

DOCKET #: F1537

PROPOSED ZONING:
LI

EXISTING ZONING:
RS20

PETITIONER:
Teddy Crews for for property
owned by Hubbard Realty
of Winston-Salem Inc

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRES: 4.60

**NEAREST
BLDG:** 25' east

MAP(S): 654838, 654842





December 21, 2012

Teddy Crews
7211 Cessna Drive
Greensboro, NC 27409

Re: Zoning Map Amendment F-1537

Bryce A. Stuart Municipal Building
100 E. First Street
P.O. Box 2511
Winston-Salem, NC 27102
CityLink 311 (336.727.8000)
Fax 336.748.3163
www.cityofws.org/planning

Dear Mr. Crews:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners. You will be notified by the Board of Commissioners' Office of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

pc: Clerk to the Board of Commissioners, Forsyth County Government Center - 5th Floor,
201 N. Chestnut Street, Winston-Salem, NC 27101
Bruce Hubbard, Hubbard Realty of Winston-Salem, 1598 Westbrook Plaza Drive,
Apt/Unit 200, Winston-Salem, NC 27103



Call 311 or 336-727-8000
citylink@cityofws.org

City Council: Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; Molly Leight, South Ward; Wanda Merschel, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

Forsyth County Commissioners: Richard V. Linville, Chairman; Debra Conrad, Vice Chair; Walter Marshall; David R. Plyler; Gloria D. Whisenhunt; Bill Whiteheart; Everette Witherspoon; County Manager: Dudley Watts, Jr.

City-County Planning Board: Arnold G. King, Chair; L. Wesley Curtis, Jr., AIA, Vice-Chair; Clarence R. Lambe, Jr.; Darryl Little; Barry A. Lyons; Lynne Mitchell; Paul W. Mullican; Brenda J. Smith; Allan Younger

FORSYTH COUNTY
BOARD OF COMMISSIONERS

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

SUBJECT:-

- A. Public Hearing on Zoning Map Amendment of Teddy Crews for property owned by Hubbard Realty of Winston-Salem, Inc. from RS20 to LI: property is located on the southeast side of Ridgewood Road, north of U.S. 311 (Zoning Docket F-1537).
- B. Ordinance amending the Forsyth County Zoning Ordinance and Official Zoning Map of the County of Forsyth, North Carolina.

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

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

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____

County Manager

COUNTY ORDINANCE - GENERAL USE

Zoning Petition of Teddy Crews for property owned by Hubbard Realty of Winston-Salem, Inc., Docket F-1537

AN ORDINANCE AMENDING
THE FORSYTH COUNTY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF THE
COUNTY OF FORSYTH,
NORTH CAROLINA

BE IT ORDAINED by the Board of County Commissioners of the County of Forsyth as follows:

Section 1. The Zoning Ordinance of the *Unified Development Ordinances* of the County of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North Carolina, are hereby amended by changing from RS20 to LI the zoning classification of the following described property:

PIN #6854-71-1973

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	F-1537
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Teddy Crews
Owner(s)	Hubbard Realty of Winston-Salem, Inc.
Subject Property	PIN # 6854-71-1973
Address	3060 Ridgewood Road
Type of Request	General Use rezoning from RS20 to LI
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS20 (Residential, Single Family District; 20,000sf minimum lot size to LI (Limited Industrial District).</p> <p>NOTE: General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General Use, all uses in the District must be considered.</p>
Neighborhood Contact/Meeting	The application indicates that at the time of filing, no neighborhood/community meeting had been held.
Zoning District Purpose Statement	The LI District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial and service activities which, in their normal operations, have little or no adverse effect upon adjoining properties. The district is established to provide locations for industrial development in GMAs (Growth Management Areas) 1 (Center Cities), 2 (Urban Neighborhoods), 3 (Suburban Neighborhoods), 4 (Future Area) and Metro Activity Centers.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<p>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>The site is located along a major thoroughfare within GMA 3 and is directly adjacent to industrially zoned and developed properties on three sides.</p>
GENERAL SITE INFORMATION	
Location	Southeast side of Ridgewood Road, north of U.S. 311
Jurisdiction	Forsyth County
Site Acreage	± 4.6 acres
Current Land Use	The site is currently undeveloped.

