



GUILFORD COUNTY

NOTICE OF PUBLIC HEARING
GUILFORD COUNTY PLANNING BOARD
OLD GUILFORD COUNTY COURTHOUSE
BOARD OF COUNTY COMMISSIONERS MEETING ROOM
SECOND FLOOR
GREENSBORO, NORTH CAROLINA
FEBRUARY 14, 2007
7:00 P.M.

CASE #07-01-GCPL-00569

The Guilford County Planning Board has been requested to rezone property from AG to CU-HI. The property is located at the terminus of Old Liberty Road (SR 4607) north of Interstate 85 in Fentress Township. Being Guilford County Tax Map 3-152, Block 492, Part of Parcel 7, approximately 14.471 acres. Owned by Ann S. Bass and John A. Stancil. Lake Mackintosh Watershed. (See map on reverse side.)

The existing AG, Agricultural District, is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions.

The HI, Heavy Industrial District, 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.

The proposed CU-HI, Conditional Use Heavy Industrial District, is for an asphalt plant; with the following conditions: (1) A landscaped berm will be provided as shown on the submitted zoning sketch plan; (2) the southwest portion of the property will be left undisturbed as also shown on that zoning sketch plan; (3) all outside storage of stone shall be completely screened from view of motorist on Interstate 85; (4) prior to the issuance of any permits for the property, there will be recorded in the Guilford County Registry a Unified Development Plan providing a cross access easement from the property to Liberty Road as shown on the zoning sketch plan; and, (5) all construction traffic and traffic in connection with the production of asphalt will be across the cross access easement to Liberty Road which is an easement to be provided by the Unified Development Plan.

Since this notice is sent only to adjoining and adjacent property owners, please discuss it with other residents who may have an interest in this request. Anyone wishing to be heard on this matter should appear at the public hearing, or arrange to be represented. Any petition should be submitted in duplicate.

If you have any questions, please contact the Planning Department, Governmental Center, Room P-10, telephone number 641-3334.

Leslie P. Eger, Secretary, Guilford County Planning Board
Post Office Box 3427 • Greensboro, North Carolina 27402



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Conditional Use Rezoning
Application, Part I**

Date Submitted: _____ Fee/Receipt #: \$500.00/ _____ Case Number: 07-01-GCR-00569

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. Additional sheets for tax references, signature blocks and conditions are available upon request.

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 RS⁻⁴⁰ zoning district to the CUHI zoning district.

Said property is located on the west side of Liberty Road and northern margin of Interstate 85

in Fentress Township; Being a total of: 14.471 acres.

Further referenced on the Guilford County Tax Maps as (additional tax reference sheets available upon request):

Tax Map # 09 -- 03-01 -- 52 Block # 0492 -- _____ Parcel # 007

Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ Parcel # _____

Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ Parcel # _____

Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ Parcel # _____

Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ 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 Use Rezoning Requirements

- Zoning Sketch Plan.** A sketch plan illustrating proposed conditions and other pertinent information is required for all conditional use 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 Part Two of this application. Refer to uses as listed in Table 4-3-1 of the Guilford County Development Ordinance.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Conditional Rezoning
Application, Part II**

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) Asphalt Plant

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) A landscaped berm will be provided as shown on the zoning sketch plan.
- 2) The southwest portion of the property will be left undisturbed as shown on the zoning sketch plan.
- 3) All outside storage of stone shall be completely screened from view of motorists on Interstate 85.
- 4) Prior to the issuance of any permits for the property, there will be recorded, in the Guilford County Registry, a Unified Development Plan providing for a cross access easement from the property to Liberty Road, as shown on the zoning sketch plan.
- 5) All construction traffic and traffic in connection with the production of asphalt will be across the cross access easement to Liberty Road to be provided by a Unified Development Plan.

A Conditional Use Rezoning 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. Additional signature pages are available upon request.

(YOU OR SOMEONE REPRESENTING YOU MUST BE PRESENT AT THE PUBLIC HEARING.)

Respectfully Submitted,

John A. Stancil
Property Owner Signature

Ann S. Bass
Property Owner Signature

Name
Ann Bass
Mailing Address
5804 Billet Road
City, State and Zip Code
Oak Ridge, NC 27310
Phone Number
336-644-0362

Name
John Stancil
Mailing Address
3998 Liberty Road
City, State and Zip Code
Greensboro, NC 27406
Phone Number
336-674-2696



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Additional Tax References and Signatures

Case #: _____

Additional Tax Map References

Further referenced on the Guilford County Tax Maps as:

Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ Parcel # _____
 Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ Parcel # _____
 Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ Parcel # _____
 Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ Parcel # _____
 Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ Parcel # _____
 Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ Parcel # _____
 Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ Parcel # _____
 Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ Parcel # _____

Additional Signatures

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.)

VECELLIO & GROGAN, INC.

By: Ivan G. Clayton
 Applicant Signature / Title: Vice President

Name
Ivan G. Clayton

Mailing Address
PO Box 35387

City, State and Zip Code
Greensboro, NC 27425

Phone Number
336-235-2756

Charles E. Melvin, Jr.
 Representative Signature

Name
Charles E. Melvin, Jr.

Mailing Address
PO Box 21927

City, State and Zip Code
Greensboro, NC 27420-1927

Phone Number
336-378-5204

Rezoning Information Sheet

Case No.: 07-01-GCPL-00569

Land Use

Existing Land Use: RS-40

Requested Land Use: CU-H1

Zoning History of Denied Cases: NONE

Surrounding Uses: _____

Recommendation Of: _____

Historic Properties:

Emergency Response:

Fire Protection District: ALAMANCE

Miles from Fire Station: ±2.7 MILES

Water and Sewer Service:

Provider: _____

Within Service Area: _____

Feasibility Study or Service Commitment: _____

Transportation:

Existing Conditions: _____

Proposed Improvements: _____

Projected Traffic Generation: _____

Environmental Assessment:

