

**APPLICATION FOR REZONING -
TECHNICAL REPORT:**

807 Eden Terrace



AGENDA ITEM NUMBER: 3

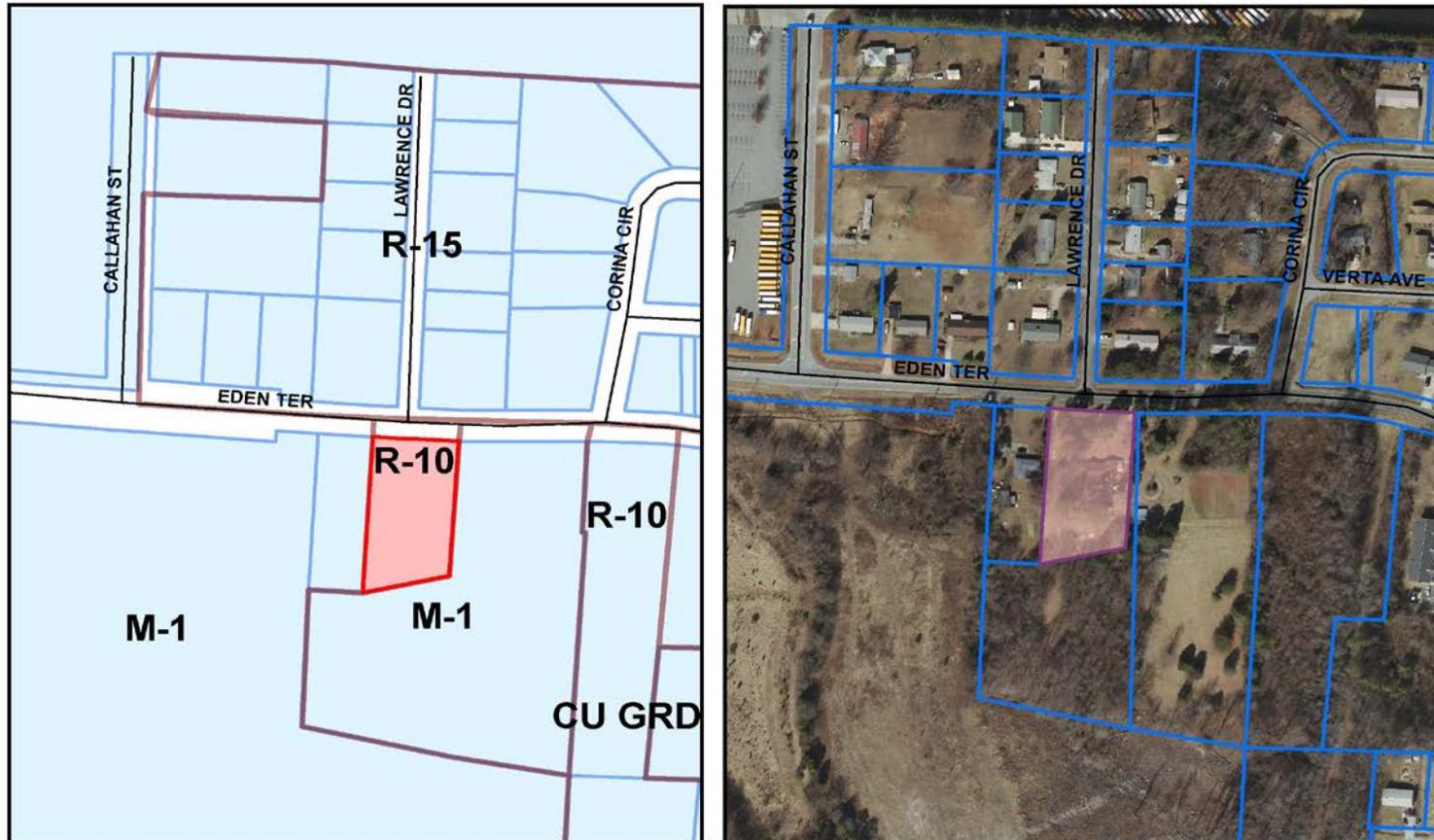
ATTACHMENTS?

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STAFF REPORT: City of Archdale Planning Department
Matthew Wells, Planning Administrator

Property Location 807 Eden Ter	Randolph County PIN # 7708597555	Meeting Date October 5, 2020	Applicant(s) Samet Corporation 309 Gallimore Dairy Rd Suite 302 Greensboro, NC 27409	Owner(s) 907 ET LLC 3406-E W Wendover Ave Greensboro, NC 27407
Current Land Use Vacant		Current Zoning R-10 (Single-Family Residential)	Proposed Zoning M-1 (Heavy Industrial)	FLUP Designation Heavy Industrial
Surrounding Land Uses and Zoning <ul style="list-style-type: none"> • North – R-15 (Single Family Residential) • South – Vacant M-1 (Heavy Industrial) • East – Vacant M-1 (Heavy Industrial) • West – Vacant M-1 (Heavy Industrial) 				
Acreage 1 acre	Road Frontage 160 ft. along Eden Ter	Roadway Ownership NCDOT	Sidewalks or Greenways Yes, both	
Overview The applicant, Samet Corporation, is looking to rezone this vacant property from R-10 (Single-Family Residential) to M-1 (Heavy Industrial). The surrounding parcels are all owned by the same owner and were rezoned in January 2015. There are future plans for the property, but a formal site plan has not been submitted to date.				
Decision Points <ul style="list-style-type: none"> • Any future permanent structure will require a TRC if its impervious surface is over 12% of the land area as well as HDDP approval from City Council. • A Consistency Statement is included and will need to be read prior to approval. • Staff is in favor of the proposed rezoning. 				
Attachments: Rezoning Application, GIS Map, Aerial Photo, and Consistency Statement				

