

Nature of the Request

The request is to rezone approximately 4.9 acres of property from AG to RPD, Rural Preservation District, to establish off-site septic systems that will serve lots within the adjacent RPD subdivision.

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 RPD, Rural Preservation District, is intended to accommodate rural developments designed to preserve rural character, significant man-made features, and environmentally sensitive areas. The district permits open space, recreational, agricultural, residential, and limited neighborhood business and office uses that are part of a unified design.

Property Specifics

Applicant/property owner: Ridgewood Management, Inc.

Property location: Located approximately 1,500 feet northwest of Bayron Drive off of N. Bunker Hill Road in Deep River Township.

Legal description: Being Guilford County Tax Map 95-7076, Block 1162, Part of Parcel 5, approximately 4.97 acres.

Zoning History of Denied Cases: None

Character of the Area

This property is located in an area of primarily low-density residential development and small farms.

Existing Land Use(s) on the Property: Vacant

Surrounding Uses:

North: Low Density Residential
South: Low Density Residential
East: Low Density Residential
West: Low Density 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: Colfax Elementary; Southwest Middle; Southwest High. Per Guilford County Schools, does not foresee any new impact in student generation other than what has already been reported.

Emergency Response:

Fire Protection District: Colfax
Miles from Fire Station: Approximately 2.1 miles

Water and Sewer Service:

Provider: Private Septic Systems and Wells
Within Service Area: Yes
Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: North Bunker Hill Road. No ADT.
Proposed Improvements: None Proposed.
Projected Traffic Generation: None. **Request is to establish off-site septic areas for adjacent development.**

Environmental Assessment

Topography: Gently rolling to moderately steep slopes. Soil types include: Chewacla sandy loam (Ch); Madison sandy loam, 6 to 35 percent slopes (MaC, MaD, MaE); Madison clay loam, 2 to 10 percent slopes, eroded (McB2, McC2).

Regulated Floodplain/Wetlands: The property is located in zone "X", area determined to be outside the 0.2% annual chance floodplain, according to FIRM 3710780600J.

Streams and Watershed: The property is located within the Greensboro Watershed.

Land Use Analysis

Land Use Plan: Airport Area Plan (2002)

Plan Recommendation: Low Density Residential

Consistency: This request is consistent with the adopted Airport Land Use Plan for the area and is compatible with the surrounding land uses.

Staff Recommendation

Staff recommends approval. As shown on the zoning sketch map, this request will limit the subject property to off-site septic areas and additional open space to be combined with the adjacent PDR development.