Topography: _____

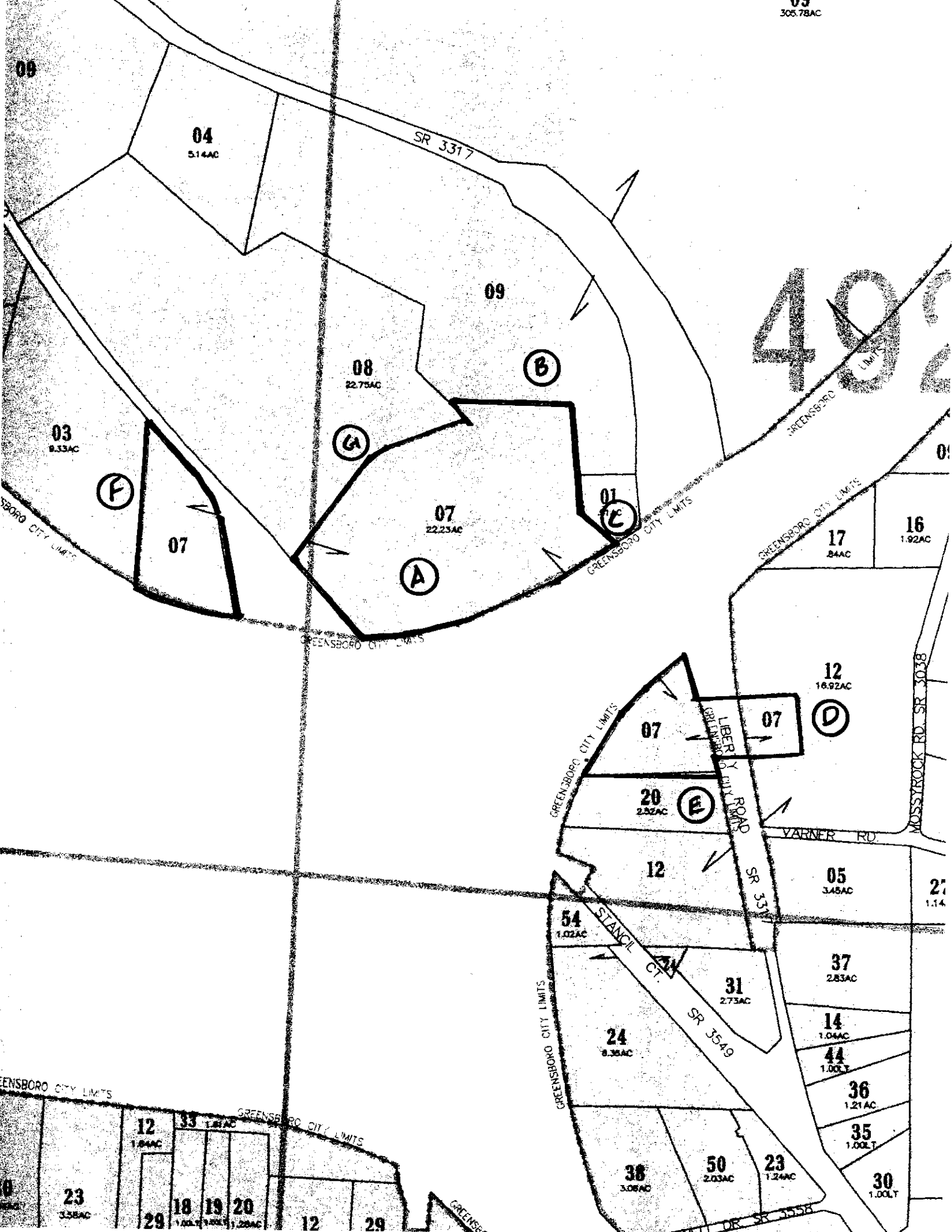
Wetlands: _____

Stream Location and Classification: _____

Streams and Floodplain: _____

Watershed: _____

Public School Facilities: 1/1



GREENSBORO CITY LIMITS

30	23	12	33	12	29	18	19	20	12	29
3.38AC	1.84AC	1.28AC	1.00LT	1.00LT	1.28AC					

GREENSBORO CITY LIMITS

Vecellio & Grogan Liberty Road Legal Description

BEGINNING at an existing iron pin located at the most easterly corner of the property now or formerly of Cedar Valley Communities LLC and running thence from said point of beginning North $46^{\circ}46'6''$ West 94.10 feet to a bent existing iron pin in the line of Central Rock Company c/o Martin Marietta; thence along the Martin Marietta line South $87^{\circ}51'59''$ East 453.22 feet to an existing iron pin; thence still with the Martin Marietta line South $3^{\circ}19'37''$ East 255.7 feet to a new iron pin at the northwest corner of the property now or formerly of George Calvin Jackson; thence along the Jackson line South $8^{\circ}3'34''$ East 131.29 feet to an existing iron pin and continuing along the line now or formerly of Jackson South $40^{\circ}18'0''$ East 157.91 feet to a right-of-way disc in the northwest margin of the ramp for Interstate 85; thence along the right-of-way line of Interstate 85 South $58^{\circ}12'24''$ West 228.72 feet to a right-of-way disc; thence still along the northwest margin of the ramp for Interstate 85 South $75^{\circ}37'43''$ West 728.94 feet to a new iron pin in the northeast margin of Old Liberty Place; thence along the northeast margin of Old Liberty Place North $40^{\circ}16'51''$ West 377.81 feet to an existing iron pin in the easterly margin of the property now or formerly of Cedar Valley Communities LLC; thence along the eastern line of the property now or formerly Cedar Valley Communities LLC north $39^{\circ}17'10''$ east 477.52 feet to an existing iron pin and then continuing along the Cedar Valley Communities line north $72^{\circ}28'40''$ east 338.40 feet to the point and place of BEGINNING containing 14.471 acres more or less being shown on a site plan of proposed asphalt plant prepared by CPT Engineering Survey, Inc. dated November 9, 2006.

Randy Stanley

From: Charles E. Melvin Jr. [Charlie.Melvin@smithmoorelaw.com]
Sent: Tuesday, January 23, 2007 3:17 PM
To: Randy Stanley
Subject: Vecellio & Grogan - Liberty Road

As we discussed, legal description is attached. Please call if you have any questions.

Thank you.

Charles E. Melvin, Jr.
Smith Moore LLP
300 North Greene Street
Suite 1400
Greensboro, NC 27401
336.378.5204 (voice)
336.378.5400 (fax)

This message is directed to and is for the use of the above-noted addressee only, and its contents may be legally privileged or confidential. If the reader of this message is not the intended recipient, you are hereby notified that any distribution, dissemination, or copy of this message is strictly prohibited. If you have received this message in error, please delete it immediately and notify the sender. This message is not intended to be an electronic signature nor to constitute an agreement of any kind under applicable law unless otherwise expressly indicated hereon.

IRS CIRCULAR 230 NOTICE: To ensure compliance with the requirements of IRS Circular 230, we inform you that any U.S. tax advice contained in this communication or attachment hereto is not intended or written to be used and cannot be used for the purpose of avoiding penalties under the Internal Revenue Code or for promoting, marketing or recommending to another party any transaction or matter addressed in this communication or attachment.

TRANSFER TO TPAD

PRESS PA2 FOR NEXT SET

CURRENT LISTING - TAX ITEM TYPES

(TPCV)

BASS ANN S
& JOHN A STANCIL
5804 BILLET RD
OAK RIDGE NC 27310

**PROPERTY
IN
DEFERMENT**

ACCOUNT NUMBER 0571843
-----REAL PROPERTY-----
SET MAP BLOCK LOT IN C D
C 03-0152-0 0492-00 007 D
3995 LIBERTY RD
NOTICE 2006-0164063 07-01-2006

LISTING--- 2006-03-09-2465124-001 CHG N
SCROLL---- 2006 RURAL INDIVIDUALS
TOWNSHIP-- FENTRESS
TYPE----- OTHER LISTING - SAME TOWNSHIP
LEGAL 1--- 22.23AC COBLE SR 3317
LEGAL 2--- 89-E-1818 BK -
VBR B CIFR F ACRES 22.23

LAST TRANSACT PAYR 12-27-2006
TOTAL CHARGES 688.39
NET AMOUNT DUE .00
RATE CD 56 LIST PEN CD
TAX YR 2006 DISC YES INTR RBS
RATE YR 2006

