

May 2, 2008

Velda Walsh
5515 Reidsville Road
Belews Creek, NC 27009

RE: ZONING MAP AMENDMENT F-1498

Dear Ms. Walsh:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners.

When the rezoning is scheduled for public hearing, you will be notified by Jane Cole, Clerk to the County Commissioners, of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

Attachment

pc: Jane Cole, County Manager's Office
Steven Calaway, 1330 Ashley Square, Winston-Salem, NC 27103
J. W. Van Hoy, 4556 Rail Fence Road, Belews Creek, NC 27009
Joe and Barbara Lunsford, 5525 Reidsville Road, Belews Creek, NC 27009
Nancy L. Watkins, 852 Minorcas Road, Winston-Salem, NC 27106

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Velda Walsh, Docket F-1498

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 HB-S (Outdoor Display, Retail) to HB-S (Outdoor Display, Retail; and Motorcycle Dealer) the zoning classification of the following described property:

Tax Lots 4A and 4F, Tax Block 5223

Section 2. This Ordinance is adopted after approval of the site plan entitled Brad's Golf Cars, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to Velda Walsh.

Section 3. The Board of Commissioners hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Brad's Golf Cars. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

COUNTY, SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County
Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Velda Walsh (Zoning Docket F-1498). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for HB-S (Outdoor Display, Retail; and Motorcycle Dealer), approved by the Forsyth County Board of Commissioners the ____ day of _____, 20 ____" and signed, provided the property is developed in accordance with requirements of the HB-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances* of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. Petitioner shall obtain Utilities plan approval.
 - b. The developer shall submit a photometric plan prepared by a qualified professional demonstrating the use of full-cut off fixtures, light height at 25' or less and no more than ½ foot candle of light at the property line.
 - c. Petitioner shall obtain a driveway permit from NCDOT.
 - d. Developer shall install a Type IV Bufferyard with double the required number of evergreen plantings wherever the bufferyard is 30 feet wide or wider. Where the bufferyard is narrower than 30 feet due to existing building encroachments, a 15 foot Type IV Bufferyard shall be installed.
 - e. Aluminum Building shall be moved to the location indicated on the site plan.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Certification from a qualified professional must be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition.
 - b. Sign within the right-of-way of Reidsville Road shall be relocated or replaced with sign of a maximum height of six (6) feet and a maximum copy area of thirty six (36) square feet.

- **WITHIN 30 DAYS OF THE ISSUANCE OF OCCUPANCY PERMIT**

- a. All repair and assembly work performed on the Golf Cars and all storage of parts and inoperable vehicles shall be done inside the buildings.

- **OTHER REQUIREMENTS:**

- a. Petitioner shall use the site for golf cart sales and maintenance only.
- b. Display area shall be limited to the area behind the line of the rear of the single family residence and shall be clearly labeled and defined as such on the site plan.
- c. Should the use of golf cart repair, maintenance, and sales operation cease to operate for a period of one calendar year, the zoning of PIN# 6868-96-1673 shall revert back to RS-20 without further public notice, proceedings, hearings, or Board action as per Chapter B Article VI, Section 6-2.2(H) of the *Unified Development Ordinances*.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	F-1498		
Staff	Gary Roberts, AICP		
Petitioner(s)	Velda Walsh		
Owner(s)	Same		
Subject Property	Tax Lot 4A & 4F / Tax Block 5223		
Type of Request	Special use rezoning for property zoned HB-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from HB-S Highway Business District (Outdoor Display, Retail) to HB-S Highway Business District.</p> <p>The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Outdoor Display, Retail; and Motorcycle Dealer 		
Zoning District Purpose Statement	<p>The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in Growth Management Areas 2, 3, and 4.</p>		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	While the subject property is not the ideal location for HB-S zoning, the site is already zoned HB-S.		
GENERAL SITE INFORMATION			
Location	Northwest side of Reidsville Road, northwest of Kitty Lane		
Jurisdiction	Forsyth County		
Site Acreage	Approximately ± 3.29 acres		
Current Land Use	Brad's Golf Cars		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	AG	Undeveloped
	East	RS-20	Single family homes
	South	RS-20	Undeveloped
	West	RS-20	Undeveloped
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		
	The existing use of Outdoor Display retail and the proposed use of Motorcycle Dealer are typically not compatible with the single family homes that are near the site.		

