

## REZONING CASE #10-12-GCPL-04706 AG to RS-40

### Nature of the Request

This is a request to rezone approximately 31.9 ± acres from AG to RS-40 to permit the expansion of an existing major residential 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 **RS-40**, Residential Single-Family District is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services.

### Property Specifics

**Applicant/property owner:** G.W. Wagner Family Limited Partnership

**Property location:** Located on the northwest side of NC 62 E. approximately 1,400' northeast of John's Pointe Court in Greene Township.

**Legal description:** Being Guilford County Tax Map 0109933, ± 31.9 acres.

**Zoning History of Denied Cases:** None

### Character of the Area

This request is in a portion of the County characterized with large lot low-density residential subdivisions, wooded and farms.

**Existing Land Use(s) on the Property:** Residential

#### Surrounding Uses:

North: Residential and vacant  
South: Residential  
East: Residential  
West: Residential

**Historic Properties:** There are no inventoried historical properties nearby. 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:

Nathanael Greene Elementary; Southeast Middle; Southeast High

<u>School Name</u>	<u>Capacity</u>	<u>Capacity W/Mobiles</u>	<u>Students 2010-11-Proj</u>	<u>Mobile Classrooms</u>	<u>Impact Students</u>
Nathanael ES	440	500	707	3	6-8
Southeast MS	858	1118	1002	13	4-5
Southeast HS	1040	1380	1278	17	3-5

### Emergency Response:

Fire Protection District: Mount Hope

Miles from Fire Station: Approximately Four (4) miles

### Water and Sewer Services:

Provider: Private Septic Systems and Wells

### Transportation:

Existing Conditions: two-lane thoroughfare, AADT 2400 in2009yr.

Proposed Improvements: None

Projected Traffic Generation: 100 trips per day if developed with 20 additional lots.

## ENVIRONMENTAL ASSESSMENT

**Topography:** Gently sloping to moderate sloping.

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

**Streams and Watershed:** Two intermittent streams flow into the pond on the northern portion of the site and one flows out. The site is not located in a designated water-supply watershed; however, it is within the Jordan Reservoir Watershed.

## Land Use Analysis

**Land Use Plan:** Guilford County Comprehensive Plan (1986)

**Plan Recommendation:** Future Land Use Map recommends for low-density residential land uses for the subject property.

**Consistency:** This request is consistent with the 1986 Guilford County Comprehensive Plan, compatible with the surrounding land uses and zoning and in the public interest.

## **Staff Recommendation**

Staff recommends approval. Approval of this request will allow the applicant to develop the property as a major residential subdivision, which is generally consistent with the low-density residential category represented on the 1986 Guilford County Comprehensive Plan and is compatible with the surrounding area and developing residential subdivisions.