PROPERTY TYPE	TAXABLE	EXEMPTIONS	REBATES	NET TOTAL
T O T A L	92,600	0	0	92,600
REAL PROP VALUE	92,600	0	0	92,600

*** NO DIRECT CHARGE ITEMS EXIST ***
END OF LIST

AVAILABLE TAX INFORMATION 01-18-07

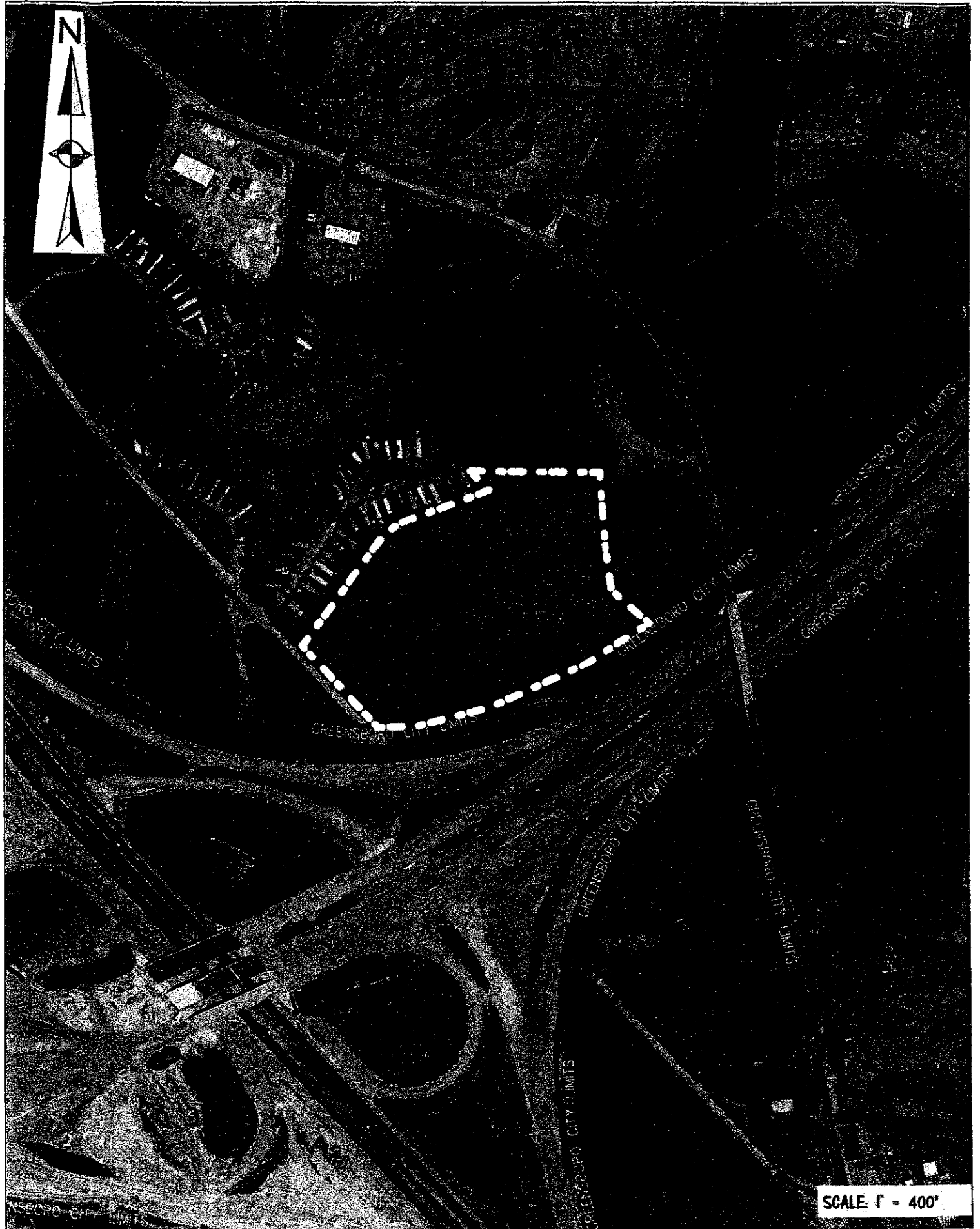
Results 1 - 1 of 1

- Parcels

**BASS ANN S**

3995 LIBERTY RD

Parcel Number	09-03-0152-0-0492-00-007
Owner Name	BASS ANN S
Mailing Address 1	& JOHN A STANCIL
Mailing Address 2	5804 BILLET RD
Mailing Address 3	
Mailing Address City	OAK RIDGE
Mailing Address State	NC
Mailing Address Zip	27310-0000
Sales History	Show All Sales
Property Address	3995 LIBERTY RD
Legal Desc 1	22.23AC COBLE SR 3317
Legal Desc 2	89-E-1818
Land Units	22.23 AC
Register of Deeds	Deed, Plat, Condo
Deed Date	
Deed Document Type	CU
Deed Book-Page	-
Plat Book-Page	-
Condo Book-Page	-
Stamp Value	\$0
Total Assessed Value	\$92,600
Total Building Value	\$64,200
Total Out Building Value	\$1,400
Total Land Value	\$137,200
Total Deferred Value	\$110,200
Building Count	1
Building Number	1
Year Built	1939
Heated Area	1636
Bedrooms	3
Full Bathrooms	1
Use Code	1
Appraisal Model Code	1



SCALE: 1" = 400'

Guilford County, NC



Parcel Number	090301520049200007	Total Building Value	\$64,200
Owner Name	BASS ANN S	Total Out Building Value	\$1,400
Mailing Address 1	& JOHN A STANCIL	Total Land Value	\$137,200
Mailing Address 2	5804 BILLET RD	Total Deferred Value	\$110,200
Mailing Address 3		Building Count	1
Mailing Address City	OAK RIDGE	Building Number	1
Mailing Address State	NC	Year Built	1939
Property Address	3995 LIBERTY RD	Heated Area	1636
Legal Desc 1	22.23AC COBLE SR 3317	Bedrooms	3
Legal Desc 2	89-E-1818	Full Bathrooms	1
Deed Date		Use Code	1
Deed Document Type	CU	Appraisal Model Code	1
Total Assessed Value	\$92,600		

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 467 feet



SmartManager	Application	Property	People	Fees	Cashier	Workflow	Attachments	Inspection	Reports	Pl
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Application - Summary

Application: 07-01-GCPL-00569

Application Type: Building / Guilford County / Planning / Rezoning-Special Use Permit

Address: 3995 OLD LIBERTY PL, GREENSBORO, NC 99999

Owner Name:

Owner Address: , NC

Application Name:

Description of Work:

Parcel No.:

Application Status: Pending

Application Detail: Detail

Application Comments: [Comments](#)

Application Spec Info.:

REZONING

Payment Notification Received from Town: No

Acres:

Township:

Tax Map:

Block Lot:

Tax Map 2:

Block Lot 2:

Tax Map 3:

Block Lot 3:

Type of Request:

Existing Zoning:

Proposed Zoning:

Location:

Public Services Information:

Applicant Information:

Hearing Date:

Number of Rezoning:

History of Denied Cases:

CONDITIONAL

Zoning Sketch Plan Attached:

Zoning Conditions Attached:

Use Conditions:

Development Conditions:

Hearing Date:

SPECIAL USE

Approved Site Plan:

Special Use Conditions:

Development Conditions:

Hearing Date:

Number of Special Use Permits:

Nature of the Request

This is a Conditional Use HI rezoning request. The uses and conditions offered by the applicant are as follow:

Use(s): Asphalt Plant.

Condition(s):

1. A landscaped berm will be provided as shown on the submitted zoning sketch plan.
2. The southwest portion of the property will be left undisturbed as also shown on that zoning sketch plan.
3. All outside storage of stone shall be completely screened from view of motorists on Interstate 85.
4. Prior to the issuance of any permits for the property, there will be recorded in the Guilford County Registry a Unified Development Plan providing a cross access easement from the property to Liberty Road as shown on the zoning sketch plan.
5. All construction traffic and traffic in connection with the production of asphalt will be across the cross access easement to Liberty Road which is an easement to be provided by the Unified Development Plan.

District Descriptions:

The RS-40, Residential Single-Family District, is primarily intended to accommodate single-family detached dwellings on large lots in areas within a designated watershed and without access to public water and wastewater services. The district is established to promote single-family detached residences where environmental features, public service capacities or soil characteristics necessitate very low-density single-family development.

The HI, Heavy Industrial District, 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.

Property Specifics

Applicant/property owner: Ann S. Bass and John A. Stancil

Property location: Located at the terminus of Old Liberty Place (SR 4607) north of Interstate 85 in Fentress Township.

Legal description: Being Guilford County Tax Map 3-152, Block 492, Part of Parcel 7, approximately 14.471 acres.

Zoning History of Denied Cases: None

Character of the Area

This area consists of industrial and residential uses.

Existing Land Use(s) on the Property: Vacant

Surrounding Uses:

North: Mobile Home Park
South: I-85 By-pass
East: Rock Quarry and Associated Uses
West: I-85 By-pass

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

Public School Facilities: n/a

Emergency Response:

Fire Protection District: Alamance

Miles from Fire Station: Approximately 2.7 miles

Water and Sewer Service:

Provider: Private Septic System and Well

Note: Public water is available along Liberty Road.

Within Service Area: Yes

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Liberty Road: Two-Lane Major Thoroughfare
I-85 Interstate By-Pass

Proposed Improvements: None with application, however, NCDOT may require with Driveway Permit.

