

**Nature of the Request**

This request is to rezone approximately 70.37 Acres from RS-40 to CZ-RS-30.

**District Descriptions**

**The RS-40**, Residential Single-Family District is primarily intended to accommodate single-family detached dwellings on large lots in areas 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. The overall gross density in RS-40 areas will typically be 1.0 unit per acre or less.

**The 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.

**Development Condition(s):**

1. Maximum of fifty (50) residential lots.

**Property Specification**

**Applicant/property owner:** LD Rambling Road LLC

**Property location** Located at the terminus of Rambling Road in Bruce Township.

**Legal description:** Being Guilford County Tax Parcel #0148461. Approximately 70.37 Acres.

**Zoning History of Denied Cases:** None.

**Character of the Area**

This request is in a portion of Guilford County that is primarily low density residential.

**Existing Land Use(s) on the Property:** Vacant

**Surrounding Uses:**

North: Vacant  
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 on this property but efforts should be made to rule out the potential of unknown gravesites.

**Infrastructure and Community Facilities**

**Public School Facilities:**

Guilford County School System				
Schools Serving Zoning Site	Maximum Built Capacity	20th Day Enrollment 2015-2016	Mobile Classrooms	Additional Students
Elementary -Split zone Oak Ridge and Pearce ES	841 (Oak Ridge ES) 836 (Pearce ES)	735 (Oak Ridge ES) 697 (Pearce ES)	0 (Oak Ridge ES) 2 (Pearce ES)	15-16
Middle (Northwest MS)	870	964	18	8-9
High School (Northwest HS)	1863	2041	27	7-8
Remarks: The parcel is split zoned between Oak Ridge Elementary School and Pearce Elementary School. Northwest Middle School and Northwest High School continue to grow in enrollment due to the uptick in building within these school attendance boundaries. The middle and high school are over built capacity.				

**Emergency Response:**

Fire Protection District: Oak Ridge  
Miles from Fire Station: Approximately 1.3 miles

**Water and Sewer Services:**

Provider: Private Septic Systems and Wells

**Transportation:**

Existing Conditions: Rambling Road, which will supply access to the property, is a two-lane local residential street.

Proposed Improvements: None

Projected Traffic Generation: With 50 residential lots at 9.5 trips per day, total possibility of 500 trips per-day

## **ENVIRONMENTAL ASSESSMENT**

**Topography:** Moderate to steep slopes

**Regulated Floodplain/Wetlands:** There is regulatory floodplain upon the site. The 1% annual chance flood (100-year flood) regulatory floodplain exists upon the property.

**Streams and Watershed:** Property is located in the Greensboro (Reedy Fork) watershed WS-III. "Blue line streams" indicated on property that could be subject to the Jordan Lake Buffer Rules.

## **Land Use Analysis**

**Land Use Plan:** Airport Area Plan

**Plan Recommendation:** Low Density Residential

**Consistency:** This request is consistent with the residential land use category as indicated on the plan, is compatible with the surrounding zoning and is being proposed in the public interest through the provision of residential housing.

## **Staff Recommendation**

**Staff recommends approval.**

Rezoning this property to CZ-RS-30 will enable the applicant to develop the property with 50 single-family residential building lots on 70 acres.

## **Area Plan Amendment Recommendation**

No Area Plan amendment recommendation is necessary for this request if approved. The plan recommendation for low-density residential use is consistent with this rezoning request.

**Greensboro News Record**

Advertising Affidavit

Account Number

4000847

200 E. Market St  
Greensboro, NC. 27401  
(336) 373-7287

Date

May 19, 2016

GUILFORD COUNTY  
PO BOX 3427  
GREENSBORO, NC 27402

PO Number	Order	Category	Description
PUBLIC NOTICE	0000220472	Legal Notices	INVITATION FOR UPSET BIDS Public Notice The Board of Commissioners of Gui

**Publisher of the  
Greensboro News Record**

Before the undersigned, a Notary Public of Guilford, North Carolina, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared the Publisher's Representative who by being duly sworn deposes and says: that he/she is the Publisher's Representative of the Greensboro News Record, engaged in the publishing of a newspaper known as Greensboro News Record, published, issued and entered as second class mail in the City of Greensboro, in said County and State: that he/she is authorized to make this affidavit and sworn statement: that the notice or other legal advertisement, a copy of which is attached hereto, was published in the Greensboro News Record on the following dates:

05/19/2016

and that the said newspaper in which such notice, paper document, or legal advertisement was published was, at the time of each and every such publication, a newspaper meeting all the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina.

