

ZONING AMENDMENT STAFF REPORT

Rezoning Case Number: **ZCR1037**

Applicant: **Mountain River Trucking Company, Inc./James Smith**

Current Zoning: RG Proposed Zoning: MI

Tax Parcel ID Number(s): 5949-00-51-8895

Nature of the Request

Overview: The request is to zone approximately 0.475-acres for commercial purposes.

General Use Rezoning

Conditional Rezoning

If the nature of the request is a Conditional Rezoning, the following uses shall be permitted in this proposed conditional zoning district:

n/a

The following development conditions have been offered by the applicant:

n/a

Property Specifics

Property Owner: James H. Smith

Property Location: 1432 Reeves Mill Road, Mount Airy

Township: Mount Airy

Acreage: 1.19

Deed Book: 1170

Page: 814

Zoning History of Parcel(s): Has been zoned RG since 2001.

Character of the Area

Overview: The property in question is located in an area that is a mixture of residential and nonresidential land uses with various agricultural uses in the vicinity. The majority of the surrounding area is zoned RA, with an approximately 498-acre area zoned RG (Residential General) located in the immediate and adjacent area, and an approximately 301-acre area zoned MI (Manufacturing Industrial) also in the immediate and adjacent area.

Existing Land Use(s) on the Property: One out-building structure

Surrounding Land Use(s) and Zoning:

Location	Land Use	Zoning
North	Residential, Commercial, Industrial	RG,CB,MI
South	Residential, Industrial	RG,RA,MI
East	Residential, Agricultural	RG, RA
West	Residential, Industrial	RR,MHP,MI

Historic Properties: There are no inventoried properties located on or relatively near the property in question.

Infrastructure and Community Facilities

Public Schools:

District	Enrollment	Existing Capacity
Westfield	500	408
Pilot Middle	514	452
East Surry High	623	695

Fire District: Bannertown

Water and Sewer Services:

- Private Well
 Private Septic
 Public Water
 Public Sewer

Public Water/Sewer Provider: City of Mount Airy

Public Water/Sewer Planning: No public water and sewer plans are proposed for this area according to the Capital Improvement Plans.

Transportation:

Property Access: Access can be found along Reeves Mill Road (SR 1774).

ADT: 1,600 trips per day **Year:** 2002

Proposed Improvements: None

Projected Traffic Generation: Unknown

Thoroughfare Plan Consistency: This road is only listed as a secondary road.

Environmental Assessment

Topography: The property is comprised of cleared, rolling farmland.

Flood Hazard: n/a

Streams: No **Perennial:** No

Wetlands: No

Watershed: None

Watershed Development Density: n/a

Land Use Planning Consistency

Applicable Land Use Plan(s): Land Use Plan 2015; US 52/Holly Springs Church Interchange Small Area Plan

Future Land Use Classification(s): Rural Growth Areas (LUP 2015); Industrial (SAP)

Consistency Principle(s):

5.4.4.2 Industrial development should be located in areas that are physically suitable and have a unique locational advantage for industry. Advanced planning for identification of such land shall be encouraged.

5.4.4.5 Industrial use should be compatible with surrounding land uses and should make an effort to blend harmoniously with the community.

5.4.4.10 Industrial growth should not interfere with the residential, commercial,

cultural, or leisure development of the community.

5.4.4.11 Industrial development should have access to public water and sewer services, as well as other desired utilities such as natural gas.

5.4.6.2 Appropriate non-residential uses should be permitted on a case-by-case basis, blend well with the rural/agricultural framework.

Meeting Summaries

The Planning staff conducted a preliminary meeting with the petitioner on December 1st and concurred with the proposal to seek a rezoning to MI.

Recommendation

The parcel in question is addressed within the US 52/Holly Springs Church Interchange Small Area Plan. The future land use for this property has been identified as "Industrial", which is consistent with this zoning amendment request. Based on the consistency with the Small Area Plan, staff has determined that the rezoning request is suitable for the property in question.

