

## REZONING CASE #08-06-GCPL-03402

### Nature of the Request

This request is to rezone approximately 1.7 acres from RS-20 and RS-40 to RS-30.

#### District Descriptions

The RS-40, Residential Single-Family District, is primarily intended to accommodate single-family detached dwellings on large lots in areas within a designated watershed and without access to public water and wastewater services. The district is established to promote single-family detached residences where environmental features, public service capacities or soil characteristics necessitate very low density single-family development.

The RS-20, Residential Single-Family District, is primarily intended to accommodate low to moderate density single-family detached dwellings in suburban areas. Public sewer service is required for development in this district.

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:** Russell and Teresa Bratcher.

**Property location:** Located on the south side of High Point Road (US 70) approximately 300 feet west of W. Sedgefield Drive (SR 1380) in Jamestown Township.

**Legal description:** Being Guilford County Tax Map 11-682-A, Block 869, Parcel 94, approximately 1.702 acres.

**Zoning History of Denied Cases:** None

### Character of the Area

This request is within the Sedgefield area that consists primarily of low to moderate density residential use.

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

#### Surrounding Uses:

North: Residential  
South: Residential  
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:** n/a

**Emergency Response:**

Fire Protection District: Pinecroft-Sedgefield  
Miles from Fire Station: Approximately 0.9 mile

**Water and Sewer Services:**

Provider: Private Well and Sedgefield Sanitary Sewer  
Within Service Area: Yes  
Feasibility Study or Service Commitment: No

**Transportation:**

Existing Conditions: NCDOT Traffic counts for High Point Road (US 70), a two-lane major thoroughfare, reflect 4,121 trips near this intersection (2005).  
Proposed Improvements: No improvements proposed at this time.  
Projected Traffic Generation: No significant additional traffic impact is expected.

## ENVIRONMENTAL ASSESSMENT

**Topography:** Gently rolling to steep slopes. Soil types include: Enon fine sandy loam 2 to 15 percent slopes (EnC, EnD).

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

**Streams and Watershed:** The property is located within the Lower Randleman Lake Watershed.

## Land Use Analysis

**Land Use Plan:** Updated Southwest Area Plan (2007)

**Plan Recommendation:** Residential

**Consistency:** This request is consistent with the Southwest Area Plan and is compatible with the surrounding residential uses.

## Staff Recommendation

Staff recommends approval. Approval of this request will enable the applicant to construct an additional residential structure within an area currently developed for residential purposes.