

DOCKET #: F1479

PROPOSED ZONING:
GB-S (Outdoor Display, Retail)

EXISTING ZONING:
RS9

PETITIONER:
Phyllis R. Spence for property owned by Same

SCALE: 1" represents 400'

STAFF: King

GMA: 3

ACRES: 0.56

NEAREST BLDG: 5' north

MAP(S): 618894



May 23, 2007

Phyllis R. Spence
146 Leonard Berrier Road
Lexington, NC 27295

RE: ZONING MAP AMENDMENT F-1479

Dear Ms. Spence:

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

FORSYTH COUNTY
BOARD OF COMMISSIONERS

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

SUBJECT:-

- A. Public Hearing on Zoning Map Amendment of Phyllis R. Spence from RS-9 to GB-S (Outdoor Display, Retail): property is located on the west side of University Parkway, north of Tickle Road (Zoning Docket F-1479).
- B. Ordinance amending the Forsyth County Zoning Ordinance and Official Zoning Map of the County of Forsyth, North Carolina.
- C. Approval of Special Use District Permit
- D. Approval of Site Plan

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:- X YES ___ NO

SIGNATURE: _____ **DATE:** _____

County Manager

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Phyllis R. Spence, Docket F-1479

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 RS-9 to GB-S (Outdoor Display, Retail) the zoning classification of the following described property:

Lying and being in the Bethania Township of Forsyth County, North Carolina, bounded on the North by Marshall D. McGee (DB. 2059, Pg. 1094, on the East by University Parkway on the South by James N. Ziglar Jr. (DB. 1407, Pg. 1391) on the west by land retained by the Grantor, and being more particularly described as follows:

Beginning on a iron placed in Ziglars north line, said iron being S 87 41'26" E 71.32 ft. from an existing iron, Ziglars northwest corner, said iron being the southwest corner of the within described tract, a new corner for the grantor, thence from said BEGINNING POINT on a new line for the grantor, N 07 30'18" W 207.15 ft. to an iron placed in McGees southern line, said iron being N 88 55'33"E 366.72 ft. from an existing iron, McGees southwest corner, the grantors northwest corner, thence with McGee the following three (3) courses and distances, N 88 55'33" E 39.87 ft. to an existing iron, thence S 07 33'38" E 19.87 ft. to an existing iron, thence continuing with McGee N 87 23'39" E 85.18 ft. to an existing iron in the western R/W of University Parkway, thence with said R/W S 07 14'02" E 196.92 ft. to an existing iron in said R/W, Ziglars northeast corner, thence leaving said R/W with Ziglars north line N 87 41'27" W 125.41 ft. to the point of beginning, containing 24,577 Sq. Ft. or 0.564 Ac. as per survey by Slate Surveying Co. P.A. dated January 02, 2007

The above described property is a portion of that property as described in DB 2100, Pg.0603 of the Forsyth County Registry, and designated as lot 110, of Block 4945 of the Forsyth County Tax Maps.

The above described tract is subject to an existing fifteen foot (15) Easement along the southern line as recorded in DB. 1633, Pg. 1400 of the Forsyth County Registry.

The above described tract is also subject to a proposed twenty-five (25) Easement along the southern line of said tract.

Section 2. This Ordinance is adopted after approval of the site plan entitled Phyllis R. Spence, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to Phyllis R. Spence.

