

REZONING CASE #08-11-GCPL-06028

Nature of the Request

This request is to rezone approximately one (1) acre to from RS-40 to CU-HB.

Use(s): All permitted in the HB zoning district excluding the following uses: Animal services (other); shelter for the homeless; junked motor vehicle; recycling collection point; go-cart raceway; paintball gaming facility (outdoor); automotive towing and storage facilities; recreational vehicle park or campsite; construction or demolition debris (C-D) landfill, minor; land clearing and inert debris (LCID) landfill, minor; billboards; bank; motor vehicle sales (new and used).

Condition(s): A maximum of one (1) driveway on Liberty Road.

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 HB, Highway Business District, is primarily intended to accommodate those retail service and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. Developments in this district generally have substantial front setbacks.

Property Specifics

Applicant/property owner: Brotherhood Properties Royal Oak LLC.

Property location: Located on the south side of Liberty Road (SR 3549) approximately 300 feet west of Forest Oaks Drive (SR 3510) in Clay Township.

Legal description: Being Guilford County Tax Map 9-581, Block 410, Parcel 17, approximately 1.08 acres.

Zoning History of Denied Cases: Rezoning Case #68-90

Character of the Area

This request is in an area surrounded by commercial and low-density residential uses.

Existing Land Use(s) on the Property: Residential

Surrounding Uses:

North: Across Liberty Road, Commercial
South: Commercial
East: Residential
West: Commercial

Historic Properties: There are no 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 1.6 miles

Water and Sewer Services:

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

Transportation:

Existing Conditions: NCDOT Traffic counts for Liberty Road, a two-lane Minor Thoroughfare, are not available.

Proposed Improvements: No improvements are proposed at this time. Driveway permits will be approved by NCDOT.

Projected Traffic Generation: No significant additional traffic impact is expected.

ENVIRONMENTAL ASSESSMENT

Topography: Gently sloping. Soil types include: enon fine sandy loam, 6 to 10 percent slopes (EnC)

Regulated Floodplain/Wetlands: There are no streams located on the property.

Streams and Watershed: Lake Mackintosh Watershed.

Land Use Analysis

Land Use Plan: Alamance Creek Area Plan (update 2008)

Plan Recommendation: Mixed Use

Consistency: This request is consistent with the intent of the Alamance Creek Area Plan. Use and Development Conditions applied to the request will help to ensure quality site and architectural design.

Staff Recommendation

Staff recommends approval. Approval of this request will enable the applicant to develop the site for commercial uses that will serve the surrounding residential uses and Southeastern area of Guilford County. Proposed restricted uses, development conditions, and ordinance requirements will ensure compatibility with surrounding uses.