Physical Characteristics	The site has a gentle to moderate slope downward toward the eastern section of the site. There is a tributary stream/drainage way at the eastern corner of the petition site that flows northwest to Belews Creek.			
Proximity to Water and Sewer	No public sewer is available to the site. The Health Department has requested that the nitrification field and repair area be shown on the site plan in order to verify there is no conflict with the parking and/ or display area. Public water is available and the petitioner will need to provide a fire hydrant within 400' of the new building if one is not currently in place.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The site is not within the boundaries of a water supply watershed.			
Analysis of General Site Information	The site itself poses no known development constraints other than the unavailability of public sewer service and the need to preserve the nitrification field and repair area.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Reidsville Road	Major Thoroughfare	447'	8,700	11,100
Proposed Access Point(s)	The proposed site plan would utilize the two existing driveways onto Reidsville Road. NCDOT has requested that the petitioner provide a survey which verifies appropriate site distance. If adequate site distance is not proven, the petitioner will be required to provide turn lanes as a condition of the driveway permit from NCDOT.			
Planned Road Improvements	The Thoroughfare Plan recommends Reidsville Road be improved to a four-lane divided facility with curb and gutter and sidewalks.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: HB-S</u> 1 dwelling unit x 9.57 (SFR Trip Rate) = 10 Trips per Day + 905 sf / 1,000 x 37.5 (New Car Sales Trip Rate) = 38 Trips per Day = 48 Total Trips per Day</p> <p><u>Proposed Zoning: HB-S</u> Awaiting revised site plan to determine trip generation.</p>			
Sidewalks	There are no sidewalks located in the general area; however, the Thoroughfare Plan recommends sidewalks along Reidsville Road.			
Transit	Not available			
Analysis of Site Access and Transportation Information	The proposed site plan illustrates the continued use of the two existing driveways which connect onto Reidsville Road. If adequate site distance is not proven to NCDOT, the petitioner will be required to provide turn lanes as a condition of the driveway permit.			
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> Obtain driveway permit from NCDOT 			

CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management Area 5 (Rural Area)
Relevant Legacy Recommendations	<ul style="list-style-type: none"> The Rural Area is beyond the area that can be provided with public sewerage and other services in a cost effective manner and is intended to remain in very low density residential and agricultural uses. Rezoning to more intense districts are discouraged in the Rural Area.
Relevant Area Plan(s)	The subject property is not within the boundaries of an Area Plan or Development Guide.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(S)(4) - Is the requested action in conformance with Legacy?
	See comments below
Analysis of Conformity to Plans and Planning Issues	<p>The site was originally rezoned to HB-S in 1999. At that time the County Attorney issued an opinion that based on case law, if challenged, the request could be considered by the courts to be an illegal spot zone. The case was challenged as illegal spot zoning; however, the lawsuit was withdrawn before a ruling was made. Because the development pattern in the general area of the subject property has not changed significantly since the original rezoning, the County Attorney is still of the same opinion regarding the potential of an illegal spot zone.</p> <p>Since the rezoning, however, aerial photography and site inspection indicate there have been some unapproved modifications to the site, in regard to building and display area expansion. These changes are inconsistent with the site plan which the County Commissioners approved. These are noted in the Remaining Site Plan Issues section below.</p> <p>In addition to expanding the display area, the current request includes a new 60' x 80' building for golf cart storage. The use of Motorcycle Dealer is being requested as The Inspections Division has determined that it more appropriately reflects the current use based on the SIC Code adopted in 2002.</p> <p>Planning staff has a longstanding policy of recommending denial of sites that are likely to be considered by the courts to be illegal spot zones. If the request is ultimately approved, staff recommends further steps be taken to mitigate the potential negative impacts of an expanded use, and comply with UDO requirements. These would include: not permitting display area to occur between the house and the street; a further condition limitation on the use of Outdoor Display Retail to include golf carts only; a lighting condition; and retention of the 1999 reversion condition whereby the zoning for the subject property would revert back to RS-20 if the current use is discontinued.</p>