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 Phyllis R. Spence. 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 Phyllis R. Spence (Zoning Docket F-1479). 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 GB-S (Outdoor Display, Retail), 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 GB-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 GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall obtain an Improvement Permit and Construction Permit from the Forsyth County Health Department.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. All requirements of the NCDOT driveway permit shall be completed.
- **OTHER REQUIREMENTS:**
 - a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet, and a maximum copy area of 18 sq. ft. Should the use of Outdoor Display, Retail cease to operate for a period of one calendar year, the zoning of the subject property shall revert back to RS-9 without further public notice, proceedings, hearings, or Board action as per Chapter B, Article VI, Section 6-2.2(H) of the UDO.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	F-1479		
Staff	Aaron King		
Petitioner(s)	Phyllis R. Spence		
Owner(s)	Same		
Subject Property	Tax Lot 110, Tax Block 4945		
Type of Request	Special use rezoning from RS-9 to GB-S (Outdoor Display, Retail)		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 (Residential Single Family; 9,000 sf. lot size) to GB-S (General Business – Special Use Zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Outdoor Display Retail 		
Zoning District Purpose Statement	<p>The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in Growth Management Areas 1, 2, 3, and activity centers.</p>		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>No, the request would establish commercial zoning in an area that is primarily composed of residential zoning. While the site does front on University Parkway, future access will be impacted by the proposed Northern Beltway.</p>		
GENERAL SITE INFORMATION			
Location	West side of University Parkway, north of Tickle Road		
Jurisdiction	Forsyth County		
Site Acreage	Approximately ± 0.56 acres		
Current Land Use	Existing single family home		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-9	Single family homes
	East	RS-20	Single family homes
	South	RS-9	Single family homes
	West	RS-9	Single family homes

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?			
	No, the request would place commercial zoning in an area surrounded by residential zoning.			
Physical Characteristics	The site is flat and contains no streams or wetlands.			
Proximity to Water and Sewer	The site will be served by public water and private septic system.			
Stormwater/ Drainage	No known issues			
Watershed and Overlay Districts	The subject property is not located within a water supply watershed.			
Analysis of General Site Information	The subject property is 0.56 acres and is located on the west side of University Parkway between the Winston-Salem and Rural Hall city limits. The site currently contains a single family home which would remain as an office with this request. Impacts from the proposed Northern Beltway will affect this site, which is discussed below.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
University Parkway	Major Thoroughfare	+/- 215 feet	13,000	16,100
Proposed Access Point(s)	The site plan proposes one access point onto University Parkway.			
Planned Road Improvements	<p>This property will be directly affected by the NCDOT TIP Project U-2579, the Winston-Salem Northern Beltway. This section is scheduled for R/W acquisition in 2010 and construction in 2012. Approximately 20' of additional right-of-way and control of access will be purchased across the property frontage. This means that no driveway access will be allowed to University Parkway. Right-of-way (90-100') is also needed along the western property line for an access road to be constructed between Tickle and Webster Roads.</p> <p>Due to the significant impacts and the desire of the owner to rezone the property, NCDOT Division Nine has recommended protective purchase of this property. The request for approval was sent by the local office to Raleigh on February 22, 2007. According to the Division Right-of Way Agent, Judy Joines, the review process can take up to six months. There are no indications at this time of any problems in obtaining the authorization to purchase the property.</p>			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS-9</u> $0.56 \times 43,560 / 9,000 = 2 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 19 \text{ Trips per Day}$</p> <p><u>Proposed Zoning: GB-S</u> $840 / 1,000 \times 37.5 \text{ (New Car Sales Trip Rate*)} = 32 \text{ Trips per Day}$</p>			

	* = Staff understands that the intent of this request is to sell used cars. However, the ITE manual does not include the use “used car sales,” and therefore the trip rate for “new car sales” was used.
Sidewalks	None existing
Traffic Impact Study (TIS)	Not required
Analysis of Site Access and Transportation Information	Staff views this request as being premature, due to the impacts to the site from the Northern Beltway. Approximately twenty feet of right-of-way and access control will be purchased along the site’s frontage on University Parkway. This would leave the site with access only via a new access road to the rear of the property. This would begin to place commercial traffic on this new street which would serve the remaining residences that front on University Parkway. Staff also does not promote rezoning property to commercial zoning that will have to be purchased by NCDOT. Approval of this request would essentially be a public action that does little more than make this property more expensive to purchase by another public entity. NCDOT has reacted to this request and has recommended early acquisition of the site to offset this impact. Staff feels that this premature commercial rezoning would encourage other requests of the same nature in this area.
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • Condition for NCDOT driveway permit
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	GMA 3 (Suburban Neighborhoods)
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • Legacy calls for commercial development to be focused at compact activity nodes.
Relevant Area Plan(s)	The site is not located 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?
No	
Analysis of Conformity to Plans and Planning Issues	Staff views this request as an inappropriate intensification of this corridor for commercial purposes. Other areas of commercial zoning exist further north and south of the subject property. The subject property is surrounded by residentially zoned land and would introduce commercial zoning to this area. Staff feels that this would set a precedent for future commercial rezonings in this area which would lead to unwanted strip commercial development, which works against the recommendations of Legacy, and works against the efficiency of traffic movement in the vicinity of a Northern Beltway interchange. As mentioned above, staff also does not support rezoning property that will be purchased by NCDOT for the Northern Beltway.