Surrounding Property Zoning and Use	Direction	Zoning District		Use
	North	LI		Industrial
	East	LI		Industrial
	South	LI		Office, industrial and undeveloped property
	West	RS9		Undeveloped property and a single family home
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	The uses permitted in the proposed LI district are compatible with the uses permitted within the adjacent LI zoned properties and less compatible with the single family residential uses permitted on the adjacent RS9 zoned properties.			
Physical Characteristics	The site is heavily wooded and has a gentle to moderate slope downward toward the southwest.			
Proximity to Water and Sewer	Public water and sewer are available to the site.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	The site has no development constraints such as watersheds, floodplains, or steep slopes.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Ridgewood Road	Major Thoroughfare	432'	6,300	13,800
Proposed Access Point(s)	Because this is a General Use rezoning request with no site plan, the exact location of access points is unknown. The site does have access on Ridgewood Road.			
Planned Road Improvements	The <i>Comprehensive Transportation Plan</i> recommends a three-lane cross section with wide outside lanes, curb and gutter, and sidewalks for Ridgewood Road.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS20</u> 4.6 acres x 43,560 / 20,000 = 10 units x 9.57 (SFR Trip Rate) = 96 Trips per Day			
	<u>Proposed Zoning: LI</u> No trip generation numbers are available for General Use zoning.			
Sidewalks	There are no sidewalks located within the general area.			
Analysis of Site Access and Transportation Information	The site has good access with extensive frontage on a major thoroughfare with close proximity to U.S. 311. Depending upon the specifics of how the site may be developed, staff would anticipate the possibility of an increase in traffic from this request as compared to a single family residential build-out scenario.			

CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management Area 3 - Suburban Neighborhoods
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Promote economic development that is compatible with existing residential neighborhoods and other business developments. Expand existing large and small businesses to provide a broad range of employment opportunities.
Relevant Area Plan(s)	<i>Southeast Suburban Area Plan (2009)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> The Area Plan recommends industrial use for the subject property.
Addressing	There are no addressing or street naming concerns.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(R)(4) - Is the requested action in conformance with Legacy?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone the subject property from RS20 to LI. The site is currently undeveloped and is adjacent to other LI zoned and developed sites on three sides.</p> <p>The <i>Southeast Suburban Area Plan (SSAP)</i> recommends industrial use for this site along with other properties in the general area. Staff supports the subject request which is consistent with the adopted area plan and compatible with the surrounding development pattern.</p>
RELEVANT ZONING HISTORIES	
There are no recent rezoning cases within the vicinity of the subject property.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendations of <i>Legacy</i> and the <i>SSAP</i> .	The request would permit some industrial uses which may lead to increased traffic.
The request is consistent with the LI purpose statement.	
The site has good road access, making it attractive for industrial use.	
The site is surrounded by LI zoned properties on three sides.	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR F-1537
DECEMBER 13, 2012**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning map amendment.

SECOND: Paul Mullican

VOTE:

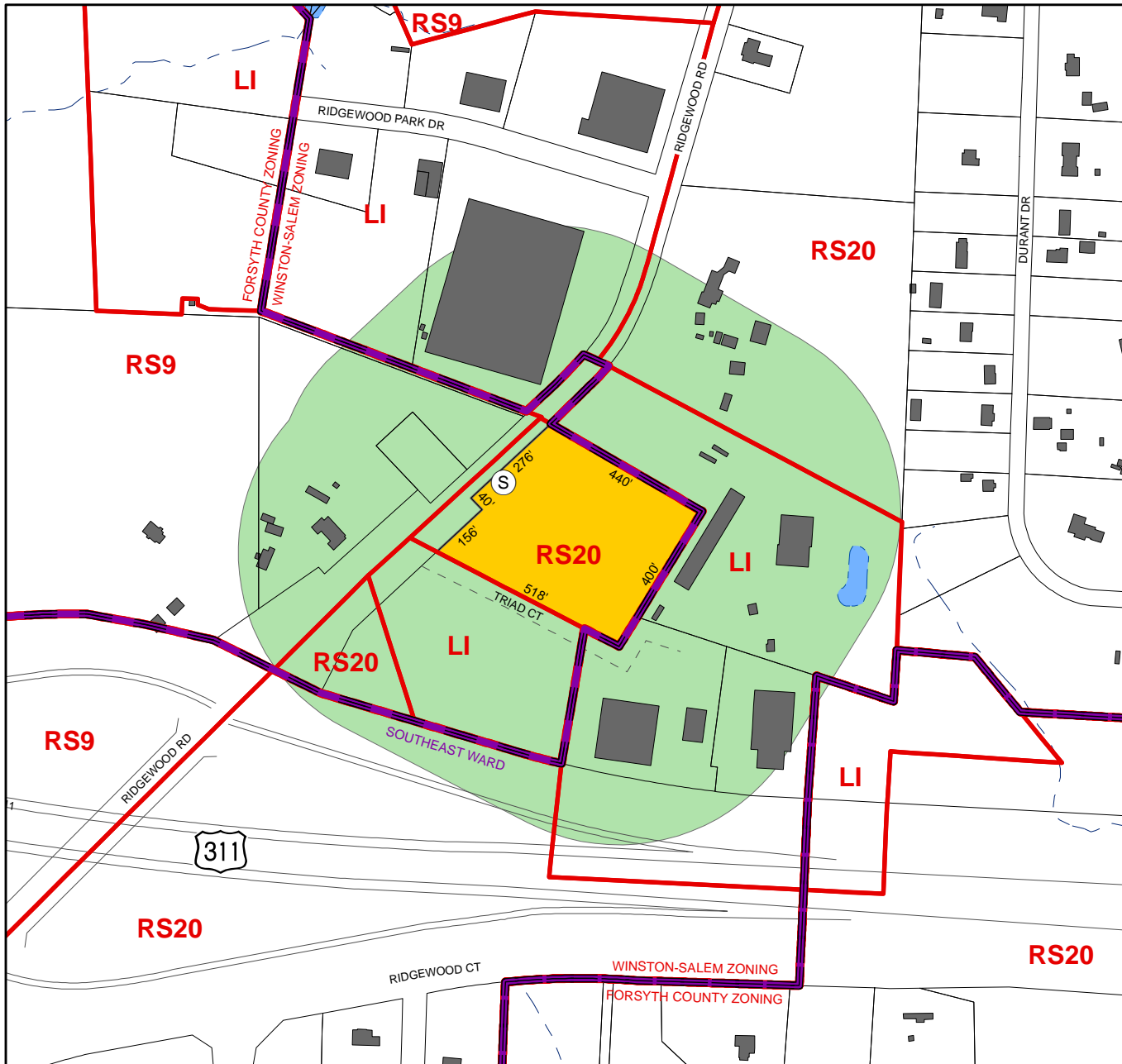
FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Lynne Mitchell, Paul Mullican, Allan Younger

AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor on December 21, 2012, the subject property was in the name of Hubbard Realty of Winston-Salem, Inc.

A. Paul Norby, FAICP
Director of Planning



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LI

EXISTING ZONING:
RS20

PETITIONER:
Teddy Crews for property
owned by Hubbard Realty
of Winston-Salem Inc

 Subject property

 500' notification radius

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRES: 4.60

**NEAREST
BLDG:** 25' east

MAP(S): 654838, 654842

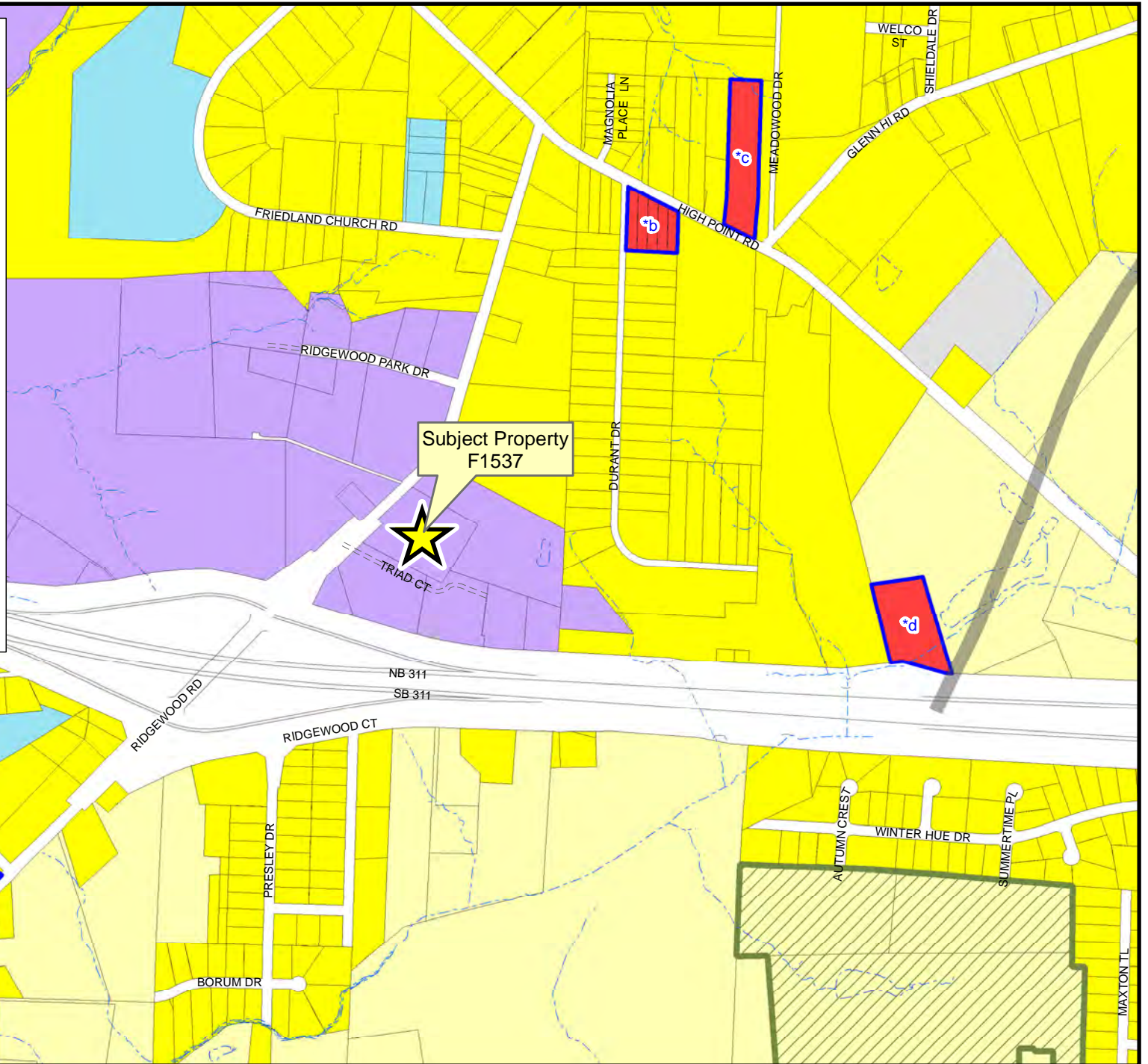
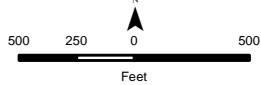