Generalized Recommended Conditions		BRIEF DESCRIPTION OF CONDITION(S):				
		<ul style="list-style-type: none"> • Lighting condition • Sign condition • Condition to limit sales to golf carts only • Reversion clause condition • Condition preventing display area in front of house 				
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1262	RS-20 to HB-S	Approved 7-12-99	Current site	3.29	Denial	Denial
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage			Placement on Site		
	9,364 total square footage which includes the single family home			Multiple locations		
Parking	Required		Proposed		Layout	
	19 spaces		19 spaces		Central portion of the site	
Building Height	Maximum			Proposed		
	60'			16'		
Impervious Coverage	Maximum			Proposed		
	85%			30.4 %		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Chapter B, Article II, Section 2-1.3 (I) Highway Business District • Chapter B, Article II, Section 2-5.57 Outdoor Display Retail Use Conditions 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:			See comments above		
	(B) Environmental Ord.			NA		
	(C) Subdivision Regulations			NA		
Analysis of Site Plan Compliance with UDO Requirements	The outstanding site plan issue is noted below.					
REMAINING SITE PLAN ISSUES						
Issue				Status		
Unapproved addition to an existing accessory building and the new attached storage building do not meet the 40' minimum setback				Petitioner is showing said building encroachments to remain.		
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal				Negative Aspects of Proposal		
Request would allow for the expansion of a business				Request would further intensify a business in the Rural growth management area with a use that does not generally serve the surrounding neighborhood.		

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. Petitioner shall obtain Utilities plan approval.
 - b. The developer shall submit a photometric plan prepared by a qualified professional demonstrating the use of full-cut off fixtures, light height at 25' or less and no more than ½ foot candle of light at the property line.
 - c. Petitioner shall obtain a driveway permit from NCDOT.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Certification from a qualified professional must be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition.
 - b. Sign within the right-of-way of Reidsville Road shall be relocated or replaced with sign of a maximum height of six (6) feet and a maximum copy area of thirty six (36) square feet.

- **OTHER REQUIREMENTS:**
 - a. Petitioner shall use the site for golf cart sales and maintenance only.
 - b. No display area shall be permitted in front of the single family residence.
 - c. Should the use of golf cart repair, maintenance, and sales operation cease to operate for a period of one calendar year, the zoning of PIN# 6868-96-1673 shall revert back to RS-20 without further public notice, proceedings, hearings, or Board action as per Chapter B Article VI, Section 6-2.2(H) of the *Unified Development Ordinances*.

STAFF RECOMMENDATION: DENIAL due to the likelihood the request would be considered by the courts to be an illegal spot zone.

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.**

PUBLIC HEARING - April 10, 2008

Gary Roberts presented the staff report.

FOR:

Steve Calaway, 1330 Ashley Square, Winston-Salem, NC 27103

- The property is currently zoned pretty much the way we're asking. We're asking to change the site plan to include the accessory building to the rear. That will help the view of the site and help us get a lot of the golf cars inside rather than in the yard.
- The encroachment mentioned is one of those storage buildings they bring on a truck and plop down on six or eight or ten cement blocks. That can and will be moved subject to approval of the case.
- The site is going to stay Brad's Golf Cars because that is how it is zoned.
- The spot zoning situation was mentioned. I think this is the only case I've ever handled where someone brought a case alleging this was a spot zone, it went to court, and it lost.

Gary Roberts noted that the case was actually withdrawn before the court made a ruling.

- Mr. Walsh has trees around the perimeter of this site.
- This is a viable business. There's another competing business just down the road in about the same situation. They're the ones who opposed it before and I suspect they're the ones who oppose it now.
- These are good people. They are out there trying to make a living.
- The mother still lives in the building on the site and is there all the time.
- The right-of-way for US 158 is huge. It goes back far beyond where the yards go and where the shrubbery goes. That's why the sign is out there closer to the front. I think it's a 200' right-of-way. Ultimately they plan for this road to be a four-lane road with breaks in the median.
- There are homes in this area. There's a few businesses in this area. The other component is big farm buildings with lots of equipment parked outside. it's not unlike this petitioner is doing.

AGAINST:

J. W. Van Hoy, 4556 Rail Fence Road, Belews Creek, NC 27009

- I oppose this recommendation.
- In 1999 we went through the same ordeal.
- The Planning Board recommended that it not be approved. However, the County Commissioners, based on the personal circumstances of the property owner at that time, approved it with no additional buildings. However, as you heard today, additional buildings have been brought in and they have begun encroaching on adjoining property.
- That's why I am opposed to this rezoning.

WORK SESSION

During discussion by the Planning Board, the following points were made:

1. The Board discussed the violations. Adding the building which encroaches and cutting the trees would have been violations regardless of whether or not they came in for rezoning.

