

Nature of the Request

This request is to rezone approximately 7.6 acres from RS-40 to CU-GOM excluding those uses listed with the conditional use application.

Use(s) and Condition(s): The proposed CU-GO-M, Conditional Use General Office Moderate Intensity District, is for all uses within the GO-M 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 GO-M, General Office Moderate Intensity District, is primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a maximum of 12.0 units per acre, and supporting service and retail uses.

Property Specifics

Applicant/property owner: Weatherbee Properties, LLC.

Property location: Located on the east side of Hagan Stone Park Road (SR 3411) approximately 1,200 feet south of Liberty Road (SR 3549) in Clay Township.

Legal description: Being Guilford County Tax Map 9-581, Block 410, Part of Parcels 24 and 33, approximately 7.66 acres.

Zoning History of Denied Cases: Case #85-88

Character of the Area

This request is in an area that has been both designated and zoned for commercial/mixed uses that will serve the surrounding community.

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

Surrounding Uses:

North: Commercial, residential, and vacant across Hagan Stone Park Road
South: Residential and vacant companion commercial zone
East: Residential
West: Residential

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: Current Traffic Counts for Hagan Stone Park Road are not available east of US 421.

Proposed Improvements: No improvements are proposed for this two lane local Street.

Projected Traffic Generation: Two Way Trips generated may range between 350 and 1151 in a 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)

Regulated Floodplain/Wetlands: This property is not located in a Established floodzone or wetlands according to FIRM'S 3710789000J & 3710788000J

Streams and Watershed: The property is located within the Lake Mackintosh Watershed. There are two (2) water bodies one in A1 and one in A2 along with an intermittent stream on the eastern portion of this property.

Land Use Analysis

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

Plan Recommendation: Mixed Use

Consistency: CU-GOM Zoning provides for a mixture of compatible professional, commercial, and residential uses which are consistent with the plan recommendations. Required landscape buffers and site design will help to minimize impacts onto the adjacent residential uses.

Staff Recommendation

Staff recommends approval. Rezoning to CU-GO-M will provide for the establishment of office and/or residential uses that will serve the area's population. Use exclusions, driveway permit requirements, and general Development Ordinance requirements will help to mitigate any negative impact on the the adjacent residential uses.