Staff believes this request meets the five (5) criteria set forth in Article 4, Section 3, of the Zoning Ordinance. Approval of this petition will 1) create an appropriate complementary use to the community in regards to this particular parcel of land with the property being identified as "industrial" property in the Small Area Plan; 2) this type of rezoning is permissible to anyone in the community with similar factors in regards to their particular parcel of land; 3) the intent of the MI zoning district is to provide locations for intensive industrial and/or manufacturing, processing, and assembly uses and to protect adjacent rural/residential areas from such land uses; 4) approval will not alter the character of the neighborhood based on the location and type of rezoning requested; and finally 5) the proposal is in harmony with the Land Use Plan development principles, as stated above, and the US 52/Holly Springs Church Interchange Small Area Plan. Therefore, staff recommends approval of this petition.

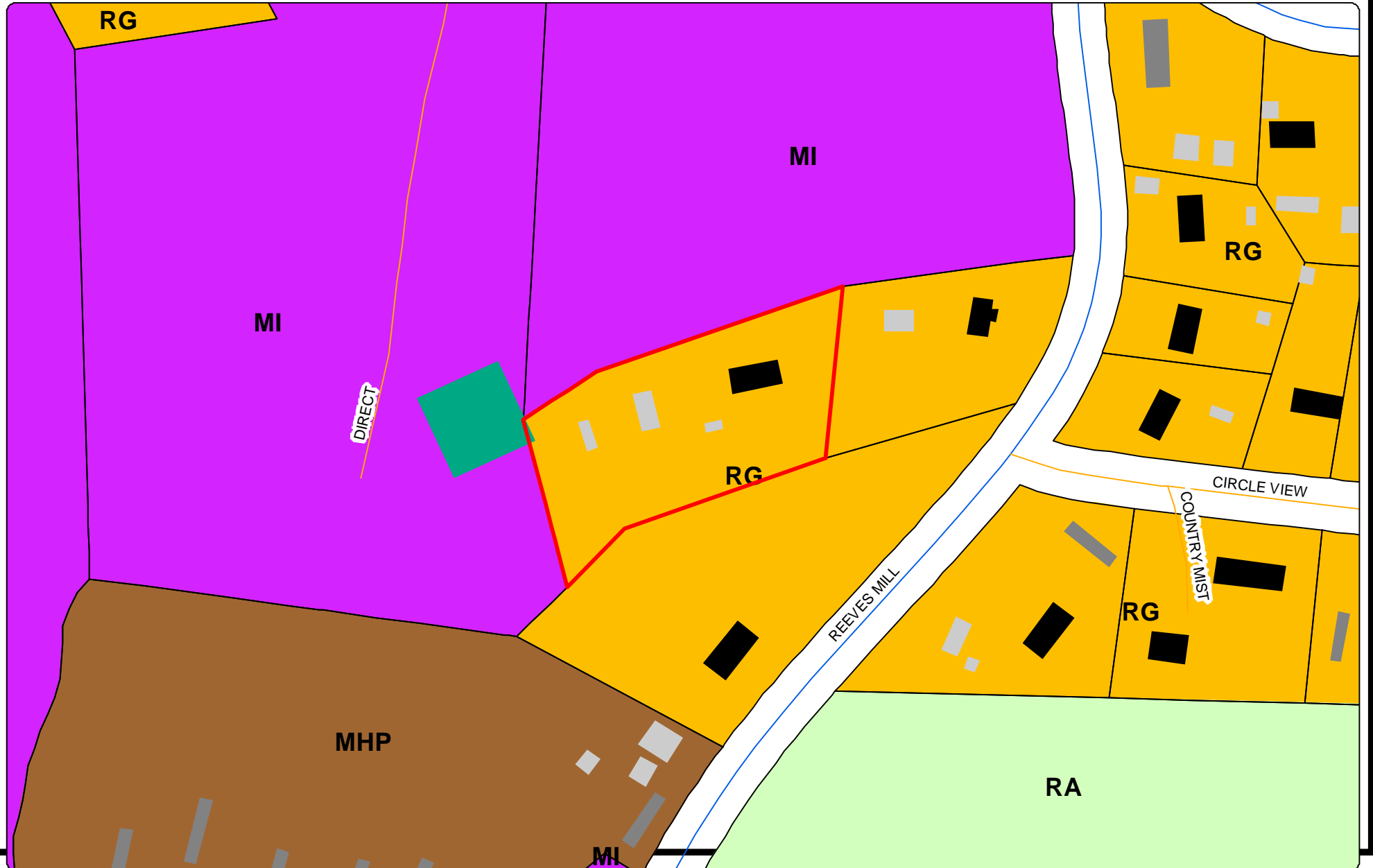
Attachment(s)