2. Lynne Mitchell: It bothers me to see the woods cut down when they weren't supposed to be and the building encroaching. At some point, when does commercial get too big? Is this appropriate for this area? If this is already established, someone else may come in and plead to put something else near here. It does bother me when I look at the history and see that things were done which were not approved.
3. Carol Eickmeyer: You know, at some point a successful business needs to embrace the fact that they are successful and go someplace where it's appropriate to expand even beyond this. With the rising energy prices, the opportunity to be a wildly successful business is right around the corner. This particular piece of property does not lend itself to success for various reasons. If you add to the deforestation because of the growth of this business, a look at the future where there will be even more demand for this type business, I have a hard time encouraging this business to stay here which I think approving this rezoning would do. On the other hand, it's there. The trees are gone. This is one of those deals where they didn't ask for permission; they're asking for forgiveness. Forgiveness has to come with a serious evergreen buffering on all sides of it within the property so the neighbors do not have to live with it. It ought to come with some berms. It ought to come with some ways that clearly limit how big it can grow. It's not a hardship anymore. This is getting to be an empire and that's wonderful. That's absolutely a tribute to hard work and all the rest of it.
4. Arnold King: It's difficult to say this isn't the appropriate place for this business because it has been wildly successful here. I'm disappointed in the actions that have been taken in violation of the previous zoning. I agree, though, the business is there. I've spent significant time on the farm and there are a lot bigger, uglier metal farm buildings in the community. The two neighbors that I spoke with want to be good neighbors. They don't particularly care for it, but understand and their main request is that if it's approved, please buffer it so they don't see it. Steve Calaway was agreeable to additional buffering.
5. Brenda Smith: Asked about modifying the Type IV buffer in the conditions. Gary Roberts responded with details of what a Type IV buffer is and what is shown on the site plan.
6. Mr. Van Hoy was given an opportunity to talk. He asked again for clarification that motorcycles uses would not be allowed here. Gary Roberts explained that a condition will be placed on the site which only allows the sale of Golf Cars.
7. Arthur King: I'd like to make a couple of observations. I'm struggling with this notion of the spot zoning issue. The other thing I'm troubled by is the violations of the zoning that was approved. I have a major issue with that because it speaks to behavior that is not ethically appropriate. Left unchecked it turns us into a bunch of renegades. But I think on the other hand that it probably does not make sense to not let this business operate. I'm inclined to agree that if we can come up

with the buffering requirements that would shield the neighbors from this activity no matter if it turns out to be onerous on the business, that may be the best solution based on where we are.

8. Brenda Smith: It will move the display area behind the house so that is a little improvement for the street landscape.
9. Wesley Curtis: Along the front there is nothing shown for buffer. Originally all that was supposed to stay, so we need to have some wording that requires what is there to stay.
10. After discussion, the wording "Vegetation to Remain" will be added to the southwest side of the Reidsville Road frontage.
11. Lynne Mitchell: There's a certain element of trust given and there was trust given in 1999 which was not really upheld and we've tried to do our job, but citizens have to do their job too.
12. Jerry Clark: I'd like to admonish the petitioners at this point. The fact that before when this was first set up, those trees were supposed to stay in there and those trees are gone now. It's very easy to call the City and check on what needs to be done.
13. Carol Eickmeyer: Can you guys develops some conditions for the buffering that are enforceable and support the neighbors?
14. Brenda Smith: A simple way would be two rows of evergreens. There should be enough room in a 40' buffer. Or double the evergreen component.
15. Wesley Curtis: The goal is to have buffer even throughout the winter.
16. Arnold King: I was wondering if we could continue it to work session so it would still go forward on time and not be delayed and staff would have time to draft conditions.
17. Glynis Jordan: We would like some direction on when you want this installed in light of building permits being issued and stuff like that.
18. Brenda Smith: Since the trees which were supposed to still be there have been removed, I think the buffer installation should be expedited because there could be a lot of impact just from the construction.
19. Carol Eickmeyer: What is the point of having a sign if it doesn't tell what's there? We need to do something practical about signage.
20. The Planning Board asked that Mr. Van Hoy and the two ladies who wrote letters requesting the buffers be notified in writing of the Work Session and the proposed language for the conditions.

