

REZONING CASE #08-11-GCPL-06049

Nature of the Request

This request is to rezone approximately 97 acres of the YMCA Camp from AG-SP to PDM to bring the property together under a unified district that will assist the camp with use conformance and site development.

District Descriptions

The existing AG-SP, Agricultural District with Special Use Permit for the YMCA Camp, 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 proposed PD-M District is intended to accommodate residential, commercial and light industrial uses developed on large tracts in accordance with a Unified Development Plan.

Property Specifics

Applicant/property owner: Owned by YMCA of Greensboro, Inc.

Property location: Located at the terminus of Tapawingo Trail (SR 3079) south of Wright-Yow Lane (SR 3198) in Jefferson Township.

Legal description: Being Guilford County Tax Map 4-221, Block 364, Parcel 1, approximately 97 acres.

Zoning History of Denied Cases: None

Character of the Area

The camp is located in a portion of the County surrounded by low-density residential uses, farms, and vacant wooded areas.

Existing Land Use(s) on the Property: YMCA Camp

Surrounding Uses:

North: Vacant and Low Density Residential

South: Vacant and Low Density Residential

East: Vacant

West: Vacant and Low Density Residential

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 1.2 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: Yes (Greensboro's Area C)

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: NCDOT Traffic counts for Tapawingo Trail, a two-lane Local Collector Street, are not available.

Proposed Improvements: The applicant has proposed several new private internal roadways. Any and all future improvements to publicly maintained roadways will be considered and approved by NCDOT.

Projected Traffic Generation: The proposed expansion to this facility could generate more traffic to the facility, however this use is unique and it is difficult to quantify with future traffic counts.

ENVIRONMENTAL ASSESSMENT

Topography: Gently sloping to strongly sloping. Soil types: Enon fine sandy loam, 2 to 6 percent slopes (EnB), Mecklenburg sandy clay loam 2 to 6 percent slopes (MhB2), Enon fine sandy loam, 10 to 15 percent slopes (EnD), Madison sandy loam, 15 to 35 percent slopes (MaE).

Regulated Floodplain/Wetlands: Property includes 100 yr floodplain and stream.

Streams and Watershed: Lake Mackintosh Watershed.

Land Use Analysis

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

Plan Recommendation: Agricultural/ Rural Residential

Consistency: This request is consistent with the land use definition that recognizes institutional and recreational uses within the rural areas.

Staff Recommendation

Staff recommends approval. Approval of this request will assist the YMCA with improvements of the site, create a unified district and limit the site to uses associated with the YMCA Camp operation as shown on the unified PDM Map.