

Nature of the Request

This request is to rezone approximately forty-eight (48) acres from AG to RS-40 which would permit the establishment of a major residential subdivision with approximately thirty-six (36) single family residential lots.

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: R.D. Douglas, Jr. and Ruth S. Douglas, T/C.

Property location: Located on the east side of Rambling Road (SR 2295) approximately 1,000 feet north of Korem Drive in Bruce Township.

Legal description: Being Guilford County Tax Map 10-650, Block 988, Part of Parcel 10A, approximately 48.7 acres.

Zoning History of Denied Cases: None

Character of the Area

Uses within this area are primarily low density residential

Existing Land Use(s) on the Property: Vacant

Surrounding Uses:

North: Low density residential
South: Low density residential
East: Low density residential
West: Low density residential

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: Summerfield Elementary; Northwest Middle; Northwest High

Emergency Response:

Fire Protection District: Oak Ridge
Miles from Fire Station: Approximately 2 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells
Within Service Area: No
Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Rambling Road, a two-lane local street, most recent Average Daily Total Trip count was conducted in 2006 with 2,295 counts near this intersection. Pleasant Ridge Road, a two-lane major thoroughfare, most recent Average Daily Total Trip count was conducted in 2006 with 2,133 counts near this intersection.

Proposed Improvements: No improvements are proposed at this time.

Projected Traffic Generation: If fully developed to maximum capacity, 345 additional traffic counts per day could be anticipated.

ENVIRONMENTAL ASSESSMENT

Streams and Watershed: The property is located within the Greensboro Watershed.

Land Use Analysis

Land Use Plan: Airport Area Plan (Updated 2008)

Plan Recommendation: Low Density Residential which accommodates large lot residential subdivisions.

Consistency: This request is consistent with the plan intent for low density residential and is compatible with the surrounding low density residential subdivisions.

Staff Recommendation

Staff recommends approval. Approval of this request would permit the applicant to develop a major residential subdivision with approximately thirty-six (36) building lots.