*[Handwritten Signature]*  
(signature of person making affidavit)

Sworn to and subscribed before me the 20 day of may, 2016

LEA ANNE LAMB  
NOTARY PUBLIC  
STATE OF NORTH CAROLINA  
GUILFORD COUNTY  
MY COMMISSION EXPIRES 06-15-19

*[Handwritten Signature]*  
(Notary Public)

THIS IS NOT A BILL. PLEASE PAY FROM INVOICE. THANK YOU

## INVITATION FOR UPSET BIDS

### Public Notice

The Board of Commissioners of Guilford County has received Offers to Purchase for two separate properties owned by Guilford County and located in High Point, NC: 1) \$4600.00 (land and structure) and 2) \$6100.00 (land and structure) and being more particularly described as follows:

**1. 1300 East Commerce Ave., High Point NC**

Parcel: 0174585  
Deed: Book 7787 Page 0985,  
Tax Value: \$14,200

Minimum Bid: Current Bid of \$4,600.00 plus an additional 10% of first \$1000 (\$100) and an additional 5% of the remainder (\$180.00) for a total minimum bid of \$4,880.00.

**2. 612 Cable St., High Point NC**

Parcel: 0171717  
Deed: Book 7787 Page 0985,  
Tax Value: \$23,400

Minimum Bid: Current Bid of \$6,100 plus an additional 10% of first \$1000 (\$100) and an additional 5% of the remainder (\$255.00) for a total minimum bid of \$6,455.00.

These properties being offered for sale, individually, through the negotiated offer, advertisement, and upset bid procedures prescribed in N.C.G.S. 160A-269. Any bidder must notify the undersigned of the amount of their bid. All Properties are sold "AS IS, WHERE IS" with absolutely no warranties or representations, repairs or guaranties of condition.

All bids must be in the form of a completed and signed Offer to Purchase form found on the Guilford County website, [www.myguilford.com](http://www.myguilford.com). Further Terms of Sale and general information can be found on at [www.myguilford.com](http://www.myguilford.com) and the submitting and signing of an Offer to Purchase will represent the acceptance and understanding of the Terms of Sale by the bidder.

The County will accept sealed upset bids in the Office of the Clerk to the Board, Guilford County, 301 West Market St, Greensboro, NC 27401, no later than ten (10) days of the date of this notice. At that time, Tuesday, May 31st, 2016 at 10 am, the Clerk to the Board will open the received upset bids, if any, and the highest qualifying bid will become the new offer that is then advertised. If there is more than one bid in the highest amount, the first received will become the new offer. A qualifying bid

must be accompanied by a bid deposit of at least five percent (5%) of the amount bid. The deposit shall be made in the form of cashier's check or certified check. The County will return the deposit on any bid not awarded by the Board of Commissioners.

The Board of Commissioners will approve the final high offer before the sale is closed, which it will do within 30 days after the final upset bid period has passed. Guilford County reserves the right to withdraw the property from sale at any time and the right to reject all bids.

Inquiries about the property and the sale may be made to the Real Estate Project Manager, Richard Mosher, (336) 641-3778, [rmosher@myguilford.com](mailto:rmosher@myguilford.com), or by going online to [www.myguilford.com](http://www.myguilford.com).

Robin Keller, Clerk to the Board  
Guilford County, NC  
301 W Market St,  
Greensboro, NC 27401