Projected Traffic Generation: 50-75 Trips per day

Environmental Assessment

Topography: Gently rolling to moderate slopes. Soil types include: Enon fine sandy loam, 2 to 15 percent slopes (EnB, EnC, EnD); Mecklenburg sandy clay loam, 2 to 6 percent slopes, eroded (MhB2).

Regulated Floodplain/Wetlands: The property is located in zone "C", area of minimal flooding, according to FIRM 370111-0182C.

Streams and Watershed: The property is located within the Lake Mackintosh Watershed. An intermittent stream that flows into Little Alamance Creek crosses the property.

Land Use Analysis

Land Use Plan: Alamance Creek Area Plan (Adopted 1994)

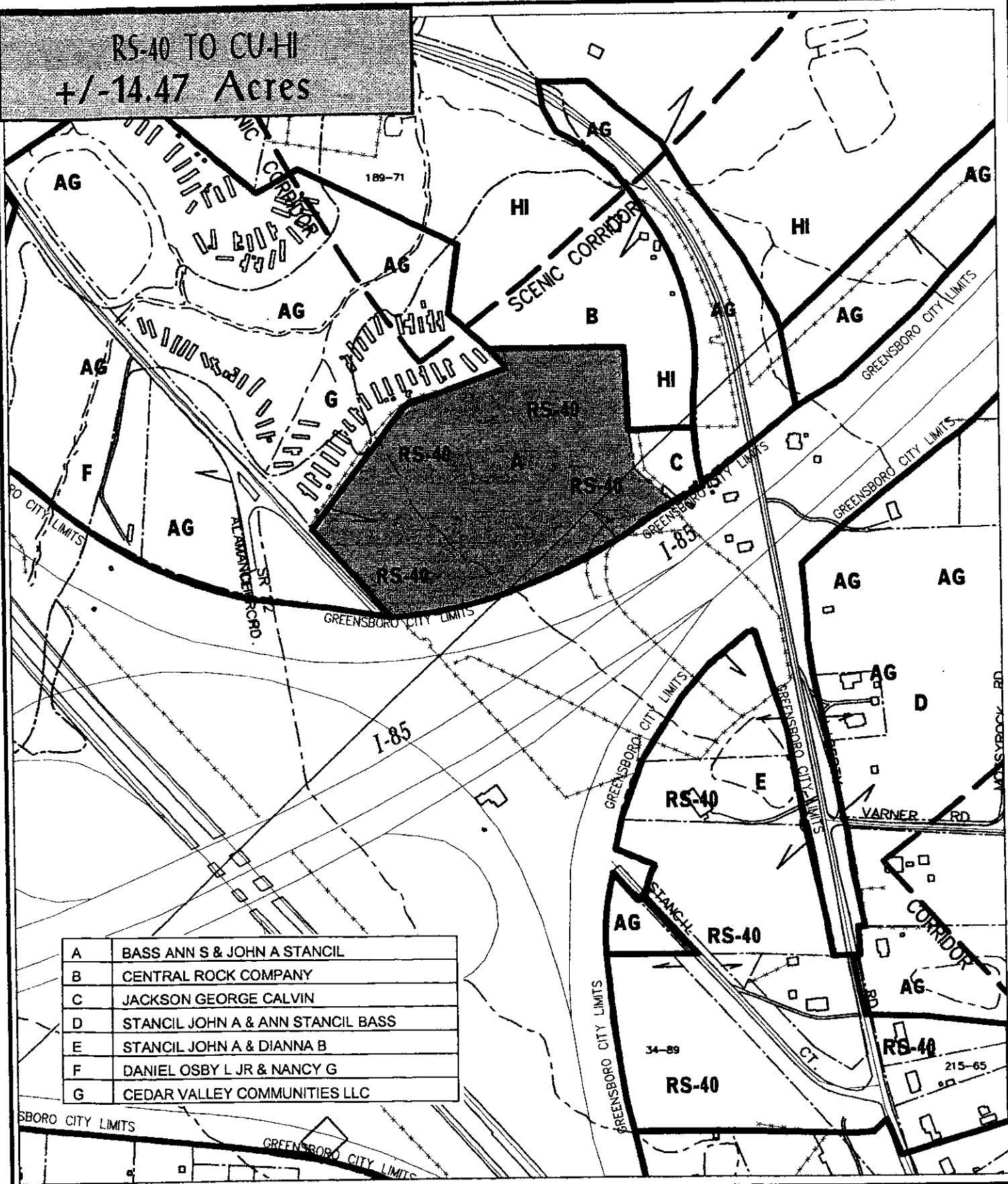
Plan Recommendation: Industrial

Consistency: This request is consistent with the adopted land use category shown on the Alamance Creek Area Plan. Additionally, conditions applied to the request will help to minimize impacts on to the adjacent mobile home park.

Staff Recommendation

Staff recommends approval. Rezoning this property to CU-HI will permit the applicant to pursue a Special Use Permit to operate an asphalt plant on the subject property. The conditions applied to the request will minimize impacts onto surrounding properties and help to maintain aesthetics within the I-85 By-Pass Scenic Corridor.

**RS-40 TO CU-HI
+/-14.47 Acres**

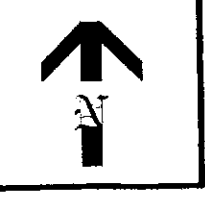


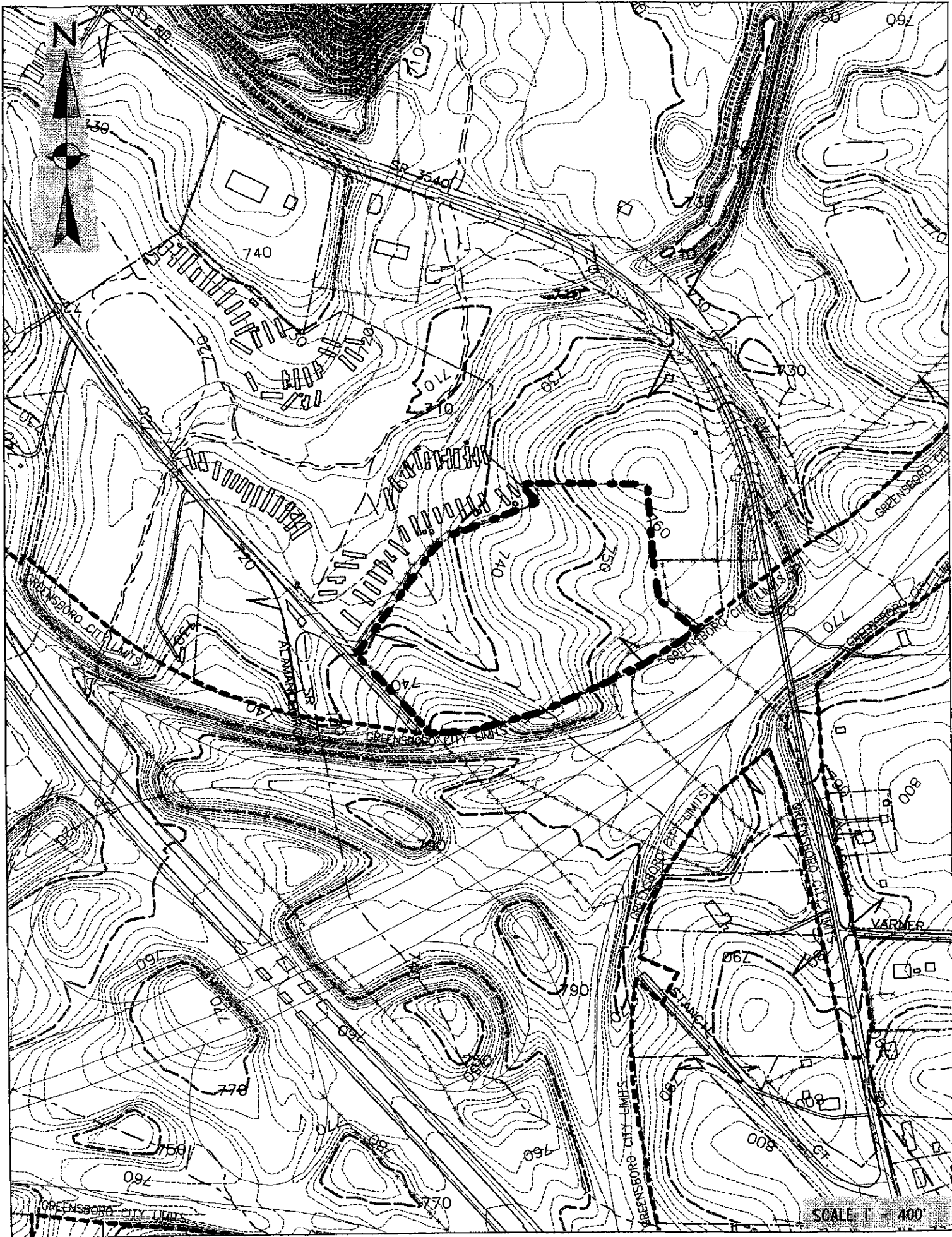
A	BASS ANN S & JOHN A STANCIL
B	CENTRAL ROCK COMPANY
C	JACKSON GEORGE CALVIN
D	STANCIL JOHN A & ANN STANCIL BASS
E	STANCIL JOHN A & DIANNA B
F	DANIEL OSBY L JR & NANCY G
G	CEDAR VALLEY COMMUNITIES LLC