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2884	RS-9 to NB-S	Withdrawn at the 9/14/06 Planning Board meeting	South	0.36	Denial	WD
F-1446	RS-20 to HB	Approved 1/9/06	North	0.47	Approval	Approval
F-1431	RS-20 to HB	Approved 7/25/05	North	1.16	Denial	Approval
F-1346	RS-9 to IP-S	Approved 10/8/01	North	5.08	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	2,321 sf.		Easternmost half of the site			
Parking	Required	Proposed	Layout			
	5 spaces	5 spaces	Southeastern corner of the property			
Building Height	Maximum		Proposed			
	60/unlimited		1-story			
Impervious Coverage	Maximum		Proposed			
	100%		36.62%			
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.3(J) GB District 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy policies:</i>		No			
	(B) <i>Environmental Ord.</i>		Yes			
	(C) <i>Subdivision Regulations</i>		NA			
Analysis of Site Plan Compliance with UDO Requirements	The site plan proposes to retain the existing single family dwelling as an office. The southeast portion of the site would be used for vehicle display and customer parking with the required Type IV bufferyard shown around the perimeter of the site. Staff is awaiting revisions to the site plan that deal with site circulation and display area.					
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> Condition to obtain Health Department permits Signage condition Condition for reversion of the zoning 					

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request would allow a reuse of the existing home.	Approval of this request may encourage future commercial rezonings along this section of University Parkway, which would then reduce the traffic carrying capacity near a Northern Beltway interchange.
	The request is not consistent with the recommendations of <i>Legacy</i> .
	Even if the whole property is not purchased, NCDOT will likely have to purchase access rights along University Parkway.
	Approval of this rezoning would signal that rezoning property to commercial within the Northern Beltway corridor is acceptable.
	Purchasing this property or its access, at commercial values, would cost taxpayers more money.
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>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.</p> <p><u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u></p> <p>a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit.</p> <p><u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u></p> <p>a. Developer shall obtain an Improvement Permit and Construction Permit from the Forsyth County Health Department.</p> <p><u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u></p> <p>a. All requirements of the NCDOT driveway permit shall be completed.</p> <p><u>OTHER REQUIREMENTS:</u></p> <p>a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet, and a maximum copy area of 18 sq. ft.</p> <p>b. Should the use of Outdoor Display, Retail cease to operate for a period of one calendar year, the zoning of the subject property shall revert back to RS-9 without further public notice, proceedings, hearings, or Board action as per Chapter B, Article VI, Section 6-2.2(H) of the UDO.</p>	

STAFF RECOMMENDATION: DENIAL

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.

Aaron King presented the staff report.

PUBLIC HEARING

FOR:

Tim Reynolds, 8451 Reynolda Road, Pfafftown, NC 27040

- This is my family's home.
- This is where I grew up.
- We've been in business here on University since 1940.
- We already own this area here and we know the State is planning to purchase this part of the land.
- We found out last year after my father died that the NCDOT is actually going to split the land. So we split the land. We've got roughly 33,000 square feet out to do what we need to do.
- The display area does not mean much to me. I'm a very small dealer. I carry the higher end used vehicle. I don't want a large inventory. I keep two or three pieces at most, most of the time.
- If we were trying to increase the value of the land to pull one over on the State, we'd want the whole 2.2 acres rezoned. We're not trying to do that.
- I just want to stay in business on University.
- No one can confirm anything on this road. Everyone is getting letters regarding the purchase except the homeowners.
- The house is empty right now.

