

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: _____ **AGENDA ITEM NUMBER:** _____

SUBJECT:-

Request for Public Hearing on zoning text amendment proposed by the City-County Planning Board to allow the uses "Combined Use", "Habilitation Facility A, B, and C", and "Limited Campus Uses" in the MU-S zoning district (UDO-93).

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

Zoning text amendment proposed by the City-County Planning Board to allow the uses "Combined Use", "Habilitation Facility A, B, and C", and "Limited Campus Uses" in the MU-S zoning district (UDO-93).

After consideration, the Planning Board recommended approval of the rezoning petition.

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____

ACTION REQUEST FORM

DATE: November 20, 2002
TO: The Honorable Mayor and Board of Aldermen
FROM: A. Paul Norby, AICP, Director of Planning

BOARD ACTION REQUEST:

Request for Public Hearing on zoning text amendment proposed by the City-County Planning Board to allow the uses "Combined Use", "Habilitation Facility A, B, and C", and "Limited Campus Uses" in the MU-S zoning district (UDO-93).

SUMMARY OF INFORMATION:

Zoning text amendment proposed by the City-County Planning Board to allow the uses "Combined Use", "Habilitation Facility A, B, and C", and "Limited Campus Uses" in the MU-S zoning district (UDO-93).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

STAFF REPORT

DOCKET #: UDO-93

STAFF: Suzy Gallaway

REQUEST

Text amendment proposed by proposed by the City-County Planning Board to allow the uses "Combined Use", "Habilitation Facility A, B, and C", and "Limited Campus Uses" in the MU-S zoning district as uses by right.

BACKGROUND

The proposed text amendment was submitted by the City-County Planning Board to allow the uses "Combined Use", "Habilitation Facility A, B, and C", and "Limited Campus Uses" in the MU-S zoning district as uses by right. Recently this district was amended to alter the required setbacks, minimum site size, and permitted uses in order to make the district more usable.

ANALYSIS

MU-S was recently amended to make it a more usable district. Several uses were added to the list of permitted uses in the district. However, it was recently discovered that a key mixed-use district use was left out. The use "Combined Use" is inherent to the concept of a mixed-use district. It allows for the traditional mixture of a retail use on one level and a residential use on another level of a building. While reviewing the addition of "Combined Use" to the district staff reviewed other uses to determine whether others should also be added at this time. "Habilitation Facility A, B, and C", and "Limited Campus Uses" were also deemed to be appropriate for the MU-S district.

RECOMMENDATION

Staff recommends **APPROVAL**.

Suzy Gallaway presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Arnold King moved approval of the zoning text amendment.

SECOND: Jerry Clark

VOTE:

FOR: Avant, Bost, Clark, Doyle, Folan, Glenn, King, Powell

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning

UDO-93
AN ORDINANCE AMENDING
CHAPTER B OF THE
UNIFIED DEVELOPMENT ORDINANCES
REGARDING THE ADDITION OF USES
TO BE ALLOWED IN THE MU-S ZONING DISTRICT

Be it resolved, by the Board of Commissioners of Forsyth County, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. Table 2.6 "Permitted Uses", Article II, "Zoning Districts, Official Zoning Maps, and Uses" of Chapter B "Zoning," is hereby amended by adding a "Z" under the MU-S column for the following uses: "Combined Use", "Habilitation Facility A, B, and C", and "Limited Campus Uses". All applicable conditions referenced in the "CONDS" column shall apply.

Section 2. This ordinance shall be effective upon adoption.

UDO-93
AN ORDINANCE AMENDING
CHAPTER B OF THE
UNIFIED DEVELOPMENT ORDINANCES
REGARDING THE ADDITION OF USES
TO BE ALLOWED IN THE MU-S ZONING DISTRICT

Be it resolved, by the Board of Aldermen of Winston-Salem, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. Table 2.6 "Permitted Uses", Article II, "Zoning Districts, Official Zoning Maps, and Uses" of Chapter B "Zoning," is hereby amended by adding a "Z" under the MU-S column for the following uses: "Combined Use", "Habilitation Facility A, B, and C", and "Limited Campus Uses". All applicable conditions referenced in the "CONDS" column shall apply.

Section 2. This ordinance shall be effective upon adoption.

UDO-93
AN ORDINANCE AMENDING
CHAPTER B OF THE
UNIFIED DEVELOPMENT ORDINANCES
REGARDING THE ADDITION OF USES
TO BE ALLOWED IN THE MU-S ZONING DISTRICT

Be it resolved, by the Board of Aldermen of the Town of Kernersville, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. Table 2.6 "Permitted Uses", Article II, "Zoning Districts, Official Zoning Maps, and Uses" of Chapter B "Zoning," is hereby amended by adding a "Z" under the MU-S column for the following uses: "Combined Use", "Habilitation Facility A, B, and C", and "Limited Campus Uses". All applicable conditions referenced in the "CONDS" column shall apply.

Section 2. This ordinance shall be effective upon adoption.

UDO-93
AN ORDINANCE AMENDING
CHAPTER B OF THE
UNIFIED DEVELOPMENT ORDINANCES
REGARDING THE ADDITION OF USES
TO BE ALLOWED IN THE MU-S ZONING DISTRICT

Be it resolved, by the Village Council of the Village of Clemmons, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. Table 2.6 "Permitted Uses", Article II, "Zoning Districts, Official Zoning Maps, and Uses" of Chapter B "Zoning," is hereby amended by adding a "Z" under the MU-S column for the following uses: "Combined Use", "Habilitation Facility A, B, and C", and "Limited Campus Uses". All applicable conditions referenced in the "CONDS" column shall apply.

Section 2. This ordinance shall be effective upon adoption.

UDO-93
AN ORDINANCE AMENDING
CHAPTER B OF THE
UNIFIED DEVELOPMENT ORDINANCES
REGARDING THE ADDITION OF USES
TO BE ALLOWED IN THE MU-S ZONING DISTRICT

Be it resolved, by the Town Council of the Town of Lewisville, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. Table 2.6 "Permitted Uses", Article II, "Zoning Districts, Official Zoning Maps, and Uses" of Chapter B "Zoning," is hereby amended by adding a "Z" under the MU-S column for the following uses: "Combined Use", "Habilitation Facility A, B, and C", and "Limited Campus Uses". All applicable conditions referenced in the "CONDS" column shall apply.

Section 2. This ordinance shall be effective upon adoption.