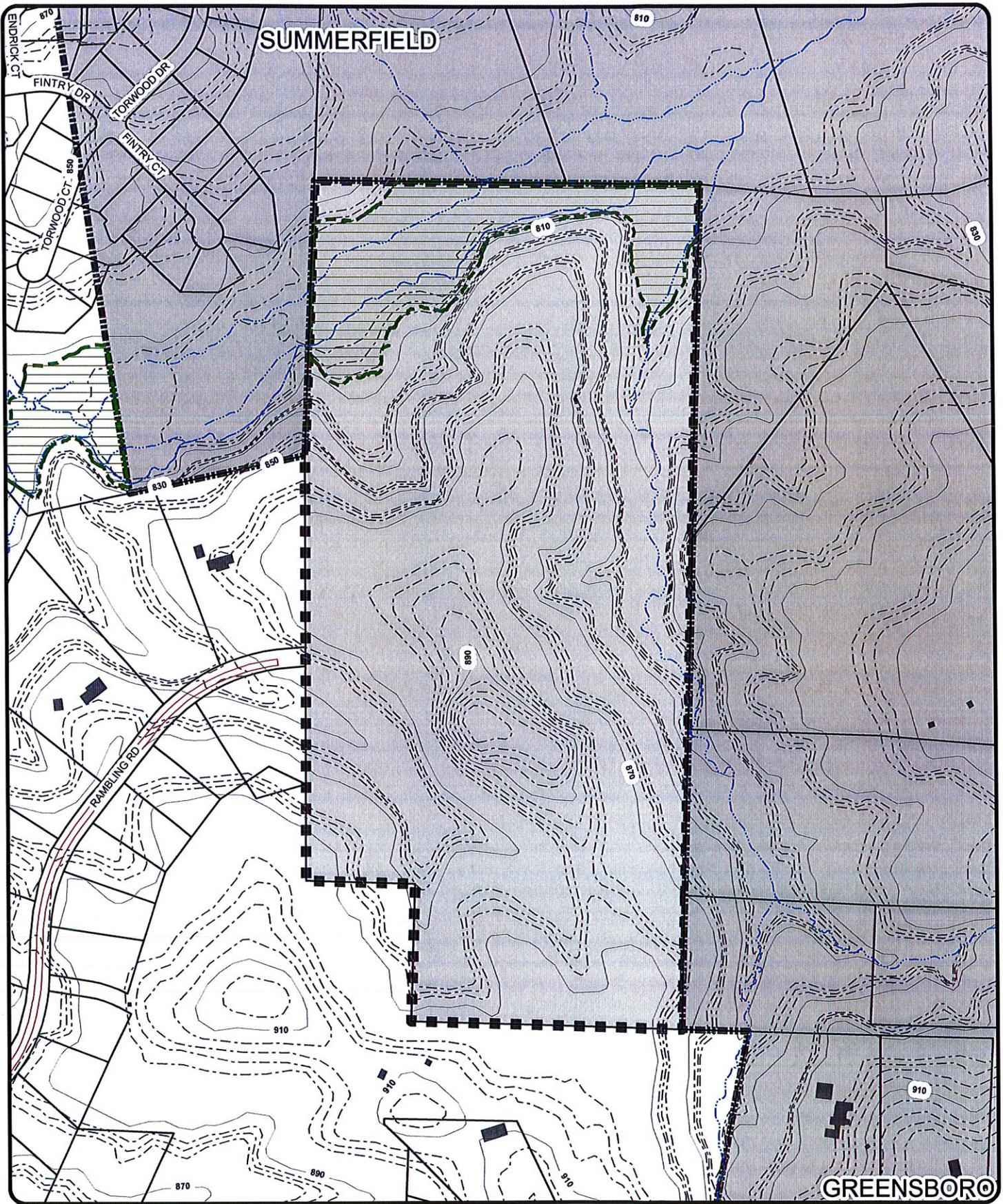
SUMMERFIELD



CASE #16-02-GCPL-00546

1 inch = 400 feet



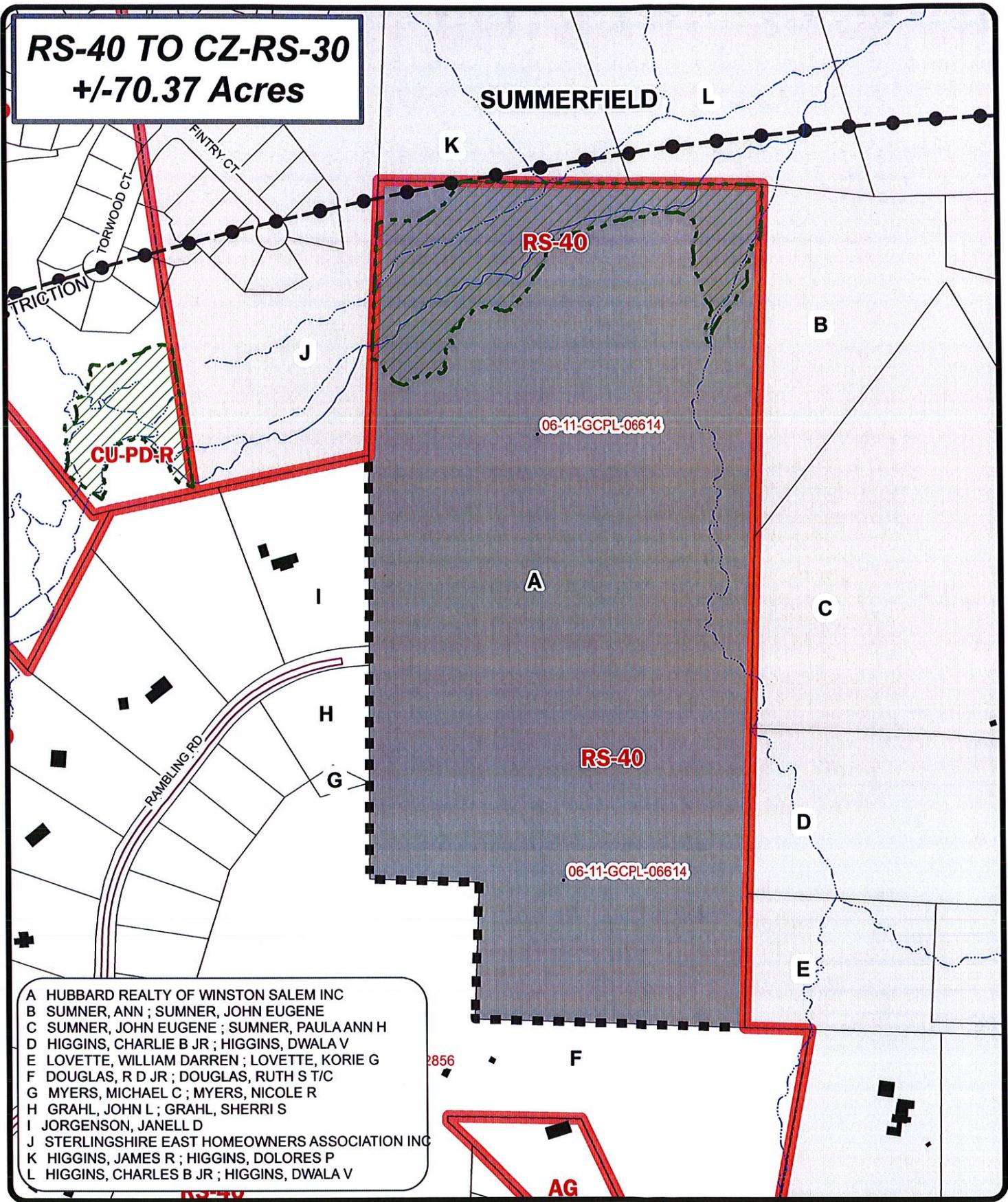


CASE #16-02-GCPL-00546

1 inch = 400 feet



**RS-40 TO CZ-RS-30  
+/-70.37 Acres**



- A HUBBARD REALTY OF WINSTON SALEM INC
- B SUMNER, ANN ; SUMNER, JOHN EUGENE
- C SUMNER, JOHN EUGENE ; SUMNER, PAULA ANN H
- D HIGGINS, CHARLIE B JR ; HIGGINS, DWALA V
- E LOVETTE, WILLIAM DARREN ; LOVETTE, KORIE G
- F DOUGLAS, R D JR ; DOUGLAS, RUTH S T/C
- G MYERS, MICHAEL C ; MYERS, NICOLE R
- H GRAHL, JOHN L ; GRAHL, SHERRI S
- I JORGENSON, JANELL D
- J STERLINGSHIRE EAST HOMEOWNERS ASSOCIATION INC
- K HIGGINS, JAMES R ; HIGGINS, DOLORES P
- L HIGGINS, CHARLES B JR ; HIGGINS, DWALA V



**JURISDICTION:**  
**GUILFORD COUNTY**  
Guilford County  
Planning & Development  
Department

Rezoning Case #  
**16-02-GCPL-00546**  
**Township: BRUCE**  
Scale: 1" = 400'

Map:  
0148461





**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT**

**Planning Board Decision  
Appeal**

Submitted to Planning: 4/25/16 110 PM Received By: Paul Lowe Fee/Receipt #: \$200.00/  
Date/Time Name

Submitted to Clerk: 4/25/16 12 PM Received By: \_\_\_\_\_ Case Number: \_\_\_\_\_  
Date/Time Name  
via interoffice mail

