

## REZONING CASE #10-03-GCPL-00-885: AG to CU-PI

### Nature of the Request

This request is to rezone two properties, which are being combined with the GTCC Campus property from AG to CU-PI.

**Use(s):** All uses permitted in the PI District excluding Congregate Care Facility; Family Care Facility; Group Care Facility; Maternal Care Home (6 Or Less); Shelter for the Homeless; Single Room Occupancy (RSO); Temporary Shelter; Accessory Uses and Structures (customary - see Section 4-5); Club or Lodge; Country Club with Golf Course; Golf Course; Paint Ball Gaming Facility (Outdoor); Sport Instructional Schools; Sports and Recreation Clubs, Indoor; Swim and Tennis Club; Cemetery or Mausoleum; Church; Correctional Institution; Day Care Center, Adult (15 or less, Home Occupation); Day Care Center, Child (16 or more); Day Care Center, Child (15 or less, Home Occupation); Day Care Center, Child (16 or more); Hospital; Nursing and Convalescent Home; Orphanage; Psychiatric Hospital; Specialty Hospital; Automobile Parking (Commercial); Funeral Home or Crematorium; Construction or Demolition Debris (C-D) Landfill, Minor; Land Clearing and Inert Debris (LCID) Landfill, Minor; Heliport; Refuse and Raw Material Transfer Point; Utility Lines and Related Appurtenances; Automotive Parking (subject to Section 6-2, Off-Street parking, Stacking and Loading Areas).

All access points shall be by the North Carolina Department of Transportation (NCDOT). All road improvements will be constructed as the revised and updated Traffic Impact Study.

### District Descriptions:

The AG, Agricultural District, is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions.

The PI, Public and Institutional District, is intended to accommodate mid- and large-sized public, semi-public and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for smaller public and institutional uses customarily found within residential areas.

## Property Specifics

**Applicant/property owner:** Owned by Trustees of Guilford County Community Technical College.

**Property location:** 7918 Leabourne Road and 1121 N.C. Highway 68N.

**Legal description:** Guilford County Tax Map 1-52, Block 1055, Parcels 4 & 11.

**Zoning History of Denied Cases:** None

## Character of the Area

This portion of Guilford County has experienced growth of both residential and office/distribution uses. Office and distributive uses have primarily occurred to the south of this property with residential growth occurring to the north and west.

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

### Surrounding Uses:

North: GTCC Property

South: Across Leabourne Road, vacant

East: GTCC Property and residential

West: GTCC Property

**Historic Properties:** There are no inventoried properties located on this property. No cemeteries are shown 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: Oak Ridge

Miles from Fire Station: Approximately 1.12 miles

### Water and Sewer Service:

Provider: Public Water and Sewer (Greensboro)

Within Service Area: Yes

Feasibility Study or Service Commitment: Yes (Water and sewer feasibility study letter on File.)

## **Transportation:**

Existing Conditions: There is no current Average Daily Totals (ADT) available for Leabourne Rd, a two-lane Local Collector Street. Highway 68, a Major Thoroughfare, has Average Daily Totals (ADT) available approximately 6/10ths of a mile north of 19,000 trips.

Proposed Improvements: None

Projected Traffic Generation: No significant additional traffic impact is expected outside of what is already being proposed for the surrounding parcels. All Driveway Permits must be attained from NCDOT. Site will be in conformance with the NCDOT and GDOT approved TIS.

## **ENVIRONMENTAL ASSESSMENT**

**Topography:** Soil Types include: Cecil Sandy Loam, 6 to 10% slopes, (CcC), Madison Clay Loam, 2 to 6% slopes, (McB2), and Madison Clay Loam, 6 to 10% slopes (McC2).

**Regulated Floodplain/Wetlands:** No regulated floodplain exists upon either property.

**Streams and Watershed:** No jurisdictional streams are shown on either the Guilford County Soil Survey or the USGS Topographic Maps. The property is located within the Greensboro Watershed, WS-III, in the general watershed area.

## **Land Use Analysis**

Land Use Plan: AirPort Area Plan (2002) Revised 2008

Plan Recommendation: Low Density Residential/ Public Institutional

Consistency: This request is consistent with the Airport Area Plan and compatible with the surrounding public institutional zoning and low-density residential uses and is in the public interest.

## **Staff Recommendation**

Staff recommends approval. Uses permitted under the PI district are compatible with the surrounding GTCC Public Institutional zone and low residential uses.