MOTION: Wesley Curtis moved continuance of the zoning map amendment and site plan to April 24, 2008.

SECOND: Jerry Clark

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

WORK SESSION - April 24, 2008

David Reed presented draft conditions addressing the bufferyard for this case after action had been continued from the April 10, 2008 Planning Board meeting.

Arnold King: We have two choices. We can deny the thing which staff recommended, send it to the County Commissioners, and it might get approved like it did before and we wouldn't have any say in the conditions. Or, we can approve it with enough conditions that we feel comfortable. I'm in favor of us recommending approval with all the conditions that have been presented. Conditions that need to be there are: double bufferyard, existing vegetation remaining, storage is in the appropriate location, and all the junk goes inside the building - all of it.

Emphasizes that the hatched in area behind the house is the only area where outdoor display can be located.

Outdoor display storage shall be no closer to the street than the rear line of the house.

The current sign shall be allowed, but it shall be moved to their property and out of the public right-of-way.

MOTION: Clarence Lambe moved approval with conditions as recommended by staff and an additional condition that restricts outdoor display to behind the rear line of the house.

SECOND: Paul Mullican

VOTE:

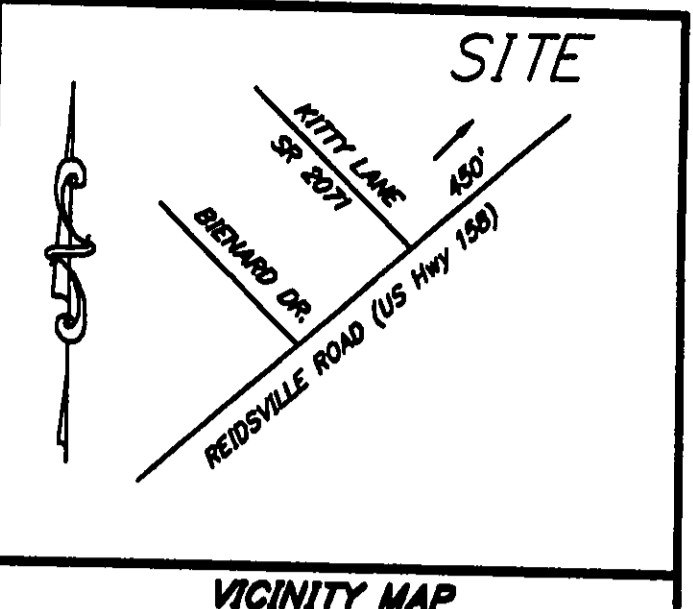
FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

