

**Nature of the Request**

If approved, this request for Public Institutional (PI) zoning will permit the applicants to develop the property for all uses permitted in the PI zoning.

USE(S): All uses permitted in the PI District.

**CONDITION(S):**

1. All access points shall be approved by the North Carolina Department of Transportation (NCDOT).
2. All road improvements will be constructed as required by the 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:** Keith R. Peeples and Steven R. and Diane S. Stack.

**Property location:** Located at the northwest intersection of NC Hwy 68 North and Lebourne Road (SR 2016) in Oak Ridge and Deep River Townships.

**Legal description:** Being Guilford County Tax Map 1-52, Block 1098, Parcel 6; and Block 1055, Parcels 28, 35, and 36, approximately 93 acres.

**Zoning History of Denied Cases:** None

**Character of the Area**

This portion of Guilford County has experienced 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:** Low Density Residential

**Surrounding Uses:**

North: Low Density Residential  
South: Low Density Residential  
East: Low Density Residential  
West: Low Density Residential

**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:** (Information to be submitted.)

Existing Conditions:  
Proposed Improvements:  
Projected Traffic Generation:

## Environmental Assessment

**Topography:** Gently rolling to moderate slopes. Soil types include: Cecil sandy loam, 2 to 6 percent slopes, eroded(CeB2); Chewacla sandy loam (Ch); Madison sandy loam, 6 to 10 percent slopes (MaC); Madison clay loam, 2 to 15 percent slopes, eroded(McB2, McC2, McD2).

**Regulated Floodplain/Wetlands:** The property is located in zone "X", area determined to be outside the 0.2% annual chance floodplain, according to FIRM 3710781700J.

**Streams and Watershed:** The property is located within Greensboro Watershed.

## **Land Use Analysis**

Land Use Plan: Air Port Area Plan (2002)

Plan Recommendation: Low Density Residential

Consistency: The 2002 Airport Area Plan recommended this property for low-density residential uses on well and septic systems. With the future extension of Greensboro public water and sewer, the property has become eligible for uses other than low density residential. Although the proposed zoning is not consistent with the land use plan, it is compatible with the surrounding low density residential and changing airport uses. Finally, this request is in the public interest when considering the PI district provides for many public education and support service uses.

## **Staff Recommendation**

Staff recommends approval. Uses permitted under the PI district will be compatible with the surrounding low residential uses. Traffic impact to the area will be minimized through requirements of NCDOT and zoning conditions that require additional turning and through traffic as the property develops.