: Pleasant Garden FPSD

Miles from Fire Station: Approximately 2.7 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: According to the 2005 Greensboro MPO Collector Street Plan, Sheraton Park Road is classified as Collector Street. The 2021 NCDOT traffic count reports an annual average of 2300 vehicles per day near the intersection of Randleman Road.

An email sent by the applicant's attorney on January 10, 2025, includes communication from NCDOT that states that they have no objections to the proposed development of tractor-trailer parking storage facilities based on the pavement conditions.

Proposed Improvements: New development requires an NCDOT Driveway Permit.

Projected Traffic Generation: The applicant submitted a trip generation report for a tractor-trailer parking facility dated April 12, 2024 (an updated report dated 11/20/24 has since been submitted). The projected two-way trip generation for Phase 1 is 40 daily trips for 224 spaces; Phase 2 is 106 daily trips for 587 spaces, and Phase 3 is 128 daily trips for 710 spaces. Data for the remaining uses permitted in the LI district is unavailable.

Environmental Assessment

Topography: Nearly flat, gently sloping, and moderately sloping.

Regulated Floodplain/Wetlands: No wetland on the site per the National Wetlands Inventory. A regulated floodplain runs along the eastern boundary of the subject parcel.

Streams and Watershed: No mapped streams on site per USGS Map for Guilford County. The site is within the Polecat Creek WS-III General Watershed Area.

Land Use Analysis

Land Use Plan: Southern Area Plan

Plan Recommendation: Rural Residential

The LI district is inconsistent with the Southern Area Plan recommendation of Rural Residential. The Rural Residential designation is intended to accommodate agricultural uses, large-lot residential development, and low-density residential subdivisions not connected to public water and sewer with densities generally up to two (2) dwelling units per acre. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, and RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) zoning districts. Uses typically permitted in the LI district are not anticipated in Rural Residential designated areas.

Recommendation

Staff Recommendation:

Existing Light Industrial zoning is approximately 1.1 miles (from 4100 Randleman Rd) and 1.5 miles (5200 Davis Mill Rd), respectively, from the subject parcel. Additionally, the UDO Type A landscape planting yard requirements (min. width 40'; min. avg. width 50", and max. width 75') for the LI district, along with the proposed Use and Development Conditions and the existing adjacent Woodlake Wastewater discharge facility east of the parcel will help mitigate impacts of potential uses considered as part of this Conditional Light Industrial zoning request (see attached Permitted Use Schedule) on the adjacent and nearby residential community.

While the applicant presents the specific use of a tractor-trailer parking facility as the anticipated use of the site, staff does not recommend the approval of all three (3) phases (710 tractor-trailer spaces at full build) as presented in the revised application dated October 8, 2024. Thus, staff recommends approval with the added condition that the maximum number of tractor-trailer spaces be set at no more than 587 (max. of Phase 1 and 2 combined). This recommendation is based on the trip generation report for a tractor-trailer parking facility (presented by the applicant as the anticipated use of the site) to be built in three phases with 710 total spaces and 128 daily (two-way) trips at full build, primarily truck traffic. Below are the cumulative total spaces and trips for each phase from the trip generation report:

- Phase 1-----224 spaces----- 40 daily trips
- Phase 2----587 spaces ----- 106 daily trips
- Phase 3 (Full Build) -----710 spaces----- 128 daily trips

Additionally, staff identified three potential routes to the subject parcel from a four-lane highway that could be used. The shortest route is from the I-85 interchange at Randleman Road, approximately 2.7 miles from the site. The other two routes are from I-73 at the Randleman Road interchange, approximately 3.8 miles, and at the NC Highway 62 interchange, approximately 4.6 miles from the subject parcel. While this may not be exhaustive of all possible routes, the staff

recommendation is that the maximum number of tractor-trailer spaces shall be set at no more than 587 (max. of Phase 1 and 2 combined) as accepted by the Planning Board and applicant on February 12, 2025 allows actual trip generation data to be gathered and re-evaluated as part of a subsequent potential rezoning request initiated by the property owner if the conditional rezoning request as presented herein is approved and the tractor-trailer facility is built and operational. As amended, the rezoning will fulfill an emerging community need in the county. Additionally, it will mitigate adverse impacts on residential communities near and along potential routes to and from the site by reducing the number of two-way daily trips of predominantly truck traffic from 128 to 106.

This recommendation is consistent with **Objective 1.5 of the Future Land Use Element of the Comprehensive Plan** which states “Recognize and respect the unique characteristics of Guilford County’s unincorporated and emerging communities.”

Area Plan Amendment Recommendation:

The proposed rezoning is inconsistent with the recommendation of Rural Residential in the Southern Area Plan. If the request is denied, a plan amendment would not be required. If the request is approved, a plan amendment to Light Industrial would be required.