

REZONING CASE #10-05-GCPL-01747 AG to RS-30

Nature of the Request

This request is to rezone approximately 12 acres from AG to RS-30.

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 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.

Property Specifics

Applicant/property owner: Curtis Packing Company

Property location: Located West side of Ledbetter Road approximately 188 feet south of McNeill Road in Clay Township.

Legal description: Being Guilford County Tax Map 04-229, Block 354, Part of Parcel 004, ± 12.361.

Zoning History of Denied Cases: None

Character of the Area

This request is in an area of primarily low-density residential uses.

Existing Land Use(s) on the Property: Vacant

Surrounding Uses:

North: Residential

South: Residential

East: Vacant/Wooded

West: Across Ledbetter Road, Residential

Historic Properties: There are no inventoried historical properties nearby. 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: Pleasant Garden Elementary; Southeast Middle;
Southeast High

<u>School Name</u>	<u>Capacity</u>	<u>Capacity</u> <u>W/Mobiles</u>	<u>Students</u> <u>2009-10-Proj</u>	<u>Mobile</u> <u>Classrooms</u>	<u>Impact</u> <u>students</u>
Pleasant Garden ES	565	0	519	0	3-4
Southeast MS	858	1118	1002	13	2-4
Southeast HS	1040	1380	1278	17	2-4

Emergency Response:

Fire Protection District: Climax

Miles from Fire Station: Approximately 1.8 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Transportation:

Existing Conditions: There is no current Average Daily Totals (ADT) available for this two-lane Local Collector Street.

Proposed Improvements: No improvements are proposed at this time.

Projected Traffic Generation: Approximately 100 additional trips per day.

ENVIRONMENTAL ASSESSMENT

Topography: Soil Types include: Chewacla loam, 0 to 2% slopes, frequently flooded, (ChA), Clifford Sandy Clay Loam, 2 to 6% slopes, (C1B2), and Cecil Sandy Clay Loam, 6 to 10% slopes.

Regulated Floodplain/Wetlands: No regulatory floodplain exists upon the property.

Streams and Watershed: No streams exist upon this portion of the property. An intermittent stream is located approximately 50 feet from the southwestern property line. The property is within the general watershed area of the Lake Mackintosh Watershed, WS-IV.

Land Use Analysis

Land Use Plan: Southern Guilford Area Plan (Adopted 2002)

Plan Recommendation: Rural Residential to accommodate agricultural uses, large-lot residential development, and low-density residential subdivisions not connected to public water and sewer with densities generally up to two dwelling units per acre.

Consistency: This request is consistent with the adopted land use plan, compatible with the surrounding land-uses, and in the public interests.

Staff Recommendation

Staff recommends approval. Approval of this request will permit the applicant to develop the property with approximately 12 residential structures.