

REZONING CASE #17-07-GCPL-03453 CU-HI-SP to Amended CZ-HI-SP

Nature of the Request

This request is to rezone approximately 351.98 acres from CU-HI-SP to CZ-HI-SP limiting future uses of the property to Mining and Quarrying.

District Descriptions

The Heavy Industrial District (HI) is primarily intended to accommodate a wide range of assembling, fabricating and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties.

Current Use Condition(s): Clay Mining.

Current Development Conditions:

1. A minimum fifty (50) foot separation shall be maintained between any adjacent property line and the edges of any proposed mining operation.
2. The first twenty-five (25) feet adjacent to abutting property shall remain natural and undisturbed.
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 Mine Layout Plan.
6. Traffic associated with the mining activities shall only use the access driveways shown on the Mine Layout Plan and not the northern-most driveway shared with David and Laura Cranfill.
7. Hours of operation shall be from 7:00 AM to 6:00 PM seven (7) days a week.
8. Required fencing and landscaping shall be installed for the portion of the property being mined as per the phasing plan approved by Guilford County.
9. There will be no blasting.

10. Reclamation based on the approved Reclamation Plan shall occur simultaneous with mining operations or after completion or termination of mining on any phase as shown on the mining layout plan. All reclamation shall be completed and approved within two years after completion or termination of all mining areas shown on the mining layout plan.
11. There will be a minimum 30-foot inside turning radius on southbound NC 22 at its intersection with McClellan Road (SR 3399).

Proposed Use Condition(s): Mining & Quarrying.

Proposed Development Condition(s):

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 access driveways shown on the mining plan to be approved by the NC 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 Saturdays and Sundays.
9. No blasting materials shall be stored on the site.
10. Reclamation based on the reclamation plan to be approved by the NC 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 NC Department of

Environmental Quality. All reclamation shall be completed and approved within two (2) years after completion or termination of all mining areas shown on the mining plan to be approved by the NC 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 will 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.

Applicant/property owner: Lehigh Hanson, INC.

Property location: West side of McClellan Road (SR3399) approximately 1200 feet north of the intersection of Racine Road (SR 3400) in Fentress Township.

Legal description: Being Guilford County Tax Parcel #'s 0132396, 0132538 & 0132537.

Zoning History of Denied Cases: None.

Character of the Area

This request is in an area that is a mixture of low-density residential and farm uses.

Existing Land Use(s) on the Property: Vacant.

Surrounding Uses:

North: Vacant, Farm and Low-density Residential.
South: Vacant, Farm and Low-density Residential.
East: Vacant, Farm and Low-density Residential.
West: Vacant and wooded areas.

Historic Properties: There are no inventoried properties located on or near 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

Emergency Response:

Fire Protection District: Pleasant Garden.
Miles from Fire Station: Approximately 3.4 miles.

Water and Sewer Services:

Provider: Private Septic System and Well.

Transportation:

The average daily traffic(ADT) for NC 62 is 4,400 vehicles/day.

The average daily traffic(ADT) for Appomattox Road is 1,700 vehicles/day.

The average daily traffic(ADT) for Racine Road is 800 vehicles/day.

The average daily traffic(ADT) for McClellan Road is 790 vehicles/day.

Proposed Improvements: Minimum 30-foot inside turning radius on southbound NC 22 at its intersection with McClellan Road (SR 3399) and other improvements as required by NCDOT for driveway permit.

Projected Traffic Generation: 143 trucks for a total of 287 trips per day.

ENVIRONMENTAL ASSESSMENT

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

Regulated Floodplain/Wetlands: No regulatory floodplain exists on site or presence of wetlands.

Streams and Watershed: There are four streams. All four streams are at least intermittent, one of the streams is perennial the entire reach across the property verified by the Brown's Environmental Group, Inc.

Land Use Analysis

Land Use Plan: Southern Guilford Area Plan (2002) Update (2016).

Plan Recommendation: Heavy Industrial.

Consistency: This request is consistent with the adopted plan, will have minimal compatibility issues through conditions offered along with development ordinance requirements and is being proposed in the public interest through the provision of materials necessary to support expansion and maintenance of the NC State Road Networks and private interest of many of the area businesses.

Staff Recommendation

Staff recommends approval: Recommends Approval.

Staff recommends approving this request to enable the applicant an opportunity to apply for a Special Use Permit for mining and quarrying. Although the applicant has proposed conditions to mitigate impacts from blasting through larger buffers and landscaping requirements that are greater than minimum development standards, Staff suggests that during the Special Use Permit review, impacts of truck traffic on the road network and noise issues associated with quarry activities be taken into consideration.

Area Plan Amendment Recommendation:

No land use plan amendment for this request