



## Rowan County Planning and Development Department

402 North Main Street, Suite 204 • Salisbury, N.C. 28144-4341  
Planning: 704-216-8588 Fax: 704-638-3130

### MEMORANDUM

TO: Chairman Kersey and Rowan County Planning Board Members  
FROM: Shane Stewart, Senior Planner  
DATE: January 15, 2015  
RE: **Z 02-15**

#### **SUGGESTED PLANNING BOARD ACTION**

- Receive staff report    Petitioner comments    Conduct courtesy hearing  
 Close hearing and discuss    Develop statements    Approve / Deny /  
Table **Z 02-15**

#### **REQUEST**

Martin Marietta Materials Inc. requests the rezoning of 2.62 acres identified as tax parcels 812-007 & 045 from Rural Agricultural (RA) to Commercial, Business, Industrial (CBI) and a .29 acre portion of tax parcel 811-018 from RA to Industrial (IND) located at 9025 Cool Springs Road.

#### **ZONING CRITERIA**

##### **1. Relationship and conformity with any plans and policies.**

Plans - The Western Area Land Use Plan identifies the area surrounding NC 801 Hwy and Cool Springs / Woodleaf Road as a community node for the Woodleaf community, which encourages commercial uses that serve the “existing and future population need for retail good and services”.

Policies – N/A

##### **2. Consistency with the requested zoning district’s purpose and intent.**

**Commercial, Business, Industrial, CBI.** *“This zone allows for a wide range of commercial, business and light industrial activities which provide goods and services. This district is typically for more densely developed suburban areas, major transportation corridors, and major cross-roads communities. However this district may also exist or be created in an area other than listed in this subsection if the existing or proposed development is compatible with the surrounding area and the overall public good is served.”*

The 2.62 acre portion proposed for CBI designation is located across the street from the former Woodleaf Post Office Building at 9010 Cool Springs Road, which was rezoned to CBI in May 2011 (**Z 01-11**). This site meets the locational standards identified above based on the designation of Cool Springs Road as a minor thoroughfare and the location within a cross-roads community – Woodleaf.

**Industrial, IND.** *“This district is intended to provide for industrial activities involving extraction, manufacturing, processing, assembling, storage, and distribution of products. The district is also designed to accommodate other, more intense nonresidential uses which generate adverse side effects such as noise, odor or dust. The district is typically applied in areas with maximum accessibility to major highways, rail lines, and other significant transportation systems. However this district may also exist or be created in an area other than listed in this subsection if the existing or proposed development is compatible with the surrounding area and the overall public good is served.”*

The .29 acre portion proposed for IND designation is consistent with the above district description as the adjacent Martin Marietta facility contains a large quarry operation within an existing 302 acre IND district.

### **3. Compatibility of all uses within the proposed district classification with other properties and conditions in the vicinity.**

Compatibility of uses – The request would expand the rationale from the approval of **Z 01-11** regarding the compatibility of CBI zoning designation for the immediate area. This property previously contained the Woodleaf Fire Department facility dating back to 1930 and a community building established in 1979 (per County Assessor records) which served for many years as the voting precinct for Woodleaf. As such, this property has a defined history of non-residential uses albeit for community support services.

Conditions in the vicinity (see enclosed map) –

**North** – Martin Marietta quarry operation; 302 acre IND zoning district; residential use.

**South** – Three (3) residences and a 27 acre CBI zone 400 feet south at intersection of NC 801 Hwy / Woodleaf Road containing Endress Automotive and Woodleaf BP.

**East** – Storage building zoned CBI; residential uses; Woodleaf elementary school

**West** – Martin Marietta quarry operation; 302 acre IND zoning district.

### **4. Potential impact on facilities such as roads, utilities and schools.**

Roads – NCDOT traffic counts over the past decade surprisingly range from 1,300 (2013) to 2,800 (2005) average vehicle trips per year along this section of Cool Springs Road. Based on the estimated capacity of 14,600 assumed by NCDOT’s Comprehensive Transportation Plan and current traffic volumes, this request will not have a significant impact on traffic volumes

Utilities – All utilities are private.

Schools – N/A.