**Provide the required information as indicated below.** Pursuant to the Guilford County Development Ordinance, this appeal will not be processed until appeal fees are paid and the form below is completed and signed. Appeals must be filed within fifteen (15) days of a Planning Board decision.

Persuant to Section 3-12 of the Guilford County Development Ordinance, the undersigned hereby appeal(s) the decision of the Guilford County Planning Board made on APRIL 13, 2016 in case 16-02-  
GCPD-00546. Said property is located 5425-5499 RAMBLING Rd GSC, NC 27409

Parcel # 0148461  
 in Broce Township; Being a total of: 70.37 acres.

*I hereby agree to conform to all applicable laws of Guilford County and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge.*

Respectfully Submitted,

David B. Slinkard  
 Applicant Signature  
David B. SLINKARD  
 Name  
5417 RAMBLING Rd  
 Mailing Address  
Greensboro, NC 27409  
 City, State and Zip Code  
336-210-9890  
 Phone Number

\_\_\_\_\_  
 Applicant Signature  
 \_\_\_\_\_  
 Name  
 \_\_\_\_\_  
 Mailing Address  
 \_\_\_\_\_  
 City, State and Zip Code  
 \_\_\_\_\_  
 Phone Number

RBK - received  
 Original - Clerk to the Board      1<sup>st</sup> Copy - Applicant      2<sup>nd</sup> Copy - Planning and Development Department  
4/25/16