Pam Blankenship, 5010 Split Row Circle, Winston-Salem, NC 27106

- I'm a Real Estate Broker.
- I'm confused about why people think the Reynolds family has been contacted by the State when that isn't true.
- Submitted pictures of area.
- There are actually 34 businesses on this street.
- I can throw a rock to the junk yard and I can walk to a doctor's office. There are 32 businesses within walking distance of this property.
- There are four abandoned properties, a lot of them across from what their family would be improving if they got this approved.
- It might be 2015 before anything is bought for the Beltway.
- I spoke with the person from NCDOT who does acquisition of land and he said it had actually been shelved.
- This family owes money on this home.
- Mr. Reynolds is trying to make a livelihood. His wife has invasive breast cancer. This is all he knows to do.
- I feel that by denying this, this is messing with his livelihood and his family.
- I don't understand when there's this many businesses on the same street why this could be turned down when the house is not part of the Beltway.

AGAINST: None

WORK SESSION

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

1. Staff is considering the planning aspects, including the land use and zoning elements of that and not getting into the real estate appraisal or acquisition details that DOT would get into. Staff understands that there are businesses in this area, but the area is residentially zoned except for one area of GI-S. This is right in the area where the interchange activities will be starting and to send the signal that the welcome mat is out for commercial zoning with all the curb cuts is not a good message. It isn't this specific use, but the things that will be coming in after it as a result of rezoning this property.
2. Mr. Reynolds has enough property at this site that it could be subdivided and driveway permits would be possible, based on NCDOT's decisions.
3. Carol Eickmeyer: I understand that this isn't going to be a prime residential area. I am concerned about the timing and think this seems like an excellent opportunity for us to use some sort of judgment to put off a decision on this as we could until NCDOT does whatever they're going to do. At that time it would be a lot more clear to all those properties which are all going to come in to be rezoned. I'm uncomfortable rezoning this before purchase.
4. Arnold King: The petitioner wants to use the house. Postponing action wouldn't help him. I don't see this as being so intrusive given all the other businesses along there. If this house sits here and is a display area for four or five cars, it's not creating any more traffic on University Parkway. I don't think the value is significantly changed either way. I don't see an impact in the look of the neighborhood, traffic, or property values.
5. The closest area plan, the North Suburban Area Plan, covers the area south of this site. The Northern Beltway serves as the boundary for this area plan.
6. The Board discussed the procedure for NCDOT to purchase this property.
7. Staff agrees that this rezoning in and of itself is low impact. Staff's concern is that this may set a precedent for nearby properties.
8. Paul Norby summarized the discussion by the following points:
 - a. This is a low-impact use that would be unlike a typical commercial rezoning.
 - b. There are acquisition procedures underway that would limit the ability for there to be other cases like this.
 - c. The Board does not consider, given those circumstances, that this is a precedent for other commercial zoning in this area.

9. Arnold King added that the structure is being retained, it will still have the same characteristics, traffic impacts, etc.

MOTION: Paul Mullican moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Arnold King

VOTE:

FOR: Wesley Curtis, Arnold King, Arthur King, Lynne Mitchell, Paul Mullican

AGAINST: Jerry Clark, Carol Eickmeyer

EXCUSED: None

Written comments submitted by Planning Board members:

Carol Eickmeyer: Against - pending DOT purchase or otherwise. I think we set a precedent on this sort of rezoning in the last year - by denying similar zoning.