Jurisdiction:
Guilford County
Guilford County
Planning & Development
Department

Rezoning Case:
07-01-GCPL-00569
Township Fentress
Scale: 1" = 400'

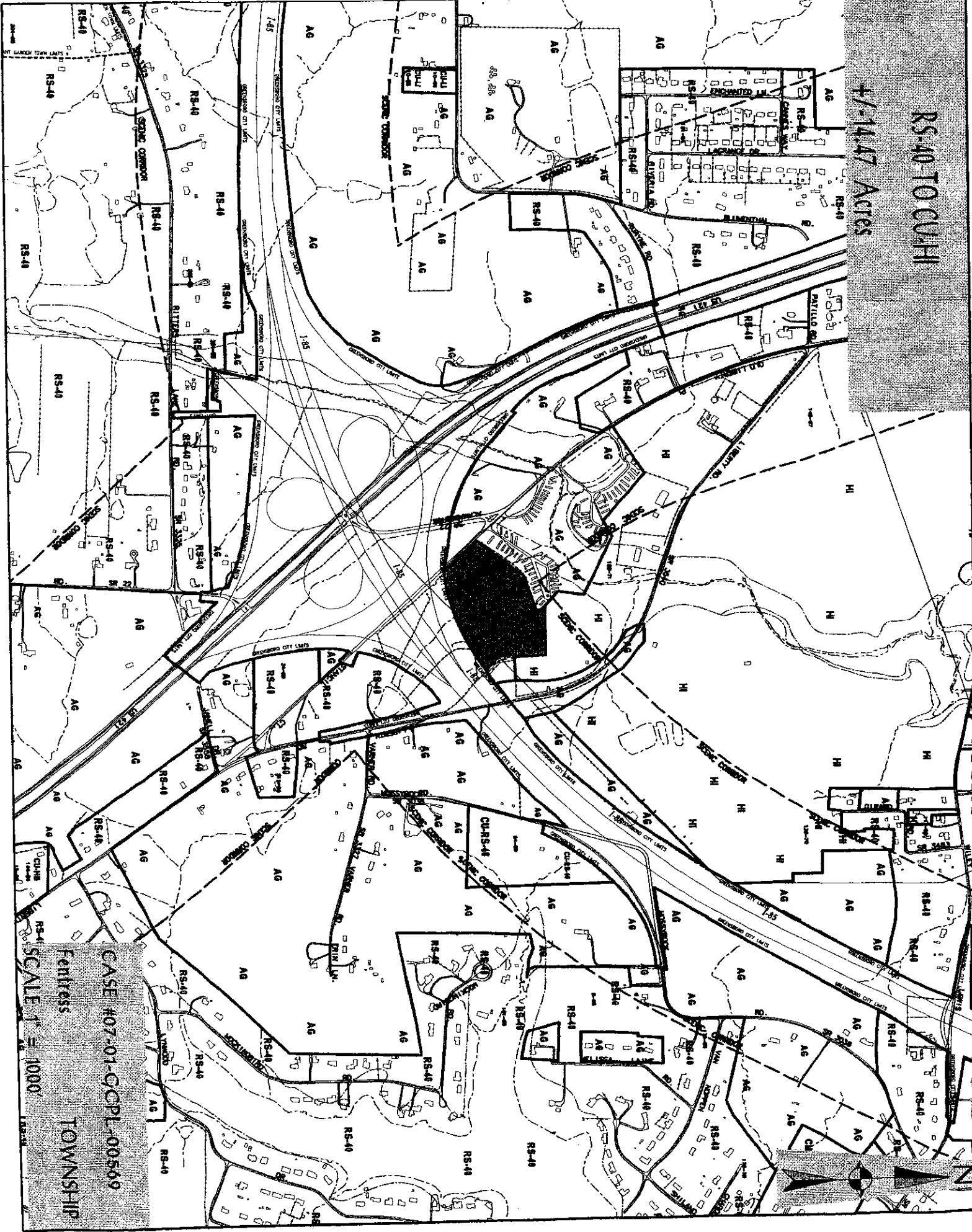
Map:
3-152-492-7(PT)





RS-40 TO CU/HI

41.1447 Acres



CASE #07-01-COPL-00569
Fentress
TOWNSHIP
SCALE 1" = 1000'

ZONING AMENDMENT STATEMENT OF CONSISTENCY

The Guilford County Planning Board believes that its action to **approve/deny** this zoning amendment located on Guilford County Tax Map 3-152, Block 492, Part of Parcel 7, from AG to CU-HI, to be consistent/inconsistent with the adopted 1994 Alamance Creek Area Plan and considers the action to be reasonable and in the public interest for the following reasons:
(Choose from the following based on the motion)

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

1. It is generally consistent with the land use category indicated for the property on the 1994 Alamance Creek Area Plan Future Land Use Map.
2. Although the request is inconsistent with the adopted 1994 Alamance Creek Area Plan, it has been determined that zoning the property to CU-HI is compatible with the surrounding area and uses.
3. Other factors raised at the public hearing, if applicable, are: (describe here)

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

1. It is generally inconsistent with the land use category indicated for the property on the 1994 Alamance Creek Area Plan Future Land Use Map.
2. Although the request is consistent with the adopted 1994 Alamance Creek Area Plan, it has been determined that zoning the property to CU-HI is incompatible with the surrounding area and uses.
3. Despite the proposed conditions, the development is not compatible with the surrounding property.
4. Other factors raised at the public hearing, if applicable, are: (describe here)

X

PUBLIC COMMENTS:

PLANNING BOARD RECOMMENDATIONS:

Motion to Approve / Deny by:

Seconded by:

Vote ____ to ____ in favor of the motion.

The request is approved / denied / forwarded to the BOCC with a favorable recommendation.

ROLL CALL VOTE:

Apple	_____
Reynolds	_____
Winchester	_____
Gordon	_____
Proctor	_____
Craft	_____

Deal	_____
McKinney (A)	_____
Brigman (A)	_____
Derrickson (A)	_____
Davis (A)	_____
Walton-Munden (A)	_____



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Special Use Permit
Application, Part I**

Date Submitted: _____ Fee/Receipt #: \$500.00/ 5-293 Case Number: 07-01-GCPL-00570

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. Additional sheets for tax references, signature blocks and conditions are available upon request.

Pursuant to Section 3-12 of the Guilford County Development Ordinance, the undersigned hereby requests Guilford County to authorize a Special Use Permit for the property described below. The proposed use(s) of land is **Asphalt Plant**

Said property is located on the west side of Liberty Road and northern margin of Interstate 85

in Fentress Township; Being a total of: 14.471 acres.

