

## REZONING CASE #08-05-GCPL-02867

### Nature of the Request

The request is to rezone approximately one acre of land from AG (Agricultural) to CU-NB (Neighborhood Business) which will be combined with the adjoining CU-NB property.

Use(s): Daycare (16 or more)

Condition(s): None offered.

### 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 NB, Neighborhood Business District, is primarily intended to accommodate very low intensity office, retail and personal service uses within residential areas. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents without disrupting the character of the neighborhood. It is not intended to accommodate retail uses which primarily attract passing motorists.

### Property Specifics

**Applicant/property owner:** Sharon A. Harris

**Property location:** Located at the terminus of Baynes Forest Lane in Fentress Township.

**Legal description:** Being Guilford County Tax Map 3-152, Block 558-E, Parcel 6, approximately 1.07 acres.

**Zoning History of Denied Cases:** None

### Character of the Area

This request is in an area of primarily low density residential uses.

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

#### Surrounding Uses:

North: Single Family Residential  
South: Single Family Residential  
East: Single Family Residential  
West: Single Family 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 7.0 miles

**Water and Sewer Services:**

Provider: Private Septic Systems and Wells

Within Service Area: Yes

Feasibility Study or Service Commitment: No

**Transportation:**

Existing Conditions: NCDOT Traffic counts for Baynes Forest Lane, a two-lane local street, are not available.

Proposed Improvements: No improvements are proposed at this time.

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

## ENVIRONMENTAL ASSESSMENT

**Topography:** Gently rolling to moderate slopes. Soil types include: Enon fine sandy loam 6 to 10 percent slopes (EnC) Mecklenburg sandy clay loam 2 to 6 percent slopes, (MhB2)

**Regulated Floodplain/Wetlands:** There is no floodplain on this property.

**Streams and Watershed:** There are no streams on this property. The property is located within the Lake Mackintosh Watershed.

## Land Use Analysis

**Land Use Plan:** Alamance Creek Area Plan of 1994

**Plan Recommendation:** Low Density Residential

**Consistency:** This request is not consistent with the intent of the adopted plan for the area; however, impacts onto the area will be minimized through the implementation of the Guilford County Development Ordinance regulations.

## **Staff Recommendation**

Staff recommends approval. Approval of this request will enable the applicant to convert the existing residential structure on this property into a commercially operated daycare.