



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Planning Board
Conditional Zoning
Application

Date Submitted: 7-12-17 Fee/Receipt # \$500.00 / 128729 Case Number 17-07-GePL-03453

Provide the required information as indicated below. Pursuant to the Guilford County Development Ordinance, this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Enforcement Officer.

Pursuant to Section 3-12 of the Guilford County Development Ordinance, the undersigned hereby requests Guilford County to rezone the property described below from the CU-HI-SP zoning district to the ^{AMENDED} CU-HI-SP zoning district. Said property is located on the west side of McClellan Road (SR 3399) approximately 1,200 feet north of Racine Road (SR 3400) in Fentress Township; Being a total of: 351.98 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 0 1 3 2 3 9 6

Tax Parcel # _____

Tax Parcel # 0 1 3 2 5 3 8

Tax Parcel # _____

Tax Parcel # 0 1 3 2 5 3 7

Tax Parcel # _____

Check One:

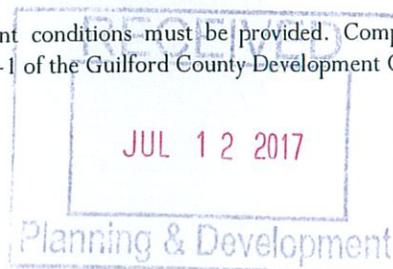
- The property requested for rezoning is an entire parcel or parcels as shown on the Guilford County Tax Map.
- The property requested for rezoning is a portion of a parcel or parcels as shown on the Guilford County Tax Map; a written legal description of the property and a map are attached.

Check One:

- Public services (i.e. water and sewer) are not requested or required.
- Public services (i.e. water and sewer) are requested or required; the approval letter is attached.

Conditional Zoning Requirements:

- Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information is required for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 2, Map Standards of the Guilford County Development Ordinance.
- Zoning Conditions. Use and/or development conditions must be provided. Complete Page 2 of this application. Refer to uses as listed in Table 4-3-1 of the Guilford County Development Ordinance.



JH. 9:45AM



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Use Conditions

Uses of the property shall be limited to the following uses as listed in Article IV, Table 4-3-1 of the Guilford County Development Ordinance:

- 1) See attached.
- 2)
- 3)
- 4)

Development Conditions

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Guilford County Development Ordinance:

- 1) See attached.
- 2)
- 3)
- 4)

A Conditional Zoning Application must be signed by current property owner(s).

I hereby agree to conform to all applicable laws of Guilford County and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Guilford County Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

YOU OR SOMEONE REPRESENTING YOU MUST BE PRESENT AT THE PUBLIC HEARING

Respectfully Submitted,

Hanson Aggregates Southeast, LLC

By: Thomas E. Terrell, Jr.
Property Owner Signature

Thomas E. Terrell, Jr., agent and attorney for Applicant/Property Owner

Name

300 North Greene Street, Suite 1400

Mailing Address

Greensboro, NC 27401

City, State and Zip Code

336-378-5412

Phone Number

tom.terrell@smithmoorelaw.com

Email Address

Thomas E. Terrell, Jr.
Representative/Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

CERTIFICATION OF AUTHORITY TO EXECUTE APPLICATIONS

I hereby certify that Hanson Aggregates Southeast, LLC is a corporate affiliate of Lehigh Hanson, Inc., and that Lehigh Hanson, Inc. has retained Thomas E. Terrell, Jr. and Smith Moore Leatherwood LP to represent Hanson Aggregates Southeast, LLC in matters related to the Applications for Rezoning and Application for Special Use Permit for 352 acres on McClellan Road in Guilford County. In that capacity, Mr. Terrell has been delegated the authority to execute any applications and other necessary documents to complete and further the application processes for this property. He had this authority at the time the Application for Rezoning and Application for Special Use Permit were signed and filed.



Alan Burnette
Director of Resource Development
Lehigh Hanson, Inc.
2310 Parklake Dr., Suite 550
Atlanta, GA 30345

7 12 17

Date

Conditional Zoning

Use Conditions:

1. Mining and Quarrying

Development Conditions:

1. A minimum one hundred (100) foot separation shall be maintained between any adjacent property line and the edges of any proposed mining operation.
2. Along the northern and southern property lines, the first fifty (50) feet adjacent to abutting property shall remain natural and undisturbed and the next fifty (50) feet shall consist of a berm no less than ten (10) feet in height with a double row of evergreens planted on top of the berm. Along the eastern portion of the property, the first fifty (50) feet lying to the west of McClellan Road shall remain natural and undisturbed (except for an entrance to the property) and the next fifty (50) feet shall consist of a berm no less than ten (10) feet in height with a double row of evergreens planted on top of the berm.
3. The mining operation shall be enclosed by a non-climbable fence at least six (6) feet in height.
4. During mining operations, water trucks or other means that may be necessary shall be utilized to prevent dust from leaving the permitted area.
5. Sediment and erosion control measures shall be installed and maintained as indicated on the mining plan to be approved by the North Carolina Department of Environmental Quality.
6. Traffic associated with the mining activities shall only use the access driveways shown on the mining plan to be approved by the North Carolina Department of Environmental Quality and not the northern-most driveway shared with Parcel Number 0132409.
7. Blasting shall only be conducted between the hours of 7:00 AM to 6:00 PM, Monday through Friday.
8. There shall be no blasting on Saturdays and Sundays.
9. No blasting materials shall be stored on site.
10. Reclamation based on the reclamation plan to be approved by the North Carolina Department of Environmental Quality shall occur simultaneously with mining operations or after completion or termination of mining on any phase as shown on the mining plan to be approved by the North Carolina Department of Environmental Quality. All reclamation shall be completed and approved within two years after completion or termination of all mining areas shown on the mining plan to be approved by the North Carolina Department of Environmental Quality.
11. Within one (1) year of cessation of mining operations, the property shall be rehabilitated as required by Guilford County.
12. There shall be a minimum 30-foot inside turning radius on southbound NC 22 at its intersection with McClellan Road (SR 3399) to be approved by the North Carolina Department of Transportation.
13. All non-paved storage areas shall be maintained in a manner that limits dust from leaving the storage area.

