

April 24, 2002

Bethlehem, LLC  
c/o Lenin J. Peters  
302-D Lindsay Street  
High Point, NC 27262

RE: ZONING TEXT AMENDMENT UDO-87

Dear Dr. Peters:

The attached report of the Planning Board to the Forsyth County Board of Commissioners and City of Winston-Salem Board of Aldermen is sent to you at the request of the Commissioners and Aldermen.

When the text amendment is scheduled for public hearing, you will be notified by Jane Cole, Clerk to the County Commissioners and Renee Rice, City Secretary, of the date on which the Commissioners and Aldermen will hear this petition.

Sincerely,

A. Paul Norby, AICP  
Director of Planning

Attachment

pc: Jane Cole, County Manager's Office  
Renee Rice, City Secretary

**FORSYTH COUNTY**  
**BOARD OF COMMISSIONERS**

**MEETING DATE:** \_\_\_\_\_ **AGENDA ITEM NUMBER:** \_\_\_\_\_

**SUBJECT:-**

Request for Public Hearing on Zoning Text Amendment proposed by Bethlehem LLC

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-**

**SUMMARY OF INFORMATION:-**

Zoning Text Amendment proposed by Bethlehem LLC to allow the use Medical and Dental Laboratory in the GO Zoning District, amending the permitted uses table and all other appropriate sections of the UDO (UDO-87).

After consideration, the Planning Board recommended approval of the zoning text amendment.

**ATTACHMENTS:-**     YES         NO

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

\_\_\_\_\_

**ACTION REQUEST FORM**

**DATE:** April 24, 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 Bethlehem LLC

**SUMMARY OF INFORMATION:**

Zoning Text Amendment proposed by Bethlehem LLC to allow the use Medical and Dental Laboratory in the GO Zoning District, amending the permitted uses table and all other appropriate sections of the UDO (UDO-87).

**PLANNING BOARD ACTION:**

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

## STAFF REPORT

**DOCKET #:** UDO-87

**STAFF:** Glenn Simmons

### REQUEST

Text amendment proposed by Bethlehem, LLC to amend Chapter B "Zoning Ordinance", Article II, Table 2.6 "Permitted Uses" and other applicable sections of the *Unified Development Ordinances* (UDO) to allow for "Medical or Dental Laboratory" in the GO (General Office) Zoning District as a use by right.

### BACKGROUND

The proposed text amendment was submitted by Bethlehem, LLC to allow "Medical or Dental Laboratory" in the GO (General Office) Zoning District as a use by right. Currently the use is allowed only in the CPO, PB, HB, GB, CB, LI, CPI, GI, CI, and MU-S districts. Prior to the adoption of the UDO in 1995, the Medical or Dental Laboratory use was classified as two separate uses: "Medical Laboratories" and "Dental Laboratories". Medical Laboratories were allowed as a use by right under the old R-1 (City of Winston-Salem) zoning district, but Dental Laboratories were not allowed. In the County, the former O-2 office zoning district allowed neither Medical nor Dental Laboratories. The former R-1 and O-2 zoning districts were more comparable to the current LO district, whereby the current GO district allows for more intensive, and larger scale operations such as Hospitals and Health Services. Although Medical or Dental Laboratories are often allied with Medical and Surgical Offices and, thereby permitted as an accessory use, they are not currently allowed as a principal (stand alone) use in the GO district.

### ANALYSIS

The current GO Zoning District allows for larger scale office uses, including Medical and Surgical Offices and a number of other uses, such as Hospital or Health Center, College or University, and Health Services which appear to be of comparable or greater intensity than the proposed Medical or Dental Laboratory use. Although Medical or Dental Laboratories are often allied with Medical and Surgical Offices and, thereby permitted as an accessory use, they are not currently allowed as a principal (stand alone) use in the GO district.

With the adoption of the UDO in 1995 consideration was given to carrying over comparable uses to new comparable districts. In this regard Medical or Dental Laboratory probably may not be a suitable use in the LO district, but would, in staff's opinion, be more appropriately suited to the more intensive GO district.

