

## **Nature of the Request**

The request is to rezone approximately 41 acres to permit the development of a major residential subdivision.

### **District Descriptions:**

The RS-30, Residential Single-Family District, is primarily intended to accommodate low-density single-family detached dwellings on large lots in areas outside a designated watershed and without access to public water and wastewater services.

The RS-9, Residential Single-Family District, is primarily intended to accommodate moderate to high-density single-family detached dwellings in urban areas. Public water and sewer service is required for developments in this district.

## **Property Specifics**

**Applicant/property owner:** Pearl F. James and Brenda Russell.

**Property location:** Located at the north terminus of Ranhurst Road (SR 2898) and south of Harvest Road (SR 2821) in Jefferson Township.

**Legal description:** Being Guilford County Tax Map 9-595, Block 333, Parcels 9 and 24, approximately 41 acres.

**Zoning History of Denied Cases:** None

## **Character of the Area**

This area is primarily low-density residential and public institutional uses.

**Existing Land Use(s) on the Property:** Low Density Residential

### **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 located on or near this 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:** Sedalia Elementary; Eastern Middle; Eastern High

<u>School Name</u>	<u>Capacity</u>	<u>Capacity w/Mobiles</u>	<u>Fall Students 2006-20<sup>th</sup> Day</u>	<u>Mobile Classrooms</u>	<u>Impact in students</u>
McLeansville ES	408	488	358	4	55-58
EGMS	878	978	881	5	29-30
EGHS**	860	1060	1064	10	35-37

\*\*Eastern Guilford High School capacity shown as of August 2006.

Remarks: This development adds to the growing development of the eastern portion of the county. The new Reedy Fork Area Elementary School is scheduled to open in fall 2007/08. A future bond referendum is warranted.

### Emergency Response:

Fire Protection District: McLeansville  
Miles from Fire Station: Approximately 0.43 mile

### Water and Sewer Service:

Provider: Public Water and Sewer (Greensboro)  
Within Service Area: Yes  
Feasibility Study or Service Commitment: Yes (Letter on File)

### Transportation:

Existing Conditions: No ADT  
Proposed Improvements: None  
Projected Traffic Generation: 1200 Trips per day based on potential 120 residential structures

## Environmental Assessment

**Topography:** Gently rolling to moderate slopes. Soil types include: Appling sandy loam, 2 to 10 percent slopes (ApB, ApC); Chewacla sandy loam (Ch); Enon fine sandy loam, 2 to 10 percent slopes (EnB, EnC); Iredell fine sandy loam, 0 to 4 percent slopes (IrB); Vance sandy loam, 2 to 6 percent slopes (VaB).

**Regulated Floodplain/Wetlands:** The property is located in zones "A", 100 year floodplain, "B", 500 year floodplain, and "C", area of minimal flooding, according to FIRM 370111-0130C.

**Streams and Watershed:** The property is not located within a water supply watershed. An intermittent stream crosses the southern parcel flowing into South Buffalo Creek that borders the property on the west.

## **Land Use Analysis**

**Land Use Plan:** Northeast Area Plan (January 2003)

**Plan Recommendation:** Residential Area

**Consistency:** This request is consistent with the adopted Land Use Plan

## **Staff Recommendation**

Staff recommends approval.

If approved, this request will further Land Use Element Objective 1.5 of the adopted Guilford County Comprehensive for recognizing and complimenting emerging unincorporated communities, such as the McLeansville Community and will be consistent with the residential designation of the adopted Northeast Plan.

Consideration should be given to public road access to this property. During the subdivision review process, Planning Staff will be encouraging a second point of access once the proposed development exceed 50 residential lots