

## REZONING CASE #08-10-GCPL-05712

### Nature of the Request

This request is to rezone approximately 171 acres from Agricultural (AG) to Planned Development Mixed (PD-M) to permit the development of an educational retreat center and three (3) residential structures.

Use(s): The PD-M zoning district for educational retreat center and three (3) residential structures maximum.

### 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 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:** Carolyn Toben.

**Property location:** Located on the east side of Rock Creek Dairy Road (SR 3056) adjacent to the southern shore of Lake Mackintosh in Rock Creek Township.

**Legal description:** Being Guilford County Tax Map 5-305, Block 148-N, Parcel 3, approximately 171 acres.

**Zoning History of Denied Cases:** None

### Character of the Area

Primary land uses in this portion of the County are low density residential, active farms and vacant wooded areas for protection of the Lake Macintosh Watershed.

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

### Surrounding Uses:

North: Lake Macintosh  
South: Low Density Residential  
East: Lake Macintosh/ Farm  
West: 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: Mt. Hope/Whitsett

Miles from Fire Station: Approximately 2.7 miles

**Water and Sewer Services:**

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

**Transportation:**

Existing Conditions: There are no NCDOT Traffic counts for Rock Creek Dairy Road, a two-lane Major Thoroughfare, available in this vicinity.

Proposed Improvements: No improvements are proposed at this time.

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

## ENVIRONMENTAL ASSESSMENT

**Topography:** Undulating

**Regulated Floodplain/Wetlands:**

**Streams and Watershed:** The property is located within the Lake Mackintosh Watershed.

## Land Use Analysis

**Land Use Plan:** Rock Creek Area Plan (updated 2007)

**Plan Recommendation:** Agricultural/Rural Residential

**Consistency:** The low impact and rural nature of this request are consistent with the intent of the Rock Creek Area Plan.

## Staff Recommendation

Staff recommends approval. Approval of this request will permit the applicant to develop the property for a future educational retreat center that will have minimal land use and transportation impacts and provide for a facility that will help teachers improve the skills.