Arnold King: With respect for Staff's recommendation, my reasons for supporting the rezoning were:

1. House will be retained - maintaining the residential look.
2. Minimal amount of commercial activity possible due to size of lot. Special use rezoning is very specific in terms of the limited use of the property. Traffic generation should be essentially the same as a single-family residence.
3. Value of property as a used car lot with parking for only five (5) cars would be essentially the same as the value of the property if used as a residence. I did not feel that this use would increase the property value resulting in an additional expense to NCDOT when they acquire the property.
4. Petitioner, in good faith, cut off this 0.56 acres from a larger 2.2 acre tract so that he could open a small used car lot in the family home. If he wanted to maximize his potential from NCDOT, he could have (by right) created ten (10) RS-9 building lots on the 2.2 acres. There is no evidence of any intent by the petitioner to create any additional value on the lot in order to get more money from NCDOT.
5. There is a significant amount of other commercial activity in the area. Not all of it is currently zoned for business uses - but has operated for years as legally non-conforming.
6. The location, near the Northern Beltway, is an appropriate location for commercial uses.
7. Petitioner understands that access will eventually be denied from University Parkway. He understands, and accepts, that future access will be from the rear of the property.
8. It's unfair to expect the petitioner to continue waiting for NCDOT to acquire his property. He has a right to use it. His requested use is compatible with the surroundings and would have no negative impacts on any of the neighbors.

According to information furnished by the Office of the Tax Assessor on February 1, 2007, the subject property was in the name of Phyllis R. Spence Trustee.

A. Paul Norby, FAICP
Director of Planning

Marshall D. McGee Jr.
DB. 2059, Pg. 1094
Block 4945, Lot 0109
Zoned RS 9
Pin # 6829-16-5651

Alan E. Dunningan
DB. 2294, Pg. 3614
Block 4945, Lot 0027Y
Zoned RS 9
Pin # not available

Joel Sherman Freeman
DB. 2458, Pg. 2395
Block 4945, Lot 0104
Zoned RS 9
Pin # 6829-16-3502

Owen Osborne
DB. 1836, Pg. 3818
Block 4945, Lot 0106
Zoned RS 9
Pin # 6829-16-5438

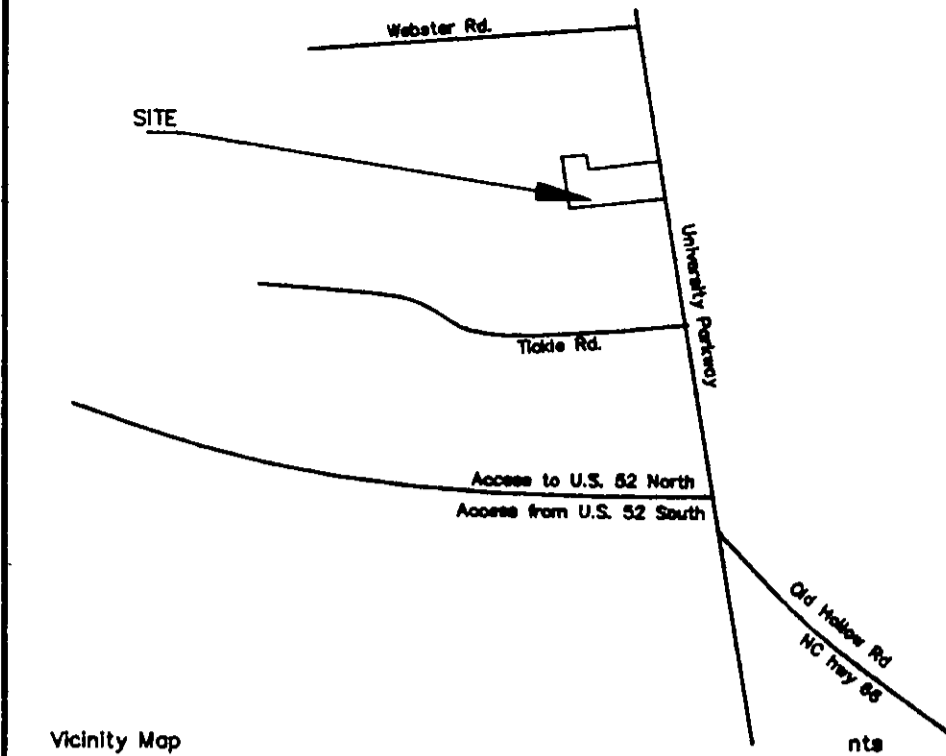
Phyllis R. Spence
DB. 2260, Pg. 3799
Block 4945, Lot 0110
Zoned RS 9
Pin # 6829-16-5656

