

Nature of the Request

This request is to rezone approximately 360+/- acres from AG to AG-HD (Agricultural Historic District) to permit all uses permitted in the Historic District.

USE(S): All uses permitted in the AG Historic District.

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 AG-HD (Historic District) is specifically intended to protect and preserve the agricultural history and heritage of the Foust, Carpenter, and Dick family farmlands through specific development standards, oversight, and use prohibitions applicable solely to the area and structures within the historic district.

Property Specifics

Applicant/property owner: David Carpenter, Rebecca Howe, Victor Espinoza-Morales, Gretchen Carpenter Espinoza-Morales, etal.

Property location: Located on the east and west sides of Mount Hope Church Road and the north and south sides of Carpenter House Road in Jefferson Township.

Legal description: Being Guilford County Tax Map 18-1179, Block 212, Parcels 19 and 29; Block 236, Parcels 1 and 21; and, Block 237, Parcel 11, approximately 360 acres.

Zoning History of Denied Cases: None

Character of the Area

Existing Land Use(s) on the Property: Residential

Surrounding Uses:

North: Residential

South: Residential

East: Residential

West: Residential

Infrastructure and Community Facilities

Public School Facilities: N/A

Emergency Response:

Fire Protection District: Mt. Hope

Miles from Fire Station: Approximately 5.0 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Mount Hope Church Road, a two-lane major thoroughfare, Carpenter House Road, a two-lane local collector street, most recent Average Daily Total Trip count was conducted in 2005 with 3,096 counts at this intersection.

Proposed Improvements: No improvements are proposed at this time.

Projected Traffic Generation: No significant additional traffic impact is expected.

ENVIRONMENTAL ASSESSMENT

Streams and Watershed: The property is located within the Lake Mackintosh Watershed.

Staff Recommendation

On April 15, 2008, The Guilford County Historic Preservation Committee held a Public Hearing for the request of the creation of a Historic District that would encompass all 360+/- acres and structures located along the e/w sides of Mt. Hope Church Road, and n/s sides of Carpenter House Road. The farm represents an excellent example of an intact Guilford County agricultural landscape created through the efforts of the families. It also represents the agrarian economy in Guilford County from the mid-nineteenth through the mid-twentieth centuries. The request was approved by the Committee. All adjoining property owners were notified by mail and encouraged to attend this Public Hearing. Those citizens in attendance were given the opportunity to be heard and received the recommendation very well, based on the fact that the regulations provided for in the ordinance apply solely to the lands within the historic district and will not affect, restrict, or limit the development rights, as provided for in the Guilford County Development Ordinance, of any adjacent property owners located outside of the historic district.

Based on this the Historic Preservation Committee would like to present to the Planning Board a recommendation for approval for the creation of a Historic District.