Further referenced on the Guilford County Tax Maps as (attach additional sheets if necessary):

Tax Map # 09--0301--52 Block # 0492 -- Parcel # 007
 Tax Map # _____ -- _____ Block # _____ -- Parcel # _____
 Tax Map # _____ -- _____ Block # _____ -- Parcel # _____
 Tax Map # _____ -- _____ Block # _____ -- Parcel # _____
 Tax Map # _____ -- _____ Block # _____ -- Parcel # _____

Check One:

- The property requiring a special use permit is an entire parcel or parcels as shown on the Guilford County Tax Map.
- The property requiring a special use permit 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.

Additional Requirements

- Approved Site Plan.** A site plan approved or conditionally approved by the Technical Review Committee, illustrating conditions related to the request and applicable development standards must be attached for all special use permit requests. Refer to Appendix 2, Map Standards of the Guilford County Development Ordinance.
- Special Use Conditions.** Development conditions may be provided. Complete Part Two of the application. Refer to uses as listed in Table 4-3-1 of the Guilford County Development Ordinance. If conditions are not proposed, indicate 'not applicable'.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Special Use Permit
Application, Part II**

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) A landscaped berm will be provided as shown on the zoning sketch plan.
- 2) The southwest portion of the property will be left undisturbed as shown on the zoning sketch plan.
- 3) All outside storage of stone shall be completely screened from view of motorists on Interstate 85.
- 4) _____
- 1) _____
- 2) _____
- 3) _____
- 4) _____

A Special Use Permit 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,

John Stancil
Property Owner Signature

Ann Bass
Property Owner Signature

Name
Ann Bass
Mailing Address
5804 Billet Road
City, State and Zip Code
Oak Ridge, NC 27310
Phone Number
336-644-0362

Name
John Stancil
Mailing Address
3998 Liberty Road
City, State and Zip Code
Greensboro, NC 27406
Phone Number
336-674-2696



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Additional Tax References and Signatures

Case #: _____

Additional Tax Map References

Further referenced on the Guilford County Tax Maps as:

Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ Parcel # _____

Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ Parcel # _____

Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ Parcel # _____

Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ Parcel # _____

Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ Parcel # _____

Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ Parcel # _____

Tax Map # _____ -- _____ -- _____ Block # _____ -- _____ Parcel # _____

Additional Signatures

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.)

VECELLIO & GROGAN, INC.

By: Ivan G. Clayton
Applicant Signature / Vice President

Name
Ivan G. Clayton
Mailing Address
PO Box 35387
City, State and Zip Code
Greensboro, NC 27425
Phone Number
336-235-2756

Charles E. Melvin, Jr.
Representative Signature

Name
Charles E. Melvin, Jr.
Mailing Address
PO Box 21927
City, State and Zip Code
Greensboro, NC 27420-1927
Phone Number
336-378-5204

Rezoning Information Sheet

Case No.: 07-01-6CPL-00570-SP

Land Use

Existing Land Use: CU-HI

Requested Land Use: CU-HI-SP

Zoning History of Denied Cases: NONE

Surrounding Uses: _____

Recommendation Of: _____

Historic Properties:

Emergency Response:

Fire Protection District: ALAMANCE

Miles from Fire Station: ± 2.7 MILES

Water and Sewer Service:

Provider: _____

Within Service Area: _____

Feasibility Study or Service Commitment: _____

Transportation:

Existing Conditions: _____

Proposed Improvements: _____

Projected Traffic Generation: _____

Environmental Assessment:

Topography: _____

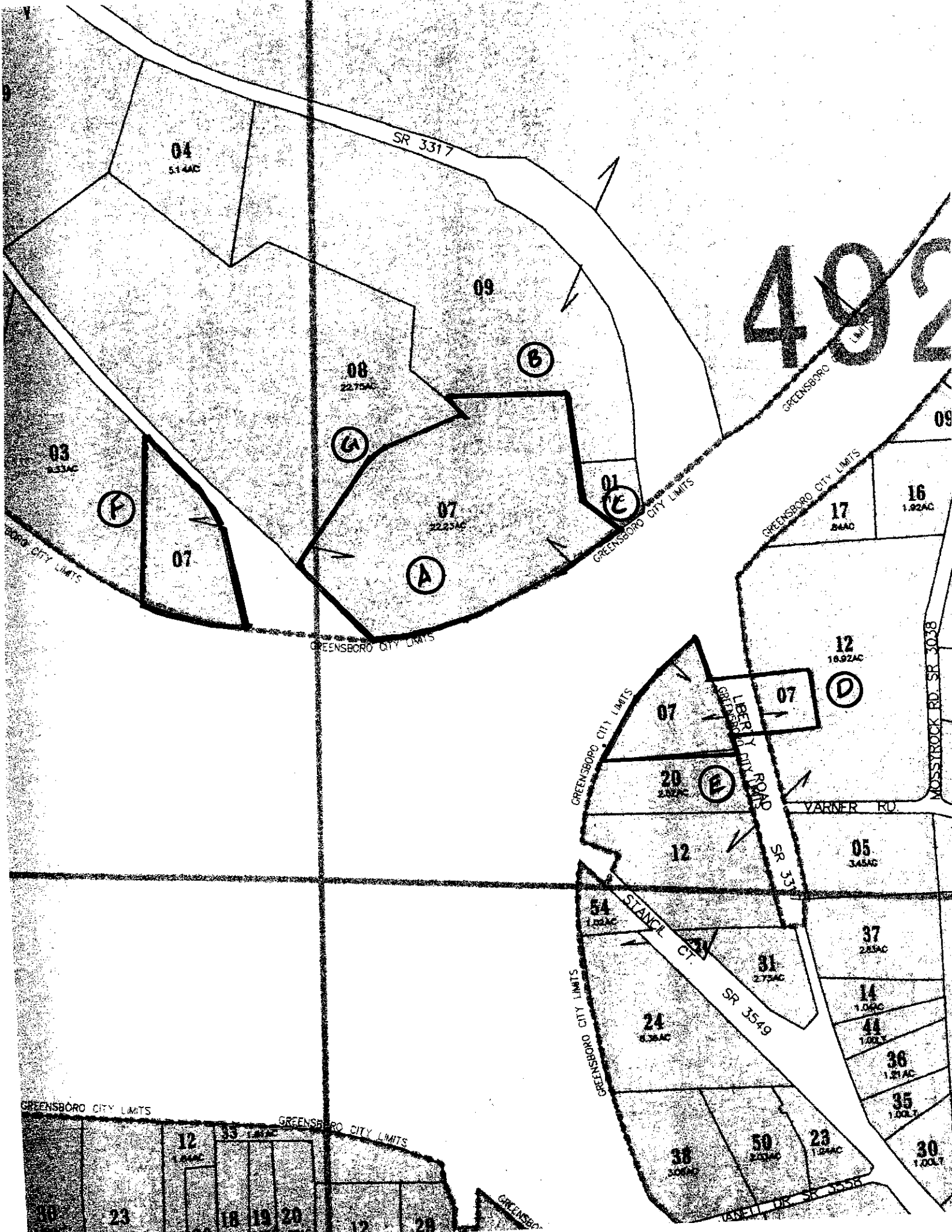
Wetlands: _____

Stream Location and Classification: _____

Streams and Floodplain: _____

Watershed: _____

Public School Facilities: N/A



04
5.14AC

SR 3317

09

08
22.75AC

(B)

492

03
8.53AC

(F)

07

07
22.25AC

(A)

GREENSBORO CITY LIMITS

17
2.6AC

16
1.92AC

GREENSBORO CITY LIMITS

12
18.92AC

(D)

07

20
2.52AC

(E)

12

05
3.45AC

37
2.83AC

14
1.02AC

41
1.02AC

36
1.21AC

35
1.00AC

30
1.00AC

GREENSBORO CITY LIMITS

GREENSBORO CITY LIMITS

VARNER RD

MOSSTOCK RD SR 3038

STANCL CT

SR 353

SR 3549

GREENSBORO CITY LIMITS

GREENSBORO CITY LIMITS

12
1.82AC

33
2.82AC

23

18

19

20

12

29

GREENSBORO CITY LIMITS



GUILFORD COUNTY

CERTIFICATION OF ZONING NOTIFICATION

REZONING CASE # 07-01-GCPL-00570

Pursuant to G. S. 153A-343, as amended, this is to certify to the Board of Commissioners of Guilford County that the owner (s) of that parcel of land in Rezoning Case # 07-01-GCPL-00570 as shown on the County Tax Map for the affected Parcel and the owner(s) of all the Parcels of land abutting that parcel as shown on the County Tax Map were mailed a notice of the proposed rezoning by First Class Mail at the last address listed for such owner(s) on the County Tax Abstracts.