Marshall D. McGee Jr.
DB. 2059, Pg. 1094
Block 4945, Lot 0109
Zoned RS 9
Pin # 6829-16-5651

NOTE: Existing TOPO scaled from Forsyth GIS Map

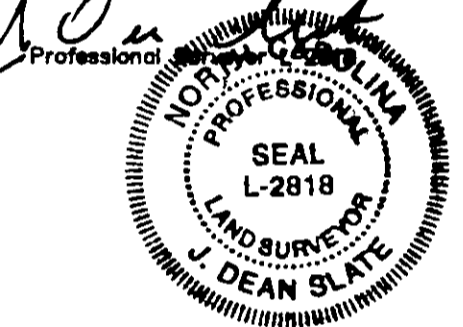
NOTE: Existing water & sewer systems serving property will not change, existing topography will not change. There will be no free standing signs.

SITE PLAN FOR FOR T.J. REYNOLDS PROPOSED OUTDOOR DISPLAY (RETAIL)



- NOTES:
- 1- This map is invalid unless it bears the original seal and signature of the registrant who prepared or supervised the preparation of this map.
 - 2- Survey precision 1 : 10000+
 - 3- Total Area 24,577 Sq. Ft. [0.564 Ac.](coord.)
 - 4- Date(s) of Survey November 01, 2006

I, J. Dean Slate certify that under my direction and supervision, this map was drawn from an actual field survey made by Slate Surveying Co.



PRELIMINARY (NOT FOR CONSTRUCTION)

Applicant
T.J. Reynolds
8451 Reynolda Rd.
Pittsboro, NC 27704
336/287-4480

Owner
Phyllis R. Spence Trustee
146 Leonard Barler Rd.
Lexington, N.C. 27295
336/784-3041

