

Nature of the Request

This request is to rezone approximately seven acres from RS-40 to PI for property containing the Southeast Guilford Swim Club. Currently, the club is permitted to operate in the RS-40 district as a nonconforming land use. This nonconforming status does not afford the club expansion rights. By rezoning the property to Public Institutional (PI) the Club non-conforming status will be removed, and permit the owners to begin improvements to the site.

District Descriptions

The **RS-40**, Residential Single-Family District is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services.

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: Southeast Guilford Swim Club, Inc.
Property location: 4301 Southeast School Road
Legal description: Tax Parcel #0121351

Character of the Area

Existing Land Use(s) on the Property: Swim Club

Surrounding Uses:

North: Residential
South: Residential
East: Residential
West: Residential

Historic Properties: None

Infrastructure and Community Facilities

Emergency Response:

Fire Protection District: Alamance
Miles from Fire Station: +/- .6 miles

Water and Sewer Services:

Provider: Private Septic System and Well

Within Service Area: Yes

Transportation:

Existing Conditions, **Southeast School Road**, Average Daily Totals Year 2009, 4400 per/day.

Proposed Improvements, None

Projected Traffic Generation, Average of 136 two-way trips per per/day

ENVIRONMENTAL ASSESSMENT

Topography: Soil Types include: Enon fine sandy loam, 2 to 6% slopes, (EnB). This well drained soil is on broad, smooth interstream divides on the uplands. Mecklenburg sandy clay loam, 2 to 6% slopes, moderately eroded, (MhB2). This soil is also well drained and is on broad, smooth interstream divides on the uplands.

Regulated Floodplain/Wetlands: None

Streams and Watershed: There are no streams. The property is within the general watershed **area of the Lake Mackintosh Watershed. WS-IV.**

Land Use Analysis

Land Use Plan: Alamance Creek Area Plan

Plan Recommendation: Conditional Residential Single Family, which references the Plan AG Rural Residential designation that anticipates residential, institutional and recreational uses.

Consistency: This request is consistent with the adopted Alamance Creek Area Plan

Staff Recommendation

Staff recommends approval. Approval of this request will eliminate the nonconforming land use status currently recognizes for this property. Required development standard applied to swim club setback of 50' from adjacent residentially zoned properties, along with landscaping requirements, will minimize impacts of any future expansions on the site.