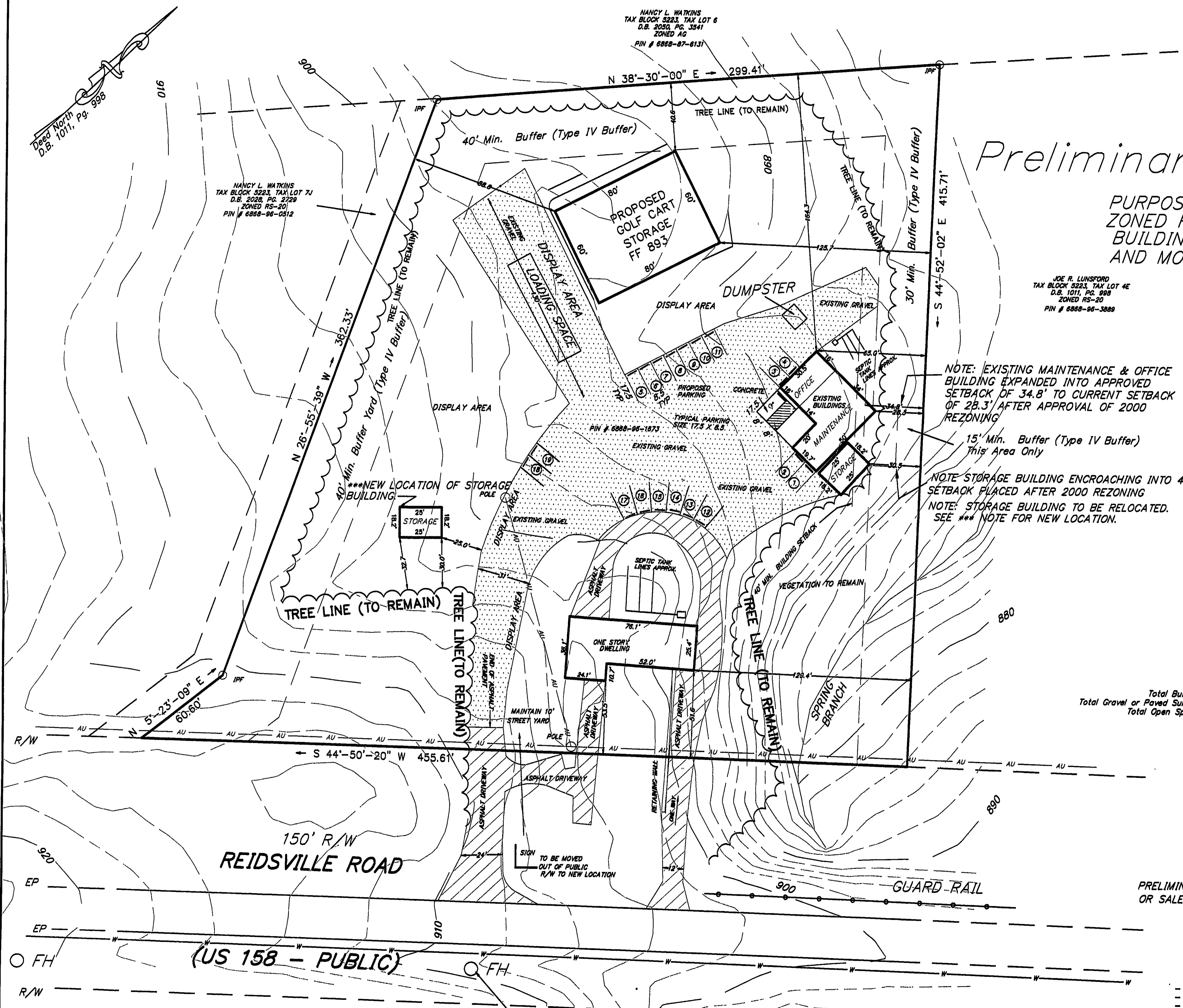
According to information provided on March 5, 2008 by the Office of the Tax Assessor, the subject property was in the name of Velda M. Walsh.

A. Paul Norby, FAICP
Director of Planning



Preliminary NOT for Construction

PURPOSE: SPECIAL USE REZONING FOR PROPERTY ZONED HB-S (F-1262) ADDING A 60' X 80' STORAGE BUILDING AND GRAVEL PARKING TO OUTDOOR DISPLAY RETAIL AND MOTORCYCLE DEALER



JOE R. LUNSFORD
TAX BLOCK 3223, TAX LOT 4E
D.B. 1011, PG. 988
ZONED RS-20
PIN # 6868-96-3889

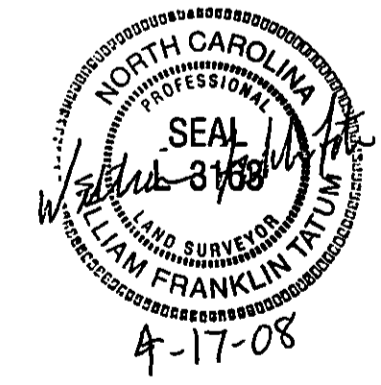
NOTE: EXISTING MAINTENANCE & OFFICE BUILDING EXPANDED INTO APPROVED SETBACK OF 34.8' TO CURRENT SETBACK OF 28.3' AFTER APPROVAL OF 2000 REZONING

15' Min. Buffer (Type IV Buffer) This Area Only

NOTE STORAGE BUILDING ENCRANCHING INTO 40' SETBACK PLACED AFTER 2000 REZONING
NOTE: STORAGE BUILDING TO BE RELOCATED. SEE *** NOTE FOR NEW LOCATION.