F-1479 REVISED
5/1/07

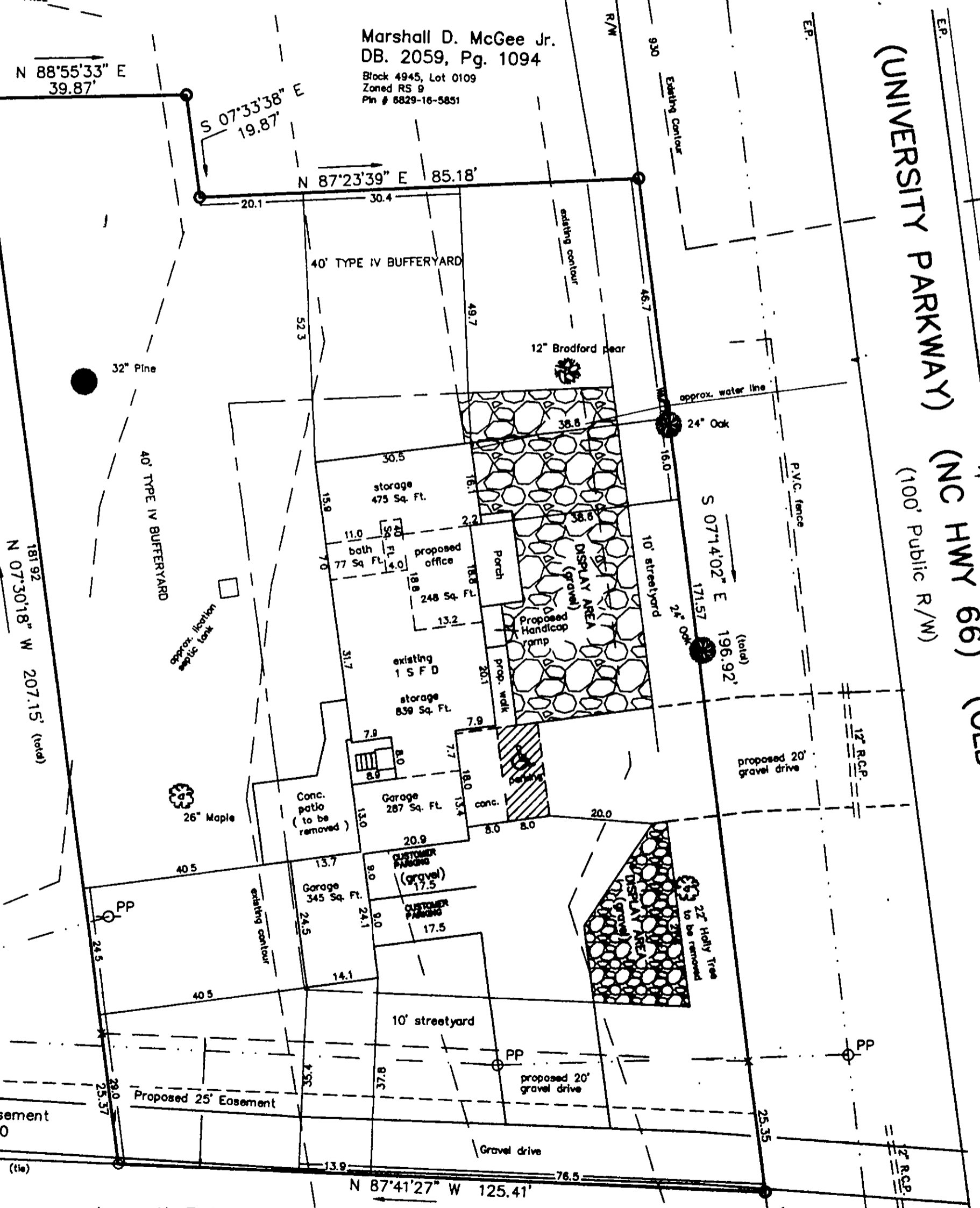
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

The Purpose of this request is to rezone from RS 9 to GB-S for an Outdoor Display Retail Use

<p>ZONING</p> <p>Existing Zoning: <u>RS 9</u> Proposed Zoning: <u>GB-S (Outdoor Display Retail)</u> Type of Review Requested: <u>Rezoning</u> (i.e. Rezoning, Planning Board Review, Preliminary Subdivision Approval, etc.)</p>	<p>OFF-STREET PARKING (if applicable) Proposed Use(s): <u>Outdoor Display Retail</u> 1,679 Sq. Ft. total excluding 632 Sq. Ft. in garages NOTE: 365 Sq. Ft. proposed to be used for business Parking Calculation: <u>1</u> Spaces / <u>500</u> Sq. Ft. (may be more than one calculation required) Required Parking: <u>3</u> spaces. Parking Provided: <u>3</u> spaces.</p>
<p>SITE SIZE AND COVERAGES</p> <p>Total Acreage <u>0.564</u> Acre(s) Site Coverages: Building to Land <u>9.46</u> % Pavement to land <u>27.16</u> % Open Space <u>63.38</u> %</p> <p>TOTAL 100% Building Square Footage: <u>2,321</u> Maximum Sq. Ft. Building Height <u>08</u> or Stories</p>	<p>OFF-STREET LOADING (if applicable)</p> <p>Required Loading/Unloading Spaces: <u>N/A</u> Loading/Unloading Spaces Provided: <u>N/A</u> Size <u> </u> Ft. X <u> </u> Ft.</p> <p>BUFFERYARDS (if applicable) Adjoining Zoning: <u>RS 9 & RM 8</u> Type Required: <u>Type III</u> Width Provided: <u>40</u> Ft. Fence Option: <u>Yes</u> <u>X</u> No</p>
<p>INFRASTRUCTURE</p> <p>Water: <u>X</u> Public: <u> </u> Private Sewer: <u>X</u> Public: <u>X</u> Private Streets: <u>X</u> Public: <u> </u> Private</p>	<p>DENSITY CALCULATIONS (if applicable)</p> <p>Number of Units or Lots: <u>1</u> Units/Lots Density: <u>0.564</u> Units/Acre or Lots/Acre</p>
<p>WATERSHED CALCULATIONS (if applicable)-</p> <p>Total Site Square Footage <u>24,577</u> Sq. Ft. Less: Existing Built Upon Area: <u>5,468</u> Sq. Ft. Vacant Land Area: <u>19,109</u> Sq. Ft. Maximum New Built Upon Area <u>3,508</u> Sq. Ft. • WS IV Balance of Watershed -36 % if no curb and gutter -24 % with curb and gutter • WS-III and WS-IV -24 % Reservoir Protection Area</p>	<p>Excludes Salem Lake Total Maximum Coverage <u>8,976</u> Sq. Ft. (Existing Built Upon Area Plus New Maximum Built Upon Area) Proposed Built Upon Area <u>3,508</u> Sq. Ft.</p>
<p>WATERSHED CALCULATIONS (if applicable)- Salem Lake</p> <p>Total Site Square Footage <u> </u> Sq. Ft. Total Maximum Coverage <u> </u> Sq. Ft. Less: Existing Built Upon Area <u> </u> Sq. Ft. New Allowable Coverage <u> </u> Sq. Ft. • 12% Reservoir Protection Area • 24% Balance of Watershed • 30% with Stormwater Controls</p>	