**PROCEDURES**

Since this request would be considered a small-scale rezoning, the Planning Board must develop a statement of reasonableness before approving or denying this request to address any claims of spot zoning. This statement should provide the basis for the board's decision and determine whether the request is reasonable and in the public interest. A statement of consistency is also necessary to address the relationship between this request and any applicable county adopted plans prior to making a decision to approve or deny the request. See enclosed checklist as a guide in developing this statement.

**STAFF COMMENTS**

This request is consistent with the Western Area Land Use Plan, the district descriptions identified in the Zoning Ordinance, and a recent zoning decision for CBI designation.



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of Planning & Development  
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Salisbury, NC 28144  
Phone (704) 216-8588  
Fax (704) 638-3130  
www.rowancountync.gov

Case # Z 02-15  
Date Filed 1/6/15  
Received By SAS  
Amount Paid \$ 200<sup>00</sup> Cash

Office Use Only

**REZONING APPLICATION**

**OWNERSHIP INFORMATION:**

Name: Stephen E. Bruce, VP/GM, Martin Marietta Materials Inc.

Signature: *Stephen E. Bruce*

Phone: 336-389-6617 Email: steve.bruce@martinmarietta.com

Address: 413 S. Chimney Rock Road, Greensboro, NC 27409

**APPLICANT / AGENT INFORMATION (Complete affidavit on back if other than owner):**

Name: Brian K. North, Div. Environmental Manager, Martin Marietta Materials, Inc.

Signature: *Brian K. North*

Phone: 336-389-6616 Email: brian.north@martinmarietta.com

Address: 413 S. Chimney Rock Raod, Greensboro, NC 27409

**PROPERTY DETAILS:**

Tax Parcel(s): 812 007 & 812 045 Size (sq.ft. or acres): 2.84 ac.

Property Location: 9025 Cool Springs Road, Woodleaf, NC 27054

Current Land Use: Rural Agriculture (RA) - Former Woodleaf Fire Dept. Building

Date Acquired: 2010 Deed Reference: Book 1166 Page 758

Surrounding Land Use: North Industrial (IND)  
South Rural Agricultural (RA)  
East Rural Ag (RA) / Commercial, Business, Industrial (CBI)  
West Rural Agricultural (RA) / Industrial (IND)

Existing Zoning Rural Agriculture (RA) Requested Zoning Commercial, Business, Industrial (CBI)



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Address: 413 S. Chimney Rock Road, Greensboro, NC 27409

**PROPERTY DETAILS:**

Tax Parcel(s): Portion of 811 018 Size (sq.ft. or acres): ~0.50 ac.

Property Location: Cool Springs Road, Woodleaf, NC 27054

Current Land Use: Rural Agriculture (RA) - Part of Existing Woodleaf Quarry

Date Acquired: 2012 Deed Reference: Book 1137 Page 627

Surrounding Land Use: North Industrial (IND)

South Rural Agricultural (RA)

East Rural Ag (RA) / Commercial, Business, Industrial (CBI)

West Industrial (IND)

Existing Zoning Rural Agricultural (RA) Requested Zoning Industrial (IND)

COUNTY OF ROWAN

AFFADAVIT OF OWNER

To be completed if a second party will represent case

STATE OF NORTH CAROLINA

I (We), \_\_\_\_\_, owner(s) of the within described property do hereby request the proposed rezoning and hereby authorize the person listed below to act as my (our) duly authorized agent in this matter.

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

Name of Applicant / Agent: \_\_\_\_\_

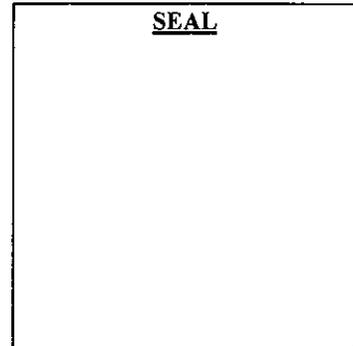
Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

IT IS UNDERSTOOD BY ALL PARTIES HERETO INCLUDING OWNER(S) & APPLICANT(S) / AGENT(S) THAT WHILE THIS APPLICATION WILL BE CAREFULLY CONSIDERED AND REVIEWED, THE BURDEN OF PROVIDING ITS NEED RESTS WITH THE ABOVE NAMED APPLICANT WHETHER OWNER, NON-OWNERS, OR OWNER'S AGENT.