REVIEW INFORMATION		ZONING		OFF-STREET PARKING (If applicable)	
Type of Review:	Special Use Rezoning	Existing Zoning:	HB-S	Proposed Use(s):	OUTDOOR DISPLAY RETAIL
	Site Plan Amendment	Proposed Zoning:	HB-S		MOTORCYCLE DEALER
	Special Use Permit (Elected Body Only)	Proposed Use:	Outdoor display retail motorcycle dealer	Required Parking:	1 Space / 500 SF (more than one calculation may be needed)
	Final Development Plan			Parking Provided:	18 provided 7188/2000 is space req.
	Preliminary Subdivision			Off-Street Loading (If applicable)	
	Planning Board Review			Loading/Unloading Spaces Required:	1
				Loading/Unloading Spaces Provided:	1
				Size:	15 ft. x 85 ft.
Jurisdiction:		DENSITY CALCULATIONS		BUFFERYARDS	
	City of Winston-Salem	# of Units/Lots:		Adjoining Zoning:	AG & RS-20
	Forsyth County	Density:	Units/Lots per Acre	Type Required:	TYPE IV
	Village of Clemmons	(Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type)		Width Provided:	15, 30 & 40 ft.
	Town of Haverdorn			WATERSHED CALCULATIONS	
Purpose Statement: The purpose of this request is to request a special use rezoning for property zoned HB-S (F-1262) adding a 60' x 80' storage building and gravel parking to current to outdoor display retail and motorcycle dealer		PROPERTY INFORMATION		This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend.	
		Total Acreage: 3.286 Acres		WS-III Watersheds - Salem Lake, Abbotts Creek, and Lake Brandt	
		Site Coverage:		WS-IV Watersheds - Oak Hollow, Roundman Lake, Kernersville Lake, Yadkin River, and Dan River	
		Building to Land: 6.5%			
		Pavement to Land: 23.9%			
		Open Space: 69.6%			
		Impervious Surface: 30.4%			
		Building Square Footage: 712 + DWELLING 6364			
		Building Height: 18 ft.			
		Total Acreage 3.286 Acres BY COORDINATES		PERCENT OF BUILDING COVERAGE TO LAND = 6.5%	
		Total Gravel or Paved Surface Square Footage = 34210sf		PERCENT OF GRAVEL OR PAVED SURFACE TO LAND 23.9%	
		Total Open Space Square Footage = 99564sf		PERCENT OF OPEN SPACE TO LAND 69.6%	
				TOTAL 30.4%	

LEGEND:
 Total Building Square Footage = 9364sf
 Total Gravel or Paved Surface Square Footage = 34210sf
 Total Open Space Square Footage = 99564sf
 TOTAL 30.4%



TAX REFERENCE 66686-5223-4-A & 4-F PIN # 6868-96-1673
 DEED REFERENCE D.B. 916, PG. 113 AND D.B. 1437, PG. 455
 PUBLIC WATER AND PRIVATE SEWER SYSTEMS
 CURRENT ZONING HBS

(USE: Outdoor Display Retail)
 REVISED 12-7-99 PER OWNERS REQUEST
 REVISED 5-4-99 PER PLANNING BOARD REQUEST
 FORMER ZONING DOCKET F-1262 APPROVED 1-06-2000

PROJECT NOT IN WATERSHED
 JURISDICTION: FORSYTH COUNTY
 REV#1 INFORMAL SITE PLAN REVIEW COMMITTEE 2-15-08 COMMENTS
 REV#2 FORMAL SITE PLAN REVIEW COMMITTEE 3-26-08 COMMENTS

NOTE: TOPOGRAPHIC INFORMATION TAKEN FROM CITY COUNTY PLANNING BOARD MAP 66686

- LEGEND
- IPF Iron Pipe Found
 - IRF Iron Rod Found
 - IP Iron Piled
 - P/L Property Line
 - R/W Right-of-Way
 - C/L Centerline
 - EP Edge of Paving
 - PB Pull Box
 - MH Man Hole
 - FC Face of Curb
 - CH Chord
 - R Radius
 - L Length of Curve
 - XFM Electrical Transformer
 - AU Aerial Utility
 - CM Concrete Monument
 - PT Point
 - BC Back of Curb

MAP FOR **BRAD'S GOLF CARS**

TOWNSHIP	COUNTY	STATE	DATE	JOB NO.
BELEWS CREEK	FORSYTH	NC	3-04-08	S-9310

OWNER AND PETITIONER: Velda M. Walsh and Bradley Ray Walsh
 5315 REIDSVILLE ROAD, BELEWS CREEK, NC 27008
 PHONE: 1-336-595-8773

McAnally Land Surveying, P.C.
 827 Burke Street Winston-Salem, N.C. 27101
 Phone # 336-631-9805 Fax # 336-631-9805
 williamsurvey@triad.twcbo.com
 SCALE 1" = 30'