Under the current UDO, "Medical or Dental Laboratory" is defined as follows:

An establishment primarily engaged in providing professional analytic or diagnostic services to the medical profession, or to the patient, on direction of a physician ; or an establishment primarily engaged in making dentures, artificial teeth, and orthodontic appliances to order for the dental profession. This definition includes all uses in following

SIC group:  
807 Medical and Dental Laboratories.

The Standard Industrial Classification (SIC) Code (1987) further defines Medical and Dental Laboratories to include a variety of laboratory uses which specifically excludes manufacturing (not made to order) operations. Staff notes that a laboratory primarily engaged in more of a manufacturing type operation would not be suitable in the GO district.

Given that larger scale medical office and medical service uses are currently allowed under the GO district, Planning staff is supportive of the proposed addition of Medical or Dental Laboratory, as a use allowed by right. The proposed use is also consistent with other UDO development standards, such as parking requirements, specified for other uses of comparable intensity currently allowed in the GO district.

### **RECOMMENDATION**

Staff recommends **APPROVAL**.

Glenn Simmons presented the staff report.

### **PUBLIC HEARING**

FOR: None

AGAINST: None

### **WORK SESSION**

MOTION: Philip Doyle moved approval of the zoning text amendment.

SECOND: Kerry Avant

VOTE:

FOR: Avant, Bost, Clark, Doyle, King, Norwood, Powell

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning

**UDO-87**  
**AN ORDINANCE AMENDING**  
**THE *UNIFIED DEVELOPMENT ORDINANCES***  
**REGARDING THE ADDITION OF "MEDICAL AND DENTAL LABORATORY"**  
**AS A USE ALLOWED BY RIGHT IN THE GO 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. Chapter B, Section 2-4 Permitted Uses, Table 2.6 is amended by adding a "Z" (Permit from the Zoning Officer) to the line "Medical or Dental Laboratory" under column "GO".

Section 2. This ordinance shall be effective upon adoption.

**UDO-87**  
**AN ORDINANCE AMENDING**  
**THE *UNIFIED DEVELOPMENT ORDINANCES***  
**REGARDING THE ADDITION OF "MEDICAL AND DENTAL LABORATORY"**  
**AS A USE ALLOWED BY RIGHT IN THE GO ZONING DISTRICT**

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

Section 1. Chapter B, Section 2-4 Permitted Uses, Table 2.6 is amended by adding a "Z" (Permit from the Zoning Officer) to the line "Medical or Dental Laboratory" under column "GO".

Section 2. This ordinance shall be effective upon adoption.

**UDO-87**  
**AN ORDINANCE AMENDING**  
**THE *UNIFIED DEVELOPMENT ORDINANCES***  
**REGARDING THE ADDITION OF "MEDICAL AND DENTAL LABORATORY"**  
**AS A USE ALLOWED BY RIGHT IN THE GO 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. Chapter B, Section 2-4 Permitted Uses, Table 2.6 is amended by adding a "Z" (Permit from the Zoning Officer) to the line "Medical or Dental Laboratory" under column "GO".

Section 2. This ordinance shall be effective upon adoption.



**UDO-87**  
**AN ORDINANCE AMENDING**  
**THE *UNIFIED DEVELOPMENT ORDINANCES***  
**REGARDING THE ADDITION OF "MEDICAL AND DENTAL LABORATORY"**  
**AS A USE ALLOWED BY RIGHT IN THE GO 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. Chapter B, Section 2-4 Permitted Uses, Table 2.6 is amended by adding a "Z" (Permit from the Zoning Officer) to the line "Medical or Dental Laboratory" under column "GO".

Section 2. This ordinance shall be effective upon adoption.

**UDO-87**  
**AN ORDINANCE AMENDING**  
**THE *UNIFIED DEVELOPMENT ORDINANCES***  
**REGARDING THE ADDITION OF "MEDICAL AND DENTAL LABORATORY"**  
**AS A USE ALLOWED BY RIGHT IN THE GO 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. Chapter B, Section 2-4 Permitted Uses, Table 2.6 is amended by adding a "Z" (Permit from the Zoning Officer) to the line "Medical or Dental Laboratory" under column "GO".

Section 2. This ordinance shall be effective upon adoption.