

Nature of the Request

This request is to rezone 0.426 from Agricultural (AG) to Residential (RS-30) to permit the expansion of an existing major residential subdivision with lot sizes at a minimum of 30,000 square feet.

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 RS-30, Residential Single-Family District, is primarily intended to accommodate low density single-family detached dwellings on large lots in areas outside a designated watershed and without access to public water and wastewater services.

Property Specifics

Applicant/property owner: Marston V. Hilton.

Property location: Located on the north side of Cicero Road (SR 2439) approximately 1,200 feet west of Cedar Hollow Road (SR 2327) in Center Grove Township.

Legal description: Being Guilford County Tax Map 9-611, Block 651, Part of Parcel 7, approximately 0.426 acre.

Zoning History of Denied Cases: None

Character of the Area

Land uses of the area are primarily low density residential subdivision with lot size minimums of 30,000 to 40,000 square feet.

Existing Land Use(s) on the Property: Vacant

Surrounding Uses:

North: Residential
South: Residential under construction
East: Residential
West: 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: Northern Elementary; Northern Middle; Northwest High

<u>School Name</u>	<u>Capacity</u>	<u>Capacity</u>	<u>Students</u>	<u>Mobile</u>	<u>Impact</u>
	<u>w/Mobiles</u>	<u>2008-09-Proj</u>	<u>Classrooms</u>	<u>in students</u>	
Northern ES	700	700	751	0	0-2
Northern MS	878	878	929	0	0-2
Northern HS	1200	1200	783	0	0-2

Emergency Response:

Fire Protection District: Fire District #13
Miles from Fire Station: Approximately 2.1 miles

Water and Sewer Services:

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

Transportation:

Existing Conditions: NCDOT Traffic counts for Cicero Road, a two-lane local collector street, showed 2,439 trips per day in 2005.
Proposed Improvements: No improvements are proposed at this time.
Projected Traffic Generation: No significant additional traffic impact is expected.

ENVIRONMENTAL ASSESSMENT

Topography: Steep slopes. Soil types include: Madison clay loam 15 to 25 percent slopes (McE2)

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

Streams and Watershed: There is one intermittent stream located on this property. The property is not located within a water supply watershed.

Land Use Analysis

Land Use Plan: Northern Lakes (2008)

Plan Recommendation: Rural Residential; 0-2 dwelling units per acre.

Consistency: This request is consistent with the intent of the Northern Lakes Area Plan and is compatible with the surrounding residential subdivisions.

Staff Recommendation

Staff recommends approval. As with companion Case #8-6-GCPL-3404, approval of this request will enable the expansion of the adjoining residential subdivision.