Southeast Suburban Area Plan, 2009

(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Proposed Land Use

-  Agricultural Program
-  Large-Lot Residential
-  Low-Density Residential
-  Urban Residential
-  Moderate-Density Residential up to 8 du/ac (see text page 40)
-  Intermediate-Density Residential 8-12 du/ac (see text page 40)
-  High-Density Residential 12+ du/ac (see text page 40)
-  Manufactured Housing Park
-  Office / Urban Residential (see text page 41)
-  Office
-  Office / Low-Intensity Commercial (see text page 41)
-  Commercial
-  Mixed-Use Development (see text page 42)
-  Industrial
-  Institutional
-  Park / Open Space
-  Commercial Recreation
-  Utilities
-  Special Land Use Condition Area (see text page 45)
-  Activity Center (see text and maps page 43)



F-1537 Appendix A
EXISTING RS20 USES ALLOWED
Forsyth County Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Adult Day Care Home
Agricultural Production, Crops
Agricultural Production, Livestock
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Church or Religious Institution, Community
Golf Course
Library, Public
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

Bed and Breakfast
Borrow Site
Child Day Care, Large Home
Dirt Storage
Fishing, Fee Charged
Habilitation Facility A
Kennel, Outdoor
Landfill, Land Clearing/Inert Debris, 2 acres or less
Manufactured Home, Class A
Manufactured Home, Class B
Nursing Care Institution
Park and Shuttle Lot
Riding Stable
Shooting Range, Outdoor
Transmission Tower

F-1537 Appendix A
EXISTING RS20 USES ALLOWED
Forsyth County Jurisdiction Only

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED
BODY (E)

Landfill, Land Clearing/Inert Debris, greater than 2 acres
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses

F-1537 Appendix B
PROPOSED LI USES ALLOWED
Forsyth County Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Academic Biomedical Research Facility
Academic Medical Center
Agricultural Production, Crops
Agricultural Production, Livestock
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
College or University
Fish Hatchery
Fuel Dealer
Government Offices, Neighborhood Organization, or Post Office
Hospital or Health Center
Kennel, Indoor
Kennel, Outdoor
Manufacturing A
Manufacturing B
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
Recreation Facility, Public
Recreation Services, Indoor
Recycling Center
School, Vocational or Professional
Services A
Services B
Signs, Off-Premises
Storage Services, Retail
Terminal, Bus or Taxi
Testing and Research Lab
Utilities

F-1537 Appendix B
PROPOSED LI USES ALLOWED
Forsyth County Jurisdiction Only

Warehousing
Wholesale Trade A
Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris, 2 acres or less
Landfill, Land Clearing/Inert Debris, greater than 2 acres
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

Borrow Site
Dirt Storage
Helistop
Landfill, Sanitary
Solid Waste Transfer Station

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

Access Easement, Private Off-Site
Shelter for Homeless