Map, pictures, use lists

PARCEL ID # 5949-00-51-8895

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1 inch equals 152.6 feet 1.19 ACRES





Property to the northeast.JPG



Smith property.JPG



Adjoining property to the northwest.JPG



Property to the east.JPG

RESIDENTIAL GENERAL (RG)

Permitted Use – A use by right, Zoning Permit required.

Conditional Use – Must obtain a Conditional Use Permit from the Planning Board.

Permitted Uses

Accessory Apartment
Accessory Structures
Bona Fide Farms
Botanical Gardens
Cemetery, Private
Child care center, small home
Church (including Fellowship Bldgs)
Country Clubs
Dwelling, Additional (10-acre density req.)
Dwelling, Single-Family (Site-built)
Dwelling, Single-Family (Modular)
Forestry
Greenways
Guest House
Home Occupation
Manufactured Home (Class A)
Manufactured Home (Class B)
Parks and Playgrounds
Private tennis courts, private lot
Residential Development Sales (on-site)
Subdivision (6 lots or more)
Subdivision (5 lots or fewer)
Swimming pool, private
Utilities, public or private

Conditional Uses

Bed and Breakfast
Golf Courses
Historic property ventures
Resort
Swimming pool, public

MANUFACTURING INDUSTRIAL (MI)

Permitted Use – A use by right, Zoning Permit required.

Conditional Use – Must obtain a Conditional Use Permit from the Planning Board.

Permitted Uses

Accessory Structure	Equipment Rental
Agriculture Cultural Center	Exterminators
Agritainment	Farm Machinery Manufacturing
Ambulance Service/Rescue Squad	Farm/Heavy Equipment Sales and Rental
Armories	Farm Supplies
Auditoriums	Farm-based Tourism Enterprise
Auto, Truck, Motorcycle Sales	Farmer's Market, Regional Scale
Auto-detailing	Farmer's Market, Community Scale
Automatic Teller Machine	Fiberglass Manufacturing and Storage
Automobiles Manufacturing	Firing Range, Indoor
Automotive Supplies	Flea Markets, Indoor
Bedding and Carpet Manufacturing	Flour and Feed Mills
Blacksmith Operations	Food and Food Product Manufacturing
Boat Works Manufacturing	Food Catering
Bona Fide Farms	Forestry
Botanical Gardens	Foundries
Bottling Plants	Furniture Manufacturing
Brick, Tile, and Pottery Yards	Furniture Refinishing and Repair
Building Cleaning and Maintenance Services	Furriers
Bus Garages	Gas or Service Station
Bus Terminal	General Store
Business Offices	Glass Products Manufacturing
Cabinet Shops	Government Maintenance Facility
Canvas Goods Manufacturing	Government offices
Car Wash	Greenways
Cardboard Containers Manufacturing	Hatcheries
Case Goods Manufacturing	Heating and Refrigeration Shops
Cemetery, Public	Heavy Equipment Manufacturing
Church (including fellowship bldgs)	Historic Property Ventures
Clothing and Textile Production	Hosiery Mills
Clubs or lodges	Ice Manufacturing
Coffee house	Industrial Supplies and Equipment
College/University/Technical School	Kennel
Commercial Greenhouses	Knitting Mills
Commercial Nurseries	Landscapers
Concrete Products Production	Lawn and Garden Care
Contractor's Office	Lawn and Garden Supplies
Convenience Store	Lawnmower repair
Craft Store	Leather Products Manufacturing
Crematorium	Linen and Unifrom Supply Services
Dry Cleaning Plants	Livestock Sale Barns
Eco-tourism Enterprise	Livestock Sales
Electrical Appliances and Equipment	Log Home Manufacturing
Manufacturing	Luggage Manufacturing
Electrical Equipment Sales	Lumber and Building Materials-Sales
Electronic and Electrical Repair	Machine and Welding Shops

