

Nature of the Request

This request is to rezone from AG to RS-30 approximately 1.8 acres of property which is part of a larger tract that is currently zoned RS-30. If the request is approved, the development will be a portion of a major residential subdivision planned for the area.

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: John W. and Louise P. Powers.

Property location: Located approximately 600 feet south of US Hwy 158 and approximately 2,200 feet west of Rumbley Road (SR 2389) in Bruce Township.

Legal description: Being Guilford County Tax Map 1-40, Block 913, Part of Parcel 15, approximately 1.808 acres.

Zoning History of Denied Cases: None

Character of the Area

Existing Land Use(s) on the Property: Vacant

Surrounding Uses:

North: Vacant
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

Public School Facilities: Stokesdale Elementary; Northwest Middle; Northwest High

School Name	Capacity	Cap w/ Mobiles	Students 2007-20 th Day	Mobile Classrooms	Impact in students
Stokesdale	460	460	555	0	1-4
NWMS	832	1292	870	23	1-2
NWHS	1635	2175	2224	27	1-3

Remarks: This development adds to the growing development of the Northwestern portion of the county. A future bond referendum is warranted.

Emergency Response:

Fire Protection District: Summerfield
Miles from Fire Station: Approximately 3.02 miles

Water and Sewer Service:

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

Transportation:

Existing Conditions: No ADT Available
Proposed Improvements: None
Projected Traffic Generation: 10 additional trips per day

Environmental Assessment

Topography: Gently rolling. Soil types Include: Madison sandy loam, 2 to 6 percent slopes(MaB).

Regulated Floodplain/Wetlands: The property is located in zone "X", area determined to be outside the 0.2% annual chance floodplain, according to FIRM 3710793100J

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

Land Use Analysis

Land Use Plan: Northwest Area Plan (1998)

Plan Recommendation: Low density residential

Consistency: This request for low-density residential zoning is consistent with the intent of the plan and compatible with the surrounding land uses.

Staff Recommendation

Staff recommends approval. Approval of this request will permit the applicant to begin developing the property for a low-density residential subdivision.