

## **Nature of the Request**

This request is to amend CU-SC zoning conditions applicable to 38 acres of this request and to incorporate an additional 13 acres zones RS-40 to establish a new approximate 51-acre CU-SC zoning district.

Use(s) and Condition(s): This proposed Amended CU-SC, Conditional Use Shopping Center District, amends all the previously approved uses of Rezoning Case #83-99 by changing the CU-SC to permit all uses of the SC District, excluding those uses listed on Attachment "C" (see attachment to this staff report); with no conditions offered.

### **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:** Weatherbee Properties, LLC.

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

**Legal description:** Being Guilford County Tax Map 9-581, Block 410, Parcels 30, 44, 21, and 14, and Part of Parcels 24 and 33, approximately 51.1 acres.

**Zoning History of Denied Cases:** #1-89 and #85-88

## **Character of the Area**

This request is in an area that has been both designated and zoned for future commercial uses to serve the surrounding populations needs.

**Existing Land Use(s) on the Property:** Residential and Vacant

**Surrounding Uses:**

North: Low Density Residential

South: Vacant

East: Vacant and Office

West: US 421 and Vacant

**Historic Properties:** There are inventoried properties in the vicinity of the property. No cemeteries are shown to be 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 1.5 miles

**Water and Sewer Services:**

Provider: Public Water and Sewer (Greensboro)

Within Service Area: Yes

Feasibility Study or Service Commitment: Yes

**Transportation:**

**Existing Conditions:** Woody Mill Road, a two-lane major thoroughfare last Average Daily Total Trip count was conducted in 2005 with a 4,100 count. NCDOT Traffic count for Liberty Road, a two-lane major thoroughfare, are not available.

**Proposed Improvements:** Roadway improvement will be determined through NCDOT and Guilford County Technical Review Committee.

**Projected Traffic Generation:** Based upon proposed 132,000 Square foot Shopping Center, the proposal could generate between 8,000 and 10,000 trips per 24 hour period

## ENVIRONMENTAL ASSESSMENT

**Topography:** Gently rolling to moderate slopes. Soil types include: Enon fine sandy loam, 2 to 15 percent slopes (EnB, EnC & EnD) Cecil sandy loam, 2 to 6 percent slopes (CcB)

**Regulated Floodplain/Wetlands:** This property is not located in a Established floodzone or wetlands according to FIRM'S 3710789000J

**Streams and Watershed:** The property is located within the Lake Mackintosh Watershed. There are three intermittent streams on this property.

## **Land Use Analysis**

**Land Use Plan:** Updated Alamance Creek Area Plan, adopted 2008

**Plan Recommendation:** Mixed Use

**Consistency:** Shopping Center Zoning provides for a mixture of compatible commercial and office uses which are consistent with the plan recommendations. Required landscape buffers and proposed site design will help to minimize impacts onto the adjacent residential uses to the north of this request.

## **Staff Recommendation**

Staff recommends approval. This request is to amend the current CU-SC zone to Amended CU-SC removing site development conditions limiting development capacities until water and sewer services are available. Access and turn lanes to the property will be limited to those shown on the attached site plan and approved by NCDOT.