

Nature of the Request

This conditional use request is for the establishment of a 135 bed nursing facility.

Use(s): A skilled nursing care facility containing a maximum of 135 beds and accessory uses.

Condition(s): A Type A buffer, as described in Guilford County's Ordinance, will be provided along the northern property line of the property.

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 GO-M, General Office Moderate Intensity District, is primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a maximum of 12.0 units per acre, and supporting service and retail uses.

Property Specifics

Applicant/property owner: Calvary Baptist Church, Inc.

Property location: Located on the north side of Burlington Road (US 70) approximately 1,800 feet west of Birch Creek Road (SR 2826) in Jefferson Township.

Legal description: Being Guilford County Tax Map 4-249, Block 306, Part of Parcel 9, approximately 10.12 acres.

Zoning History of Denied Cases: None

Character of the Area

This area has been experiencing an increase in residential growth due to the extension of public water and sewer services.

Existing Land Use(s) on the Property: Vacant

Surrounding Uses:

North: Residential

South: Across US 70, low density residential and golf course

East: Low density residential and industrial

West: Church

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: McLeansville

Miles from Fire Station: Approximately 2.88 miles

Water and Sewer Services:

Provider: Public Water and Sewer (Greensboro)

Within Service Area: Yes

Feasibility Study or Service Commitment: Yes

Transportation:

Existing Conditions: Birch Creek Road, a two-lane minor thoroughfare, most recent Average Daily Total Trip count was conducted in 2006 with 2,826 counts near this intersection. NCDOT Traffic counts for Burlington Road, a two-lane major thoroughfare, are not available for areas near this intersection.

Proposed Improvements: No improvements are proposed at this time.

Projected Traffic Generation: Based upon the proposed Nursing Home with 135 beds, the proposal could generate 106 trips during a normal business day.

ENVIRONMENTAL ASSESSMENT

Topography: Gently rolling to moderate slopes. Soil types include: Vance sandy loam 2 to 6 percent slopes (VaB, Enon fine sandy loam 2 to 10 percent slopes, (EnB, EnC)

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

Streams and Watershed: The property is located within the Lake Mackintosh Watershed. There is one intermittent stream on the property.

Land Use Analysis

Land Use Plan: Northeast Area Plan (2000)

Plan Recommendation: Rural District

Consistency: Although not consistent with the Plan, this request is compatible with the surrounding residential, institutional and industrial uses. Additionally, the construction of residential care facility would be considered in the public interest.

Staff Recommendation

Staff recommends approval. Approval of this request would permit the applicant to develop a residential care facility to house a growing segment of our population. Impact to the area's transportation network and surrounding uses will be minimal due to the moderate impact associated with residential care facilities.