

**Nature of the Request**

This request is to rezone approximately 70 acres to Planned Development Residential to permit the construction of a residential project containing up to 132 single-family residential structures and 138 town-homes or twin-homes.

USE(S): Only single-family detached homes developed where there are abutting existing single-family residential uses to the south.

**CONDITION(S):**

1. There will be a limit of two points of access to Gantwood Lane, a road stub will be constructed to Piney Road, and traffic improvements shall be as required by the Traffic Impact Analysis.
2. Density shall not exceed four (4) units per acres.

**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 PD-R, Planned Development Residential District, is intended to accommodate a variety of housing types developed on large tracts in accordance with a Unified Development Plan. The PD-R District also accommodates neighborhood business and office uses which primarily serve nearby residents.

**Property Specifics**

**Applicant/property owner:** John W. and Billie J. Johnson, Jr., and Richard I. and Patricia A. Alcorn.

**Property location:** Located on the south side of Piney Road (SR 2806) and east of Gantwood Lane (SR 2807) in Rock Creek Township.

**Legal description:** Being Guilford County Tax Map 18-1173, Block 178, Parcels 2 and 4, approximately 70 acres.

**Zoning History of Denied Cases:** None

**Character of the Area**

With the extension of public water and sewer to area, development patterns have changed from low density residential and farms to higher density residential uses, which are reflected in the Stoney Creek, Ridge Creek, and Brightwood Farm neighborhoods.

**Existing Land Use(s) on the Property:** Low Density Residential/Farm

**Surrounding Uses:**

North: Low Density Residential  
South: Stoney Creek Residential Subdivision  
East: Brightwood Farm Residential Subdivision  
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:** Sedalia Elementary; Eastern Middle; Eastern High

School Name	Capacity	Cap w/Mobiles	Students 2007-20 <sup>th</sup> Day	Mobile Classrooms	Impact in students
Sedalia	418	538	429	6	75-78
EGMS	878	978	887	5	39-40
EGHS (new facility under construction)	1200	1200	1073	0	48-50

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

**Emergency Response:**

Fire Protection District: McLeansville  
Miles from Fire Station: Approximately 2.2 miles

**Water and Sewer Service:**

Provider: Public Water and Sewer (Greensboro)

Within Service Area: Yes

Feasibility Study or Service Commitment: Yes (Water and Sewer Feasibility Study on File)

**Transportation:**

Existing Conditions: Gantwood Lane. No Counts Available.

Proposed Improvements: Per NC DOT Drive Permit Application and Traffic Impact Analysis.

Projected Traffic Generation: 2025 Trips per Day based on two-way Volume.

## Environmental Assessment

**Topography:** Gently rolling to steep slopes. Soil types include: Cecil sandy loam, 6 to 10 percent slopes (CcC); Coronaca clay loam, 2 to 10 percent slopes (CrB, CrC); Enon fine sandy loam, 2 to 10 percent slopes (EnB, EnC); Enon clay loam, 6 to 10 percent slopes, eroded (EoC2); Madison sandy loam, 10 to 35 percent slopes (MaD, MaE); Mecklenburg sandy clay loam, 2 to 6 percent slopes, eroded (MhB2); Wilkes sandy loam, 15 to 45 percent slopes (WkE);

**Regulated Floodplain/Wetlands:** The property is located in zone "A", area of 1% annual chance flood; zone "X shade", area of 0.2% annual chance flood and zone "X", area determined to be outside the 0.2% annual chance floodplain, according to FIRMS 3710882400J and 3710882500J.

**Streams and Watershed:** The property is located within Lake Mackintosh Watershed.

## Land Use Analysis

**Land Use Plan:** Northeast Area Plan (Adopted 2000)

**Plan Recommendation:** Residential at density of 3.63 units per acre.

**Consistency:** The over-all density shown on the PD-R zoning sketch map is four units per acre which is consistent with the intent of the Northeast Area Plan. Efforts have also been incorporated into this request to minimize impact onto the Stoney Creek development by limiting uses to single family detached homes along the sites southern border.

## Staff Recommendation

Staff recommends approval. Rezoning this property to CU-PDR, is consistent with current development patterns in this portion of the County served by public utilities; and, is compatible with the surrounding residential uses.