

REZONING CASE #09-09-GCPL-03972

Nature of the Request

This request is to rezone approximately four (4) acres from AG to RS-30 to establish a zone compatible with existing structure setbacks and surrounding RS-30 zoned Lots.

District Descriptions

AG AGRICULTURAL DISTRICT. 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.

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.

Property Specifics

Applicant/property owner: Ernest Slade, Jr. and Billy C. Furtick.

Property location: Located on the Southwest side of Anderson Valley Road (SR #2823) North of Sylvanglade Road (SR#2884) in Madison Township.

Legal description: Being Guilford County Tax Map 9-597, Block 395, Parcel 10, 11 & 16, ± 4 acres.

Zoning History of Denied Cases: None

Character of the Area

This request is in an area surrounded by Low-density residential subdivisions following RS-30 standards and large vacant, wooded and farm properties.

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

Surrounding Uses:

North: Low Density Residential

South: Low Density Residential and Vacant

East: Across Anderson Valley Road, Low Density Residential
West: Vacant Properties

Historic Properties: There are inventoried properties near the property.

Infrastructure and Community Facilities

Public School Facilities:

Madison Elementary; Northeast Middle; Northeast High

<u>School Name</u>	<u>Capacity</u>	<u>Capacity w/Mobiles</u>	<u>Students 2009-10-Proj</u>	<u>Mobile Classrooms</u>	<u>Impact in students</u>
Madison ES	293	373	256	4	1-3
Northeast MS	858	1018	843	8	1-3
Northeast HS	1120	1380	1147	18	1-3

Emergency Response:

Fire Protection District: Mcleansville

Miles from Fire Station: Approximately miles 2.6

Water and Sewer Services:

Provider: Private Septic System and Well

Within Service Area: Yes

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: No ADTs available

Proposed Improvements: None

Projected Traffic Generation: Ten additional trips per day

ENVIRONMENTAL ASSESSMENT

Topography: Slope: Slight to Moderate

Regulated Floodplain/Wetlands: None

Streams and Watershed: N/A

Land Use Analysis

Land Use Plan: Updated Northeast Area Plan (October 20, 2008)

Plan Recommendation: Conditional Single Family Residential

Consistency: Rezoning this Property to RS-30 is consistent with the intent of the updated Northeast Guilford County Area Plan, compatible with the surrounding uses and in the public interests.

Staff Recommendation

Staff recommends approval.

Approval of this request will establish a zoning district that will permit the applicants to build an additional residential structure on a currently vacant lot and eliminate existing non-conformities.