

REZONING CASE #10-10-GCPL-3992: CU-LB and RS-30 to Amended CU-LB

Nature of the Request

This request is to rezone approximately 3.94 acres from CU-LB & RS-30 to CU-LB

Use Conditions:

All uses permitted under Limited Business **except** the following:

All Transportation, Warehouse and Utilities Uses.
Convenience Store (with gasoline pumps), Service Station, Gasoline, Video Tape Rental and Sales, Insurance Agency (carriers and on-site claims inspections), Laundromat-Coin-Operated, Laundry or Dry Cleaning Plant, Laundry or Dry Cleaning Substation, Photocopying and Duplicating Services, Shoe Repair or Shoeshine Shop, Bank, Savings and Loan, or Credit Union, Barber Shop, Finance or Loan Office (with drive-through), Finance or Loan Office (without drive-through), Fire Station, Fraternity or Sorority (University or College Related), Police Station-Neighborhood, Post Office, School Administration Facility, Billiard Parlors, Bingo Games, Coin Operated Amusement, Fortune Tellers, Astrologers, Golf Course-Miniature, Martial Arts Instructional Schools, Physical Fitness Center, Ambulance Service, Emergency Shelter, Junked Motor Vehicle, Recycling Collection Point.

Site conditions:

1. Limit hours of operation to 6 AM to 12 midnight
2. All dumpsters shall be screened from public view
3. Externally illuminated signs only

District Descriptions

The LB, Limited Business District is primarily intended to accommodate moderate intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences.

The RS-30, Residential Single-Family District is primarily intended to accommodate low-density single-family detached dwellings on large lots in areas without access to public water and wastewater services. The overall gross density in RS-30 areas will typically be 1.3 units per acre or less.

Property Specifics

Applicant/property owner: Scott's Glen Farm, LLC

Property location: North side of NC Highway 150 West
approximately 400' west of Spencer-Dixon Road in Center Grove
Township

Legal description: Being Guilford County Tax Map 0139061, + 3.94

Zoning History of Denied Cases: None

Character of the Area

Land uses in this portion of the County are primarily low density residential, Northern High and Middle Schools and scattered non-residential uses along NC 150. The closest large commercial facility is a new shopping center at the intersection of North Church Street and NC 150

Existing Land Use: Vacant Commercial Structure

Surrounding Uses:

North: Vacant

South: Residential and Farm

East: Residential

West: Residential

Historic Properties:

There are no inventoried historical properties nearby. 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

Emergency Response:

Fire Protection District: Fire District #13

Miles from Fire Station: Approximately 3.3 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Transportation:

Existing Conditions: There are no traffic counts near this property. NC Highway 150 is a two-lane Major Thoroughfare.

Proposed Improvements: No improvements are proposed at this time. Additional driveway permits will be approved by NCDOT.

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

ENVIRONMENTAL ASSESSMENT

Topography: Soil types include: Clifford sandy loam, 2 to 6% slopes, well drained soil is on broad to very broad, smooth ridges on uplands, (CkB). Cecil sandy loam, 2 to 6% slopes, moderately eroded, this soil is well drained on broad ridges on uplands, (CeB2). Madison clay loam, 6 to 10% slopes, moderately eroded, this well drained soil is on long, fairly narrow upper side slopes on uplands, (McC2). Madison clay loam, 10 to 15% slopes, this well drained soil is on narrow lower side slopes, (McD2).

Regulated Floodplain/Wetlands: No regulatory floodplain exists upon the property.

Streams and Watershed: No stream exists upon the property. The property is located in both the general watershed area of the Greensboro Watershed and within a non-water supply watershed.

Land Use Analysis

Land Use Plan: Northern Lakes Area Plan (Adopted 2008)

Plan Recommendation: Light Commercial Node, which is intended to accommodate low-intensity office, institutional, and commercial uses that in conjunction with one another provide professional, personal, and support services for nearby residential areas. Light Commercial Nodes are not designed to develop with large, isolated non-residential developments that are out of character with the surrounding development pattern. Particular attention should be given to architectural standards, as recommended by this plan, when Light Commercial Nodes develop. Light Commercial Nodes are designed to be located and generally confined to the identified intersections on the Future Land Use Map. Examples of expected uses within Light Commercial Nodes can be found within the Limited Office (LO) and Neighborhood Business (NB) Zoning Districts of the Guilford County Development Ordinance.

Consistency: This request is consistent with the Northern Lakes Area Plan, compatible with the surrounding land uses and in the public interest.

Staff Recommendation

Staff recommends approval.