[Signature]
Name

30 JAN 07
Date

Nature of the Request

This is a Special Use Permit request. The uses and conditions offered by the applicant are as follow:

Use(s): Asphalt Plant.

Condition(s):

1. A landscaped berm will be provided as shown on the submitted zoning sketch plan.
2. The southwest portion of the property will be left undisturbed as also shown on that zoning sketch plan.
3. All outside storage of stone shall be completely screened from view of motorists on Interstate 85.

District Descriptions:

The subject property is currently zoned RS-40, Residential Single-Family District, which is primarily intended to accommodate single-family detached dwellings on large lots in areas within a designated watershed and without access to public water and wastewater services. The district is established to promote single-family detached residences where environmental features, public service capacities or soil characteristics necessitate very low density single-family development.

There is a rezoning request to rezone this property to CU-HI, Conditional Use Heavy Industrial. The HI District 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.

Property Specifics

Applicant/property owner: Ann S. Bass and John A. Stancil

Property location: Located at the terminus of Old Liberty Place (SR 4607) north of Interstate 85 in Fentress Township.

Legal description: Being Guilford County Tax Map 3-152, Block 492, Part of Parcel 7, approximately 14.471 acres.

Zoning History of Denied Cases: None

Character of the Area

Existing Land Use(s) on the Property: Vacant

Surrounding Uses:

North: Mobile Home Park
South: I-85 By-pass
East: Rock Quarry and Associated Uses
West: I-85 By-pass

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

Public School Facilities: n/a

Emergency Response:

Fire Protection District: Alamance
Miles from Fire Station: Approximately 2.7 miles

Water and Sewer Service:

Provider: Private Septic System and Well
Note: Public water is available along Liberty Road.

Within Service Area: Yes

Feasibility Study or Service Commitment: Yes

Transportation:

Existing Conditions: Liberty Road is a two-lane Major Thoroughfare with no current ADT counts available.

Proposed Improvements: None with application, however, NCDOT may require with Driveway Permit.

Projected Traffic Generation: 50-75 Trips per day

Environmental Assessment

Topography: Gently rolling to moderate slopes. Soil types include: Enon fine sandy loam, 2 to 15 percent slopes (EnB, EnC, EnD); Mecklenburg sandy clay loam, 2 to 6 percent slopes, eroded (MhB2).

Regulated Floodplain/Wetlands: The property is located in zone "C", area of minimal flooding, according to FIRM 370111-0182C.

Streams and Watershed: The property is located within the Lake Mackintosh Watershed. An intermittent stream that flows into Little Alamance Creek crosses the property.

Land Use Analysis

Land Use Plan: Alamance Creek Area Plan (Adopted 1994)

Plan Recommendation: Industrial

Considerations

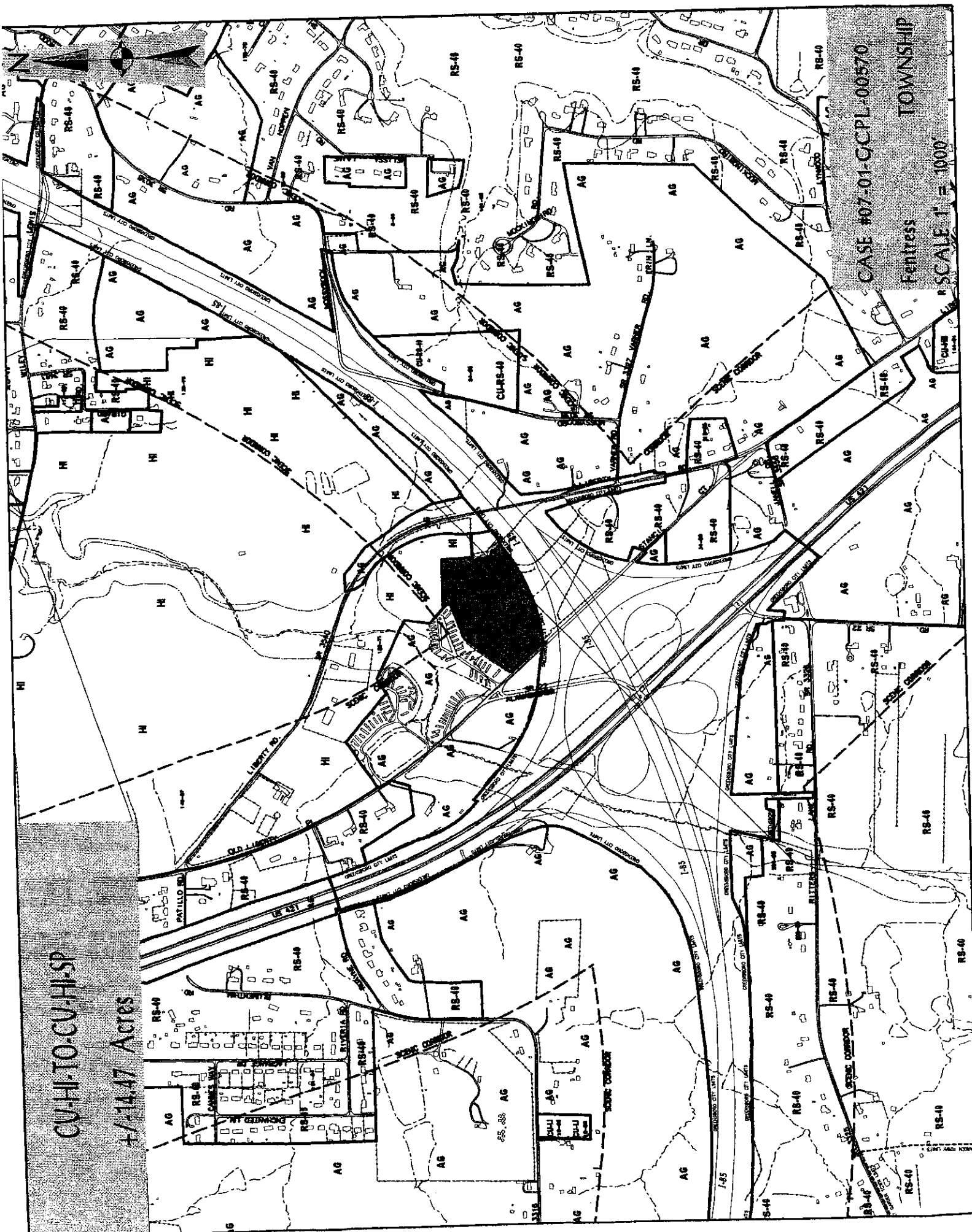
During consideration of a Special Use Permit, the Planning Board must determine that the following Findings of Fact have been satisfied based upon relevant and credible evidence presented during the hearing:

1. The proposed use requires a Special Use Permit under the Development Ordinance;
2. The proposed conditions meet or exceed the development standards and all required conditions and specifications found in the Development Ordinance;
3. That either the use as proposed, or the use as proposed subject to such additional conditions as the owner may propose or the Planning Board may impose, is consistent with the purposes of the District and compatible with surrounding uses;
4. The Special Use Permit shall be granted when each of the following Findings of Fact have been made by the Planning Board:
 - a) That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted;
 - b) That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
 - c) That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Jurisdiction and its environs.

