

REZONING CASE #09-05-GCPL-01781

Nature of the Request

This request is to rezone approximately 104± acres from AG and RS-40 to CU-RS-12 to permit the development of a major single-family residential subdivision.

Condition(s): Residential Single Family RS-12 Cluster option not to exceed a density of 2.5 units per acre.

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 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.

Property Specifics

Applicant/property owner: A & G Land Holding, LLC

Property location: Located on the south side of Blakeshire Road (sr# 3334) and south of Willow Bend Road in Clay Township

Legal description: Being Guilford County Tax Map 4-233, Block 344, Parcel 14, & Tax Map 4-241, Block 296, Parcel 009, 104.3 ± acres.

Zoning History of Denied Cases: #41-97 Requested RS-40 to RS-20 on Tax lot4-223-344-14. PB Denial 6-1, Commissioner Denial 7-4

Character of the Area

The area is primarily low-density residential and large lot residential subdivision.

Existing Land Use(s) on the Property: Residential/vacant

Surrounding Uses:

North: Residential
South: Residential
East: Vacant
West: Vacant

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:

Schools: Alamance Elementary; Southeast Middle; Southeast High

<u>School Name</u>	<u>Capacity</u>	<u>Capacity w/Mobiles</u>	<u>Students 2008-09-Proj</u>	<u>Mobile Classrooms</u>	<u>Impact in students</u>
Alamance ES	826	906	820	4	72-74
Southeast MS	858	1118	1016	13	37-39
Southeast HS	1040	1380	1314	17	46-48

Remarks: This development adds to the growing development in southeast Guilford County. The 2008 Bond Referendum includes renovations to Alamance Elementary School as well as new construction to replace older buildings located on the school grounds. Additionally, the 2008 Bond Referendum includes renovations to Southeast Middle School and Southeast High School. Pertinent improvements include converting the Middle Schools media center into classroom space and new classrooms for 360 students and Southeast High School.

Emergency Response:

Fire Protection District: Alamance
Miles from Fire Station: +_ 1.03 miles

Water and Sewer Services:

Provider: Greensboro
Public Water and Sewer

Within Service Area: Yes

Feasibility Study or Service Commitment: Letter on file. County water and sewer acreage fees due.

Transportation:

Existing Conditions: NCDOT Traffic counts for this section of Blakeshire Road, a two-lane Collector Street, are not available.

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

Projected Traffic Generation: 2500 trips per day

ENVIRONMENTAL ASSESSMENT

Topography: Gently sloping to steep slopes.

Regulated Floodplain/Wetlands: A minor amount of floodplain exists on the eastern corner of the property due to the backwater effects of Big Alamance Creek. There are possible wetlands within stream/floodplain areas.

Streams and Watershed: Two intermittent streams affect the properties. One intermittent stream crosses parcel 14 with approximately 470 linear feet of stream channel and flows onto parcel 9 generally along the northeastern property line with approximately 1900 linear feet stream channel affecting the property. The second intermittent stream affects only parcel 9. This stream originates at an existing pond on the subject property and has approximately 92 linear feet of stream channel.

The property is located in the Lake Mackintosh Watershed, WS-IV.

Land Use Analysis

Land Use Plan: Alamance Creek Area Plan Update, March 2008

Plan Recommendation: Conditional Residential Single-Family - This area is designated to recognize and preserve existing rural residential development while acknowledging the availability of public water and

sewer and the potential for higher density development. The Plan seeks to balance the interests of property owners desiring preservation of the area's rural character with the rights of landowners to develop property utilizing available infrastructure. For developments requesting public water and sewer, land uses identified under this Plan's Residential Single-Family designation may be appropriate, depending on the level of compatibility between the proposed development and surrounding development. Factors to be considered when assessing compatibility include proposed land uses compared to surrounding land uses, proposed density and zoning compared to surrounding density and zoning, the area's transportation network, water and sewer availability, and any development conditions that enhance compatibility, including but not limited to, development layout and landscaped buffers.

Consistency: Although consistent with the Alamance Creek Area Plan mention of possible higher residential densities, due to water and sewer extensions, this request does not strive to preserve the rural character and general context of the area.

Staff Recommendation

Staff recommends denial: Rezoning this property to conditional Use Residential would permit the applicant to develop the site at a density of 2.5 units per acre. Through the implementation of the RS-12 Cluster Option, lots could be reduced to 7,000 square feet and open areas will be preserved to reduce impacts and permit clustering. Establishing a district of higher residential densities and smaller lots is inconsistent with the general context of the area.

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ZONING AMENDMENT STATEMENT OF CONSISTENCY

The Guilford County Planning Board believes that its action to **approve/deny** this zoning amendment located on Guilford County Tax Map,4-233 Block, 344 Parcel,14 and Tax Map,4-241 Block,296 Parcel,009 from AG and RS-40 to CU-RS-12, to be consistent/inconsistent with the adopted Alamance Creek Area Plan and considers the action to be reasonable and in the public interest for the following reasons:

(Choose from the following based on the motion)

*Factors that support **approval** of the rezoning request:*

1. It is generally consistent with the land use category indicated for the property on the Alamance Creek Area Plan Future Land Use Map.
2. Although the request is inconsistent with the adopted Alamance Creek Area Plan Future Land Use Map, it has been determined that zoning the property to CU-RS-12 is compatible with the surrounding area and uses.
3. Other factors raised at the public hearing, if applicable, are: (describe here)

*Factors that support **denial** of the rezoning request:*

1. It is generally inconsistent with the land use category indicated for the property on the Alamance Creek Area Plan Future Land Use Map.
2. Although the request is consistent with the adopted Alamance Creek Area Plan Future Land Use Map, it has been determined that zoning the property to CU-RS-12 is incompatible with the surrounding area and uses.
3. Despite the proposed conditions, the development is not compatible with the surrounding property.
4. Other factors raised at the public hearing, if applicable, are: (describe here)