Zoning Map & Aerial View



-  Subject Property
-  City Limits
-  Zoning

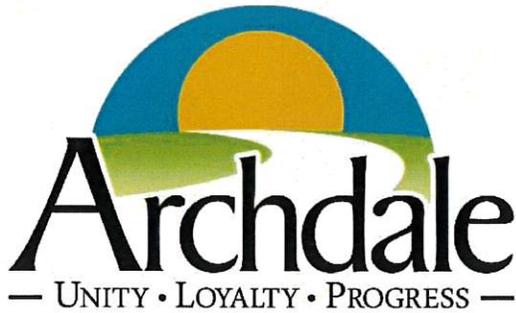
**Rezoning Request from R-10 to M-1
for Property Located at 807 Eden Terrace
being Randolph County parcel # 7708597555**

Owner : 907 ET LLC

Size: 1.00 Acres

Street View





REZONING APPLICATION

THE UNDERSIGNED do/does hereby respectfully make application and request to the City of Archdale to amend the **Zoning Ordinance** and change the Official Zoning Map of the city as hereafter requested, and in support of this application the following facts are shown:

1. It is desired and requested that the property hereinafter described be rezoned from R-10 zone to M-1

2. The property sought to be rezoned is owned by: 907 ET LLC

Address: 3406-E W WENDOVER AVE GREENSBORO, NC 27407

Phone #: _____

3. Legal Description:

Address and PIN Number: 805 & 807 Eden Terrace;7708598363&7708597555

Lot(s) 805 & 807

Name of Subdivision: N/A Plat Book: 125 Page: 36

4. If the property is rezoned, it is understood by all that development must conform to the minimum requirements of the City of Archdale Development Ordinance where applicable.

5. The applicant shall present a map showing the property being requested for rezoning. He/she shall also present the names and addresses of those persons owning property which adjoins the land sought for rezoning.

Hunter Nichols
Name of Applicant

Hunter Nichols
Signature of Applicant

James E Hooper, MANAGER of 907 ET LLC
Signature of Owner (if different)

This application must be filed with the **Director of Planning and Zoning** forty-five (45) days prior to the scheduled Planning Board meeting and must be accompanied by a **(\$500.00)** filing fee.



**WRITTEN CONSISTENCY STATEMENT AND RECOMMENDATION
OF
THE PLANNING BOARD OF THE CITY OF ARCHDALE
TO
THE CITY COUNCIL OF THE CITY OF ARCHDALE
TO
REZONE PROPERTY at 807 EDEN TERRACE (PIN # 7708597555) FROM *SINGLE-FAMILY
RESIDENTIAL (R-10) TO HEAVY INDUSTRIAL (M-1)***

BE IT ORDAINED by the Planning Board of the City of Archdale, North Carolina that:

Section 1. Pursuant to Article XV Section 15.5 of the Zoning Ordinance of the City of Archdale, the property owned by 907 ET LLC, located at 807 Eden Ter., identified as 1 acre, of Randolph County parcel #7708597555 be rezoned from Single-Family Residential (R-10) to Heavy Industrial (M-1).

Section 2. The Planning Board recommends the ordinance be adopted in accordance with N.C.G.S. 160A-383 and the Planning Board has found the amendment to be reasonable and consistent with the City's adopted plans.

Consistency Statement

The proposed rezoning is consistent with the Future Land Use Plan (FLUP), which has the property designated Heavy Industrial. Due to surrounding parcels being zoned M-1, staff feels this is an appropriate zoning for this area. The parcel is along Eden Terrace, near Surrett Drive, and possesses approximately 160 feet of road frontage along this road. The property is conducive to industrial activity; M-1 uses surround the property to the east, west, and south. Single family homes, zoned R-15, are to the north of the property and Eden Terrace.

Section 3. The Planning Board finds the action reasonable and in the public interest.

The Planning Board finds that its action with regard to the rezoning of property at 807 Eden Ter. is reasonable. The Planning Board believes that its action with respect to the rezoning is in the public interest as it applies a proper zoning designation to allow for land use that promotes future development of the parcels.

Section 4. The Planning Board, at its regularly scheduled meeting on October 5, 2020 hereby adopts a motion recommending that the City Council adopt the proposed amendment.

This foregoing motion was adopted by a vote of _____ (for) to _____ (against).

City of Archdale Planning Board

By:

Name: Larry Linthicum, Vice-Chairman