After reviewing the proposed development plan for this proposal, staff offers the following facts for consideration by the Planning Board: This is a request for approval of a Special Use Permit for an asphalt plant. The property is located at 3395 Old Liberty Road. A site plan was submitted and given Conditional Approval by the county's Technical Review Committee (TRC) on January 23, 2007. Findings of Fact under Section 3-13.4 are required for the Special Use Permit.

CU-HI-TO-CU-HI-SP

±14.47 Acres



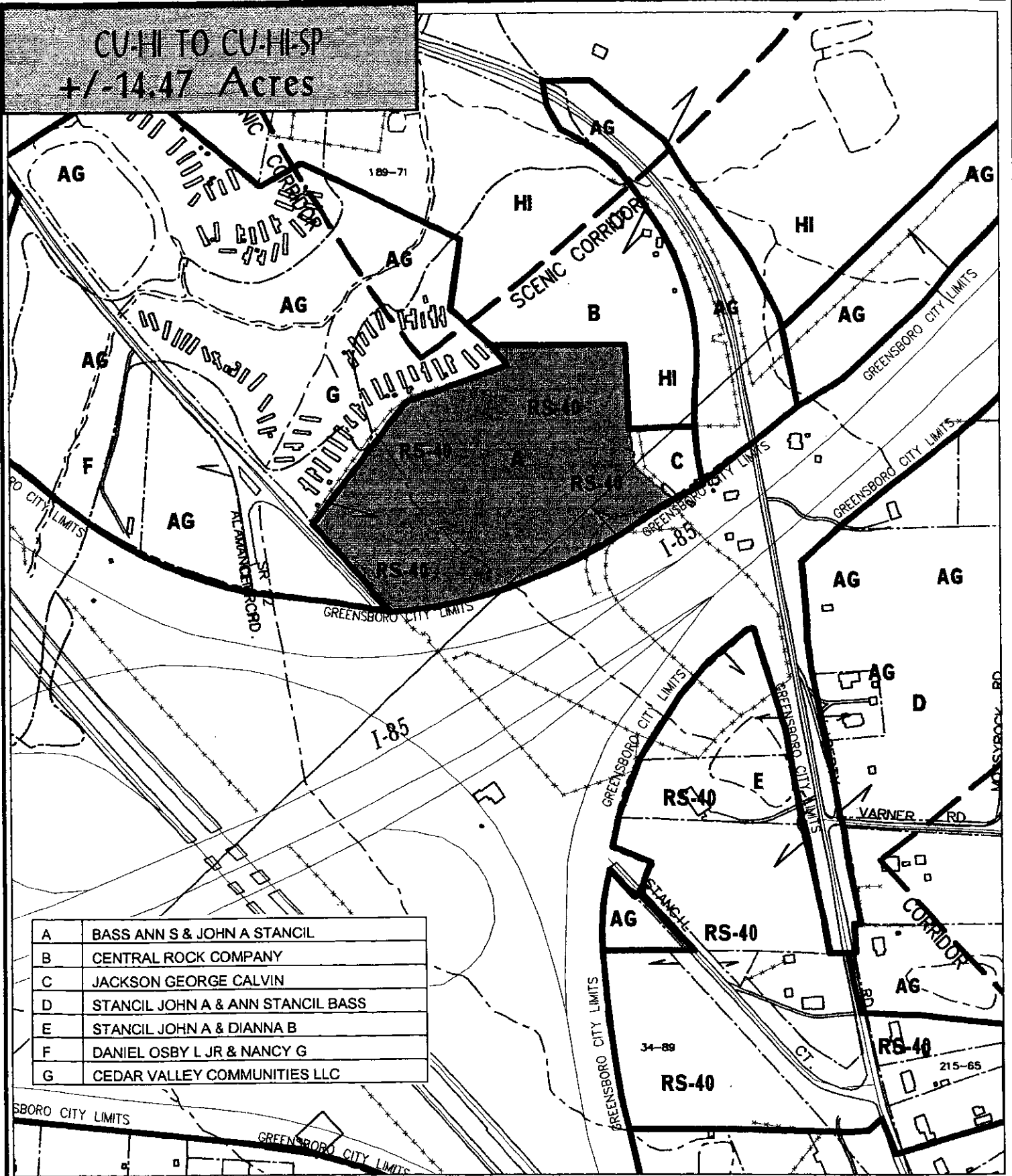
CASE #07-01-GCPL-00570

TOWNSHIP

Fentress

SCALE 1" = 1000'

**CU-HI TO CU-HI-SP
+/-14.47 Acres**

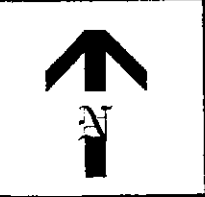


A	BASS ANN S & JOHN A STANCIL
B	CENTRAL ROCK COMPANY
C	JACKSON GEORGE CALVIN
D	STANCIL JOHN A & ANN STANCIL BASS
E	STANCIL JOHN A & DIANNA B
F	DANIEL OSBY L JR & NANCY G
G	CEDAR VALLEY COMMUNITIES LLC

Jurisdiction:
Guilford County
Guilford County
Planning & Development
Department

Rezoning Case:
07-01-GCPL-00570
Township Fentress
Scale: 1" = 400'

Map:
3-152-492-7(PT)



**GUILFORD COUNTY PLANNING BOARD
APPROVAL OF SPECIAL USE PERMIT**

After considering the evidence presented in regard to the application for this special use permit, I move that this Board find from the credible evidence that the special use permit should be approved, subject to the site plan and all applicable conditions and in support of this decision, the Board makes the following findings:

1. The proposed use requires a special use permit under the Development Ordinance.
2. The proposed conditions meet or exceed the development standards found in the Development Ordinance.
3. The use as proposed and/or agreed to, and/or as the Planning Board imposed, is consistent with the purposes of the District and compatible with surrounding uses.
4. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan.
5. The use meets all required conditions and specifications.
6. The use will not substantially injure the value of adjoining or abutting property, or the use is a public necessity.
7. The location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of this jurisdiction and its environs.

THEREFORE, I move that this request for a special use permit, with all applicable conditions and subject to the site plan and applicable law, be **APPROVED**.

X

**GUILFORD COUNTY PLANNING BOARD
DENIAL OF SPECIAL USE PERMIT**

After considering the evidence presented in regard to the application for this special use permit, I move that this Board find from the credible evidence that the special use permit should be denied and in support of this decision, the Board makes the following findings, as indicated by an X:

- 1. The proposed use requires a special use permit under the Development Ordinance.
- 2. The proposed conditions do not meet or exceed the development standards found in the Development Ordinance.
- 3. The use as proposed and/or agreed to, and/or as the Planning Board imposed, is not consistent with the purposes of the District and not compatible with surrounding uses.
- 4. The use will materially endanger the public health or safety if located where proposed and developed according to the plan.
- 5. The use does not meet all required conditions and specifications.
- 6. The use will substantially injure the value of adjoining or abutting property, and the use is not a public necessity.
- 7. The location and character of the use, if developed according to the plan submitted, will not be in harmony with the area in which it is to be located and in general conformity with the plan of development of this jurisdiction and its environs.

THEREFORE, I move that this request for a special use permit is **DENIED.**

PUBLIC COMMENTS:

PLANNING BOARD RECOMMENDATIONS:

Motion to Approve / Deny by:

Seconded by:

Vote ____ to ____ in favor of the motion.

The request is approved / denied / forwarded to the BOCC with a favorable recommendation.

ROLL CALL VOTE:

Apple _____
Reynolds _____
Winchester _____
Gordon _____
Proctor _____
Craft _____

Deal _____
McKinney (A) _____
Brigman (A) _____
Derrickson (A) _____
Davis (A) _____
Walton-Munden (A) _____