

REZONING CASE #10-03-GCPL-887: AG to RS-30

Nature of the Request

This request is to rezone approximately 11.78 from AG to CU-RS-30 to permit the extension of an adjacent major residential subdivision.

Use(s): Uses permitted in the RS-30 Zoning District

Condition(s): Farm Buffers as required

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 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: Linda Briles.

Property location: Terminus of Sun Harbor Drive, in Madison Township

Legal description: Guilford County Tax Map 5-263, Block 316 N, Parcels 13, 14 & 15.

Zoning History of Denied Cases: None

Character of the Area

This request is in an area primarily surrounded by low-density residential subdivisions with lot sizes ranging from 30,000 to 40,000 square feet.

Existing Land Use(s) on the Property: Residential

Surrounding Uses:

North: Low-density residential
South: Low-density residential
East: Low-density residential
West: Low-density residential

Historic Properties: There are no inventoried properties located on this property. No cemeteries are shown 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: Northeast

Miles from Fire Station: Approximately 3.4 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Transportation:

Existing Conditions: Property located at terminus of residential stub street

Proposed Improvements: None

Projected Traffic Generation: 40 trips per day

ENVIRONMENTAL ASSESSMENT

Topography: Soil Types include: Cecil Sandy Clay Loam, 2 to 6% slopes, (CeB2), Cecil Sandy Clay Loam, 6 to 10% slopes, (CeC2), and Madison Sandy Loam, 15 to 35% slopes, (MaE).

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

Streams and Watershed: Two streams, one perennial and one intermittent run southerly/southwesterly across the middle property and join prior to becoming one perennial stream which flows southwesterly across the southeastern portion of western property. The property is not within a water-supply watershed.

Land Use Analysis

Land Use Plan: Northeast Area Plan, (updated 2008)

Plan Recommendation: Residential District

Consistency: The density permitted with this request is not consistent with the adopted plan; however, it is compatible with the adjacent RS-30 zoning and residential uses.

Staff Recommendation

Staff recommends approval. This request is surrounded by Agricultural and RS-30 residential subdivisions. Approval of the requested will help to resolve a subdivision violation and create several residential building lots.

