

REZONING CASE #08-11-GCPL-06053

Nature of the Request

This request is to rezone approximately 1.7 acres of a split zone tract of land from AG to RS-30 in order to develop the entire 4.4-acre tract of land as a major residential subdivision meeting RS-30 standards.

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: Bryant Properties.

Property location: Located on the south side of Hicone Road (SR 2565) west of the intersection at Friendship Church Road (SR 2819) in Madison Township.

Legal description: Being Guilford County Tax Map 4-255, Block 313, Part of Parcel 1, approximately 1.724 acres.

Zoning History of Denied Cases: None

Character of the Area

This request is in a portion of the County that is primarily low density residential and farm uses.

Existing Land Use(s) on the Property: AG zone portion of tract is vacant.

Surrounding Uses:

North: Residential
South: Vacant
East: Large lot residential
West: Golf Course

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:

School Name	Capacity	Cap w/ Mobiles	Students 2008/09 20 th Day	Mobile Classrooms	Impact in students
Madison	293	373	248	4	1-4
NEMS	858	1018	840	8	1-2
NEHS	1120	1460	1198	17	1-2

This development adds to the growing development in the eastern area of the county. The new Reedy Fork Elementary School opened in Fall 2007/08.

The new Eastern Guilford High School, funded through 2008 bond funds, will provide a replacement school for this facility. The new Eastern Guilford HS is scheduled to open in Spring 2009.

Emergency Response:

Fire Protection District: #13

Miles from Fire Station: Approximately 3.6 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 Hicone Road, a two-lane Major Thoroughfare, are not available.

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

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

ENVIRONMENTAL ASSESSMENT

Topography: Gently sloping. Soil Types: Cecil sandy clay loam, 2 to 6 percent slopes (CeB2).

Regulated Floodplain/Wetlands: No indication of either present.

Streams and Watershed: The property is not located within a waters supply watershed.

Land Use Analysis

Land Use Plan: Northeast Area Plan

Plan Recommendation: Rural District: One Dwelling Unit per 40,000 Sq.Ft.

Consistency: Although this request is not consistent with the Northeast Area Plan, it is compatible with the surrounding residential uses, Golf Course and adjacent RS-30 zoning.

Staff Recommendation

Staff recommends approval. Approval of this request will permit the applicant to develop a major residential subdivision with consistent lot sizes and setbacks.