Machine Tools Manufacturing
 Manufactured Home and Recreational Vehicle
 Sales
 Manufacturer's Showrooms
 Meatpacking and Poultry Processing Plants
 Medical/Dental Labs
 Metal Fabricating Plants
 Metal Fabricating Shops
 Mini-warehouse
 Monument sales
 Monument Works and Sales
 Motor Vehicle and Body and Paint Shop
 Motor Vehicle Repair
 Movie theatres (drive-in)
 Movie theatres (indoor)
 Open Storage
 Paper Goods Manufacturing
 Park and ride lots
 Parks and Playgrounds
 Parts packaging
 Pharmaceuticals Manufacturing
 Photofinishing Laboratories
 Pillow Manufacturing
 Planing Mills
 Plastic Products Manufacturing
 Plumbing and Heating Supplies
 Police and Fire Station Operations
 Post Office
 Postal Processing Center
 Pottery Manufacturing
 Pottery Store
 Precision Instruments Manufacturing
 Processing Plants
 Publishing and Printing
 Radio and Television Repair
 Radio and Television Studios
 Railroad Station Operations
 Railroad Yard Operations
 Recycling Collection Center
 Rental of Vehicles
 Research Activities
 Residential development sales (office on-site)
 Resource Extraction (sand, soil, and clay)
 Reupholstery
 Rodeo
 Sawmills
 Septic Services
 Services, not otherwise listed
 Sheet Metal Shops
 Sign Painting
 Slaughterhouse
 Small Motor Repair
 Springs Manufacturing
 Stable
 Stone and City Products
 Subdivision (6 or more lots)

Subdivision (5 or fewer lots)
 Tea house
 Textile Finishing and Dyeing
 Tire Recapping Shops
 Tobacco Products Manufacturing
 Transfer Companies
 Tree Service
 Truck, Farm Equipment, Heavy Equipment, Sales and
 Service
 Truck/Freight Terminal
 Upholstering Shops
 Utilities, public or private
 Utility Company Operation Center
 Vending Companies
 Warehousing
 Wholesale Distribution
 Wholesale Store
 Wine Tasting Room
 Winery
 Woodworking Plant
 Woodworking Shops

Conditional Uses

Adult Uses
 Airport, public
 Airstrip, private
 Amusement Park
 Asphalt Products Manufacturing
 Automobiles Manufacturing
 Chemical Manufacturing
 Circus, Carnival, Fair
 Correctional Facilities
 Dragstrip and Race Tracks
 Drinking Establishments
 Explosives Manufacturing and Storage
 Fertilizers Manufacturing and Storage
 Firing Range, Outdoor
 Junkyards and Auto Salvage Yards
 Landfills, Demolition
 Landfills, Sanitary
 Mining and Quarrying
 Night Clubs and Places of Entertainment
 Oil and Gasoline Bulk Storage
 Paints, Varnishes, Finishes Manufacturing
 Power plant
 Public utility facility (large-scale)
 Recycling Plant
 Refineries
 Saddleries
 Slaughterhouse
 Stadium, Coliseum, Exhibition Building
 Wireless Communication Towers