

Nature of the Request

This request is permit the establishment of a future shopping center to supply goods and services in a growing portion of Guilford County.

USE(S): None Proposed

The SC designation will only permit those uses shown in the Table of Permitted Uses of the Guilford County Development Ordinance, which are uses that are customary to any shopping center.

CONDITION(S): None Proposed

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 SC, Shopping Center District, is primarily intended to accommodate a wide range of high intensity retail and service developments meeting the shopping needs of the community and the region. The district is established on large sites to provide locations for major developments which contain multiple uses, shared parking and drives, coordinated signage and high-quality landscaping.

Property Specifics

Applicant/property owner: Abdullah Alshanteer, etal.

Property location: Located at the southwest intersection of Liberty Road (SR 3549) and Woody Mill Road (SR 3389) in Fentress Township.

Legal description: Being Guilford County Tax Map 4-225, Block 359, Part of Parcel 11; and Tax Map 9-581; Block 410; Part of Parcels 22, 31, and 45, approximately 11.432 acres.

Zoning History of Denied Cases: None

Character of the Area

This request is in a section of Guilford County that has been experiencing steady residential growth, with minimal support services and goods suppliers to serve this growth.

Existing Land Use(s) on the Property: Vacant

Surrounding Uses:

North: Vacant land zoned for commercial uses
South: Low Density Residential
East: Office and Ballfield
West: Vacant and NCDOT Right-of-way (US 421)

Historic Properties: Tabernacle Methodist Church is located approximately 1,00 feet south of the request across Liberty Road.

Infrastructure and Community Facilities

Public School Facilities: N/A

Emergency Response:

Fire Protection District: Alamance
Miles from Fire Station: Approximately 3.1 miles

Water and Sewer Service:

Provider: Public Water and Sewer (Greensboro)
Within Service Area: Yes
Feasibility Study or Service Commitment: Yes

Transportation:

Existing Conditions: To be provided at meeting.

Proposed Improvements: To be determined through NCDOT and Guilford County Technical Review Committee.

Projected Traffic Generation: To be provided at meeting.

Environmental Assessment

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

Regulated Floodplain/Wetlands: The property is located in zone "X", area determined to be outside the 0.2% annual chance floodplain, according to FIRM 3710789000J.

Streams and Watershed: The property is located within Lake Mackintosh Watershed. An intermittent stream flows southwesterly across the property.

Land Use Analysis

Land Use Plan: Alamance Creek Area Plan (1994)

Plan Recommendation: Office

Consistency: Although this request is inconsistent with the adopted Alamance Creek Area Plan of 1994, land use changes of the area and development standards for the SC district will help to mitigate negative impacts to any surrounding properties. Additionally, the Alamance Area Plan Update, recommended for approval to the Guilford County Commissioners (March 2008), proposes Mixed Uses for this property which includes Commercial Uses.

Staff Recommendation

Staff recommends approval. Approval of this request will provide needed support services and goods to satisfy demands of the area. Impact to the surrounding uses will be reduced through required buffer yard and turn lanes and drive cuts approved by NCDOT.