Hanson
GUILFORD COUNTY SITE

LEGEND:

KEY

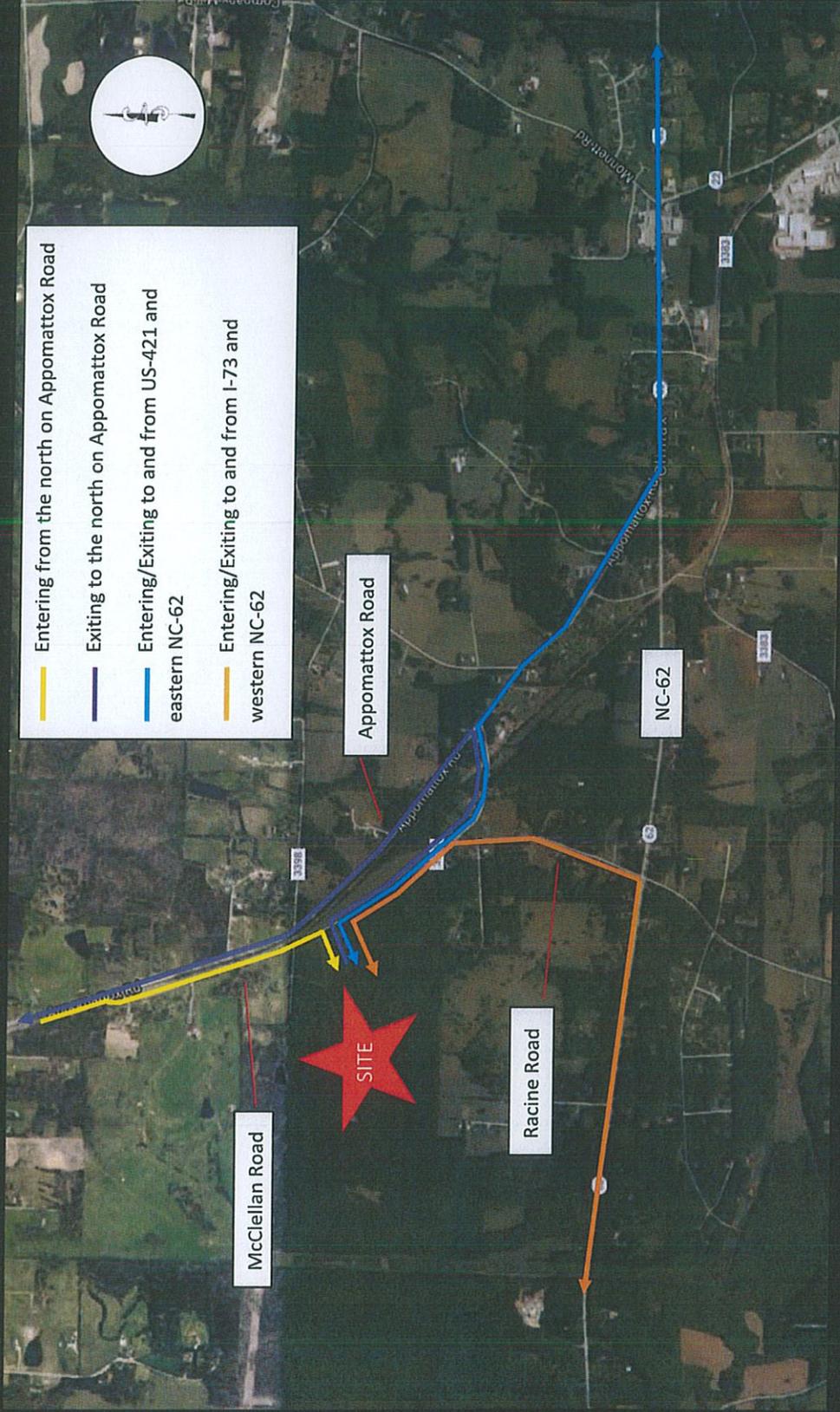
- | DESCRIPTION | KEY |
|-----------------------------|-----|
| ROADWAY | |
| TREE BUFFER AND VISUAL BERM | |
| INITIAL MINE | |
| POND | |
| FUTURE MINE | |
| EXPANSION AREA | |
| BUILDING/PROCESS EQUIPMENT | |
| FRONTAGE BUFFER | |
| BUFFER PLANTINGS | |

TOTAL SITE AREA = 352 ACRES
Dates provided are approximate.



GRAPHIC SCALE
300' 24" X 36" SHEET

NORTH



- Entering from the north on Appomattox Road
- Exiting to the north on Appomattox Road
- Entering/Exiting to and from US-421 and eastern NC-62
- Entering/Exiting to and from I-73 and western NC-62



Suggested Truck Routes



SITE