



Legislation Text

File #: 2019-138, Version: 1

TITLE

HOLD APPEALS HEARING ON PLANNING BOARD DECISION CASE #18-10-GCPL-06582 (Doggett Road)

SPONSOR

J. Leslie Bell

BACKGROUND

On December 27, 2018 an appeal was properly filed with the Clerk to Board to appeal the Planning and Zoning Board Decision made on December 12, 2018 rezoning Tax Parcels #129632, #129636, #129691, and #129648 located on the west side of Doggett Rd., approx. 500 feet south from its intersection of Beckett Road in Monroe Township; being a total of approx. 112.61 acres from Agricultural (AG) to RS-40 Single-Family District (RS-40). The rezoning request first appeared on the November 14, 2018 Planning Board Regular Meeting Agenda and was tabled until the December 12, 2018 Planning Board Regular Meeting.

The AG Residential Single-Family 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-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-40 areas typically will be 1.0 unit per acre or less.

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 overly low density single-family development. The overall gross density in RS-40 areas typically will be 1.0 unit per acre or less.

The land use plan is the Northern Lakes Area Plan 2016 Update. The plan recommends for AG Rural Residential (AGRR). Staff finds that the RS-40 zoning is consistent with the AGRR future land use designation and thus is consistent with the Northern Lakes Area Plan 2016 Update and in keeping with

development in the area. The AGRR district is intended to accommodate low-density residential areas not served by public water and sewer at a maximum density of 2.0 dwelling units per acre. The RS-40 zoning district allows major subdivisions at a maximum density of 1.0 dwelling unit per acre and without public water or sewer. No land use plan amendment is required if the rezoning is approved. Staff recommends approval.

Following closing of the public hearing at the Planning Board's December 12, 2018 Planning Board Regular Meeting, the Guilford County Planning Board recommended approval of the Rezoning Request for Case # 18-10-GCPL-06582 by a favorable vote of 6-0 (Burnett, Apple, and Geter were not present).

Attached in your packet are minutes of the November 14, 2018 Guilford County Planning Board Regular Meeting Minutes and draft minutes of the December 12, 2018 Guilford County Planning Board Meeting, the rezoning case staff report, and maps.

REQUESTED ACTION

Conduct required public hearing and either affirm or reverse the Planning Board's decision to approve the rezoning of approximately 112.61 acres owned by Wesley and Leonor Doggett from AG to RS-40, Tax Parcels #129632, #129636, #129691, and #0129648 located on the west side of Doggett Rd., approx. 500 feet south from its intersection of Beckett Road in Monroe Township; being a total of approx. 112.61 acres.