I, \_\_\_\_\_, a Notary Public for said County and State, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

My commission expires \_\_\_\_\_, 20 \_\_\_\_.



OFFICIAL USE ONLY

- 1. Signature of Rezoning Coordinator: [Signature] 2. Planning Board Courtesy Hearing: 01 / 26 / 15 3. Notifications Mailed: 01 / 14 / 15 4. Property Posted: 01 / 13 / 15 5. Planning Board Action: Approved \_\_\_\_\_ Denied \_\_\_\_\_ 6. Board of Commissioners Public Hearing: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ 7. Notifications Mailed: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ 8. Property Posted: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ 9. Dates Advertised: 1st \_\_\_\_ / \_\_\_\_ / \_\_\_\_ 2nd \_\_\_\_ / \_\_\_\_ / \_\_\_\_ 10. BOC Action: Approved \_\_\_\_\_ Denied \_\_\_\_\_ 11. Date Applicant Notified: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**ROWAN COUNTY PLANNING BOARD  
CONSISTENCY WORKSHEET**

**CONSISTENCY QUESTION:** *"Is the proposed amendment consistent with any adopted plan..."*

**REFERENCE  
SOURCES**

*\* NOTE: Consistency statements are applicable to both map and text amendments.*

<b>YES</b>	<b>NO</b>		<b>Is the request consistent with Land Use Plan?</b>
<input type="checkbox"/>	<input type="checkbox"/>	<i>Example:</i>	_____
<input type="checkbox"/>	<input type="checkbox"/>	<i>Example:</i>	_____

**Item #1 of the Staff Report**

<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>Is the request consistent with any other adopted plans?</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

**If applicable, refer to Item #4 of the Staff**

<b>YES</b>	<b>NO</b>	<b>Is the request consistent with the requested zoning district?</b>
<input type="checkbox"/>	<input type="checkbox"/>	_____

**Item #2 of the Staff Report**

**Suggested Statement**

In accordance with Section 21-361(b) of the Rowan County Zoning Ordinance, the Planning Board advises the Z- \_\_\_\_\_ - 15 request [is] or [ is not consistent] with the [Eastern] or [Western] Rowan Land Use Plan based on the following:

- 1 \_\_\_\_\_  
\_\_\_\_\_
- 2 \_\_\_\_\_  
\_\_\_\_\_
- 3 \_\_\_\_\_  
\_\_\_\_\_

**ROWAN COUNTY PLANNING BOARD  
REASONABLENESS WORKSHEET**

**REASONABLENESS DETERMINATION:** *"Explain why the decision is reasonable and in the public interest"*

**REFERENCE SOURCES**

*\*NOTE: Reasonableness statements should focus on spot zoning claims.*

\_\_\_\_\_ acres

**Size of the tract**  
Relationship to adjacent or surrounding properties

**Zoning Application and Background / Request portion of Staff Report**

**YES      NO**

**Compatibility with Land Use Plan**

Refer to  
Consistency section

**YES      NO**

**Compatibility with Future Land Use Map**

Reference Map in Staff Report

Page 1 of ERLUP  
and Page 38 of  
WRLUP

**YES      NO**

**Benefits and Detriments**

Is there a benefit to the owner at the expense of the neighbors or community?

General summary from Staff Report and comments from courtsey hearing

**Relationship of Uses**

Proposed Uses compared to existing uses

Item #3 of the Staff Report  
Inset of zoning map;  
Section 21-113 Table of Uses

**Suggested Statement**

In accordance with Section 21-362(j) of the Rowan County Zoning Ordinance and after due consideration advises the Z- \_\_\_\_\_ - 15 request [is] or [ is not consistent] with the [Eastern] or [Western] public interest based on the following:

**1** \_\_\_\_\_

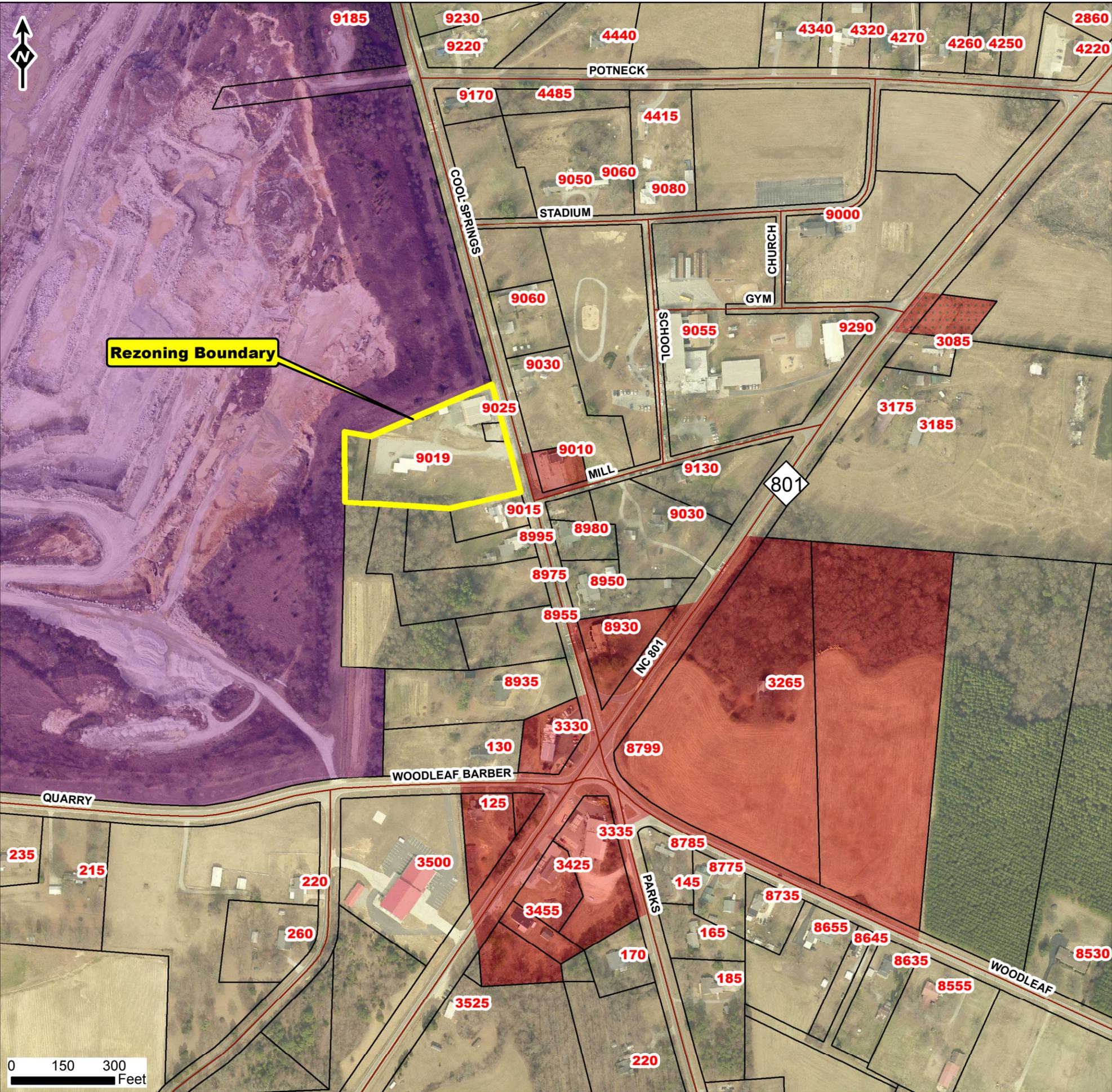
\_\_\_\_\_

**2** \_\_\_\_\_

\_\_\_\_\_

**3** \_\_\_\_\_

\_\_\_\_\_



# Z 02-15: Martin Marietta Materials

### LEGEND

**Zoning**

- RA (Yellow outline)
- CBI (Red outline)
- CBI CUD (Red dotted outline)
- IND (Purple outline)

- Parcels (Black outline)
- Roads (Red line)
- Addresses (Red text)
- Proposed IND Area (Purple outline)
- Proposed CBI Area (Red outline)
- Rezoning Boundary (Yellow outline)

March 2014 Aerial Photo

Prepared by Rowan County Planning & Development: January 15, 2015

