

## REZONING CASE #09-06-GCPL-02313

### Nature of the Request

This request is to rezone approximately 3.0± acres from RS-30-MH to Agricultural.

### District Descriptions:

The RS-30 RESIDENTIAL SINGLE-FAMILY DISTRICT. The RS-30, Residential Single-Family District is primarily intended to accommodate low-density single-family detached dwellings on large lots in areas without access to public water and wastewater services. The overall gross density in RS-30 areas will typically be 1.3 units per acre or less.

The MH MANUFACTURED HOUSING DISTRICT. The MH Overlay District is intended to set forth regulations governing the development of subdivisions for manufactured housing in certain areas of Guilford County.

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.

### Property Specifics

**Applicant/property owner:** Ronald F. and Hutsien H. Brown

**Property location:** 1256 Rankin Mill Road

**Legal description:** Located at 1256 Rankin Mill Road (SR 2832), in Jefferson Township and being that portion of Guilford County Tax Map 04-0189 Block 0436 Parcel 017 presently zoned RS-30-MH, approximately 3.0 acres.

**Zoning History of Denied Cases:** None

## Character of the Area

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

**Surrounding Uses:**

North: Vacant City of Greensboro Property

South: Rural Residential.

East: Vacant/Rural Residential.

West: Industrial (City of Greensboro White Street landfill).

**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:** N/A

**Emergency Response:**

Fire Protection District: District 13

Miles from Fire Station: 2.9 miles

**Water and Sewer Services:**

Provider: Well & Septic

Within Service Area: Yes

Feasibility Study or Service Commitment: No

**Transportation:**

Existing Conditions: Rankin Mill Road is a minor thoroughfare with an apparent 70' right-of-way. NCDOT provided an AADT volume (2007) of 3300 vehicles on Rankin Mill Road south of the subject property and 3000 vehicles on Rankin Mill Road north of the subject property.

Proposed Improvements: No improvements are proposed at this time. Driveway permits, if required, will be issued by NCDOT.

Projected Traffic Generation: N/A.

## ENVIRONMENTAL ASSESSMENT

**Topography:** The area requested for rezoning is relatively flat and is generally open grassed area.

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

**Streams and Watershed:** No streams exist upon the property. The property is not located in a water-supply watershed.

## Land Use Analysis

**Land Use Plan:** Northeast Area Plan Update (NEAP 2008).

**Plan Recommendation:** The Plan designates the subject property "Residential Single Family" and recommends the area develop with agricultural and residential land uses.

**Consistency:** The request is consistent with the NEAP 2008.

## Staff Recommendation

Staff recommends approval. The request is consistent with the recommendations and land use category indicated for the property on the Northeast Area Plan Update.

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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, 04-189 Block, 436 Parcel17 Pt., from RS-30-MH to AG to be consistent/inconsistent with the adopted Northeast Area Plan Update 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 Northeast Area Plan Update.
2. Although the request is inconsistent with the adopted Northeast Area Plan Update Future Land Use Map, it has been determined that zoning the property to AG 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 Northeast Area Plan Update Future Land Use Map.
2. Although the request is consistent with the adopted Northeast Area Plan Update Future Land Use Map, it has been determined that zoning the property to AG 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)