Owen Osborne
DB. 1836, Pg. 3818
Block 4945, Lot 0106
Zoned RS 9
Pin # 6829-16-5438

James N. Ziglar Jr.
DB. 1407, Pg. 1391
Block 4945, Lot 004D
Zoned RM 8
Pin # 6829-16-7284

NOTE: This plot is subject to any Easements, Agreements, or Rights of Way of record prior to date of this plot, which were not visible at the time of inspection.

Copyright ©, Slate Surveying Co. P.A. All rights reserved. Reproduction or use of the contents of this document, or additions or deletions to this document, in whole or in part, without written consent of the land surveyor, is prohibited.

Only copies from the original of this document, with an original seal and signature of the surveyor, shall be considered to be valid, true copies.

- LEGEND
- Property Line
 - R/W Right of Way
 - Center-line
 - EP Edge of Pavement
 - Point
 - Existing iron
 - Iron placed
 - R/R spike
 - Monument
 - Planted stone
 - Nail

<p>REVISIONS</p> <p>2-06-07, staff comments 2-23-07, owner & staff comments 5-04-07, owner & staff comments</p>	<p>PLAT FOR T.J. REYNOLDS</p> <p>RECORD REFERENCES: A portion of D.B. 2100, Pg. 0603 Tax Blk 4945, p/o Lot 110 Tax-Jurisdiction Forsyth County/ Pin # 6829-16-5656 Tax-Jurisdiction Forsyth County/ Suburban (Rural Hall) FD</p> <p>Owner Phyllis R. Spence, Trustee</p>								
<p>Scale</p> <p>1 in. = 20 Ft.</p>	<table border="1"> <tr> <th>Date</th> <th>Township</th> <th>County</th> <th>State</th> </tr> <tr> <td>Jan. 02, 2007</td> <td>Bethonia</td> <td>Forsyth</td> <td>N.C.</td> </tr> </table>	Date	Township	County	State	Jan. 02, 2007	Bethonia	Forsyth	N.C.
Date	Township	County	State						
Jan. 02, 2007	Bethonia	Forsyth	N.C.						
<p>Job No.</p> <p>2-07-4</p>	<p>SLATE SURVEYING CO. P.A. P.O. Box 1082 King, N.C. 27021 336/983-9743</p> <p>Drawn by JDS H-P DJ Checked by J.D.S.</p>								