



**DOCKET #:** F1390

**PROPOSED ZONING:**  
 HB-S (Storage Services,  
 Retail; Offices,  
 Miscellaneous;  
 and Professional Office)

**EXISTING ZONING:**  
 AG

**PETITIONER:**  
 Alfred L. Scott  
 and Rachel Scott

**SCALE:** 1" represents 400'

**STAFF:** Gallaway

**GMA:** 4

**ACRE(S):** 10.00

**MAP(S):** 684826



**DRAFT ZONING STAFF REPORT**

**DOCKET #** F-1390  
**STAFF:** Suzy Gallaway

Petitioner(s): Alfred L. Scott and Rachel Scott  
Ownership: Same

**REQUEST**

From: AG (Agricultural)  
To: HB-S (Storage Services, Retail; Offices, Miscellaneous; and Professional Office)

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: 10.0 acres

**LOCATION:**

Street: West side of NC 66 south of US 311 and across from Thomas Street  
Jurisdiction: Forsyth County

**SITE PLAN**

Proposed Use: Storage Services, Retail  
Square Footage: 136,167 square feet total in 14 buildings  
Building Height: Single Story  
Parking: Required: 6 Spaces; Proposed: 6 Spaces  
Bufferyard Requirements: 15 foot Type III where adjacent to residential property  
Vehicular Use Landscaping Standards Requirements: UDO standards apply

**PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Two single family homes (proposal indicates one to be removed and one to be converted to an office.)

Adjacent Uses:  
North- Vulcan Land Quarry, zoned GI-S  
East- Single Family neighborhood, zoned RS-20  
South- Single Family homes, zoned AG  
West- Mini-storage units, zoned HB

## **GENERAL AREA**

Character/Maintenance: Mixture of residential, commercial and industrial uses.  
Development Pace: Slow.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Site is currently developed with single family homes, but not as extensively developed as proposed with this request.

Topography: The subject property experiences an elevation change from about 935 feet in the northern portion of the site down to about 912.3 feet in the southwestern corner of the site, and down to about 921.2 feet in the southeastern corner of this site.

Vegetation/habitat: The subject property is heavily vegetated behind the existing structures in the northern half of the site. Some light vegetation is also present in the northeast corner of the property.

Environmental Resources Beyond The Site: The site is approximately ½ mile to the southwest of Rich Fork Creek.

Water Supply Watershed: WS-III Abbots Creek Watershed

Compliance with Watershed Protection Regulations: The proposed built-upon area totals 70 percent of the site. A SIDA is required for this development.

## **TRANSPORTATION**

Direct Access to Site: NC 66; High Point Road; US 311

Street Classification: NC 66 – Major Thoroughfare; High Point Road – Major Thoroughfare; US 311 - Freeway

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): NC 66 between US 311 and High Point Road = 3,100 / 11,100

High Point Road between Abbots Creek Road and Horneytown Road = 1,700 / 11,100; US 311 between NC 66 and Guilford County = 23,000 / 63,600

Trip Generation/Existing Zoning: AG:  $10 \times 43,560 / 40,000 = 10$  dwellings  $\times 9.57$  (SFR Trip Rate) = 95 Trips per Day

Trip Generation/Proposed Zoning: HB-S:  $135,000 / 1,000 \times 2.50$  (Mini-Warehouse Trip Rate) = 337 Trips per Day

Bicycle Route: Route 24, Union Cross Connector, along High Point Road

## **HISTORY**

Relevant Zoning Cases:

1. F-1382; AG and GI-S to GI-S (Mining, Quarry, or Extractive Industry; and Asphalt and Concrete Plant); approved June 23, 2003; south side of US 311 between NC 66 and Pine Meadow Drive south to High Point Road; 190.59 acres; Planning Board and staff recommended approval.

2. F-1276; AG to HB-S (Multiple Uses); withdrawn March 13, 2000; west side of NC 66 across from Thomas Street (current site); 10.97 acres; Planning Board and staff recommended denial.
3. F-695; R-6 to B-3-S [TWO PHASE: Warehousing (storage); and Storage Services, Retail]; approved June 11, 1984; north side of High Point Road west of NC 66 (west of current site); 7.5 acres; Planning Board and staff recommended approval.

### **CONFORMITY TO PLANS**

GMP Area (*Legacy*): Future Growth Area (GMA 4)

Relevant Comprehensive Plan Recommendation(s): *Legacy* proposes that identified Future Growth Areas be provided with services such as public waste water disposal and improved roads as more urban development occurs in these areas.

Area Plan/Development Guide: *Horneytown/Old US 311 Development Assessment* (adopted in 1991) and also located within the study area for the draft *Union Cross/Southeast Forsyth County Small Area Plan*.

Relevant Development Guide Recommendation(s): The *Horneytown/Old US 311 Development Assessment* recommends that the subject property be developed for office use. The draft *Union Cross/Southeast Forsyth County Small Area Plan* recommends that the subject property be developed using a low-density residential concept called 'rural conservation subdivisions'.

### **ANALYSIS**

The current request is to rezone approximately 10 acres from AG to HB-S. The petitioner is proposing a total of 136,167 square feet of storage units, in 13 storage unit buildings and an office. In order to accomplish this intensity the petitioner must get a Special Intense Development Allocation (SIDA) as the property is located within the Abbots Creek Watershed (WS-III).

A SIDA allows up to 70 percent of the site to be covered with impervious surface. Without a SIDA, property in WS-III watersheds can only have 24 percent impervious coverage. In order for the Forsyth County Commissioners to grant a SIDA allocation, all of the following criteria must be met. These criteria are specified in UDO Section 4-5.2 (D)(3), and staff's analysis of the criteria are as follows:

- (a) The proposed project is in conformance with the adopted comprehensive plan. No
- (b) The proposed project land use and site design are compatible with the general character of the area and surrounding land uses. No
- (c) The proposed project provides a significant economic benefit to the community by creating or retaining jobs, increasing the property tax base, or assisting an existing industry to grow and remain in Forsyth County; or the project meets an identified community need such as the provision of

community facilities, retail business or personal services, or affordable housing. No

(d) The proposed project does not pose a threat to the environment especially water quality and appropriate measures will be taken to minimize any potential negative environmental impacts. Yes

(e) The proposed project has good transportation access, including proximity to major roads and/or rail lines. Yes

Upon looking at the zoning map of the area one might not see any difficulties with this request. There are other non-residential properties in the surrounding area. Vulcan Lands Quarry is to the north of the site and there is a mini-storage facility to the west of the site. However, when visiting the site one notices several things not apparent on the zoning map. Although the quarry is located adjacent to the site, it is not visible from NC 66. All one sees of the quarry is the landscaping that is along the access to the quarry. As the quarry and its entrance/exit are adjacent to US 311, traffic into the quarry affects the surrounding neighborhoods in a very limited manner. The mini-storage to the west of the site is topographically situated in such a manner that it is not very visible to neighbors. Those mini-storage units are also not immediately adjacent or across from residential property. The area immediately south of the current request and across NC 66 is very residential in character. It is a neighborhood of well-maintained single family homes. Removal of one of the existing homes on the site as well as the intensity of the requested use would have a negative impact on the surrounding residential properties.

Staff is of the opinion that the subject property is still viable for residential use, or could also support conversion of the existing homes to limited office uses, with retention of the homes, parking to the rear and other specifics to minimize neighborhood impacts. The *Hornetown/Old US 311 Development Assessment* calls for the site to develop as limited office uses.

Staff is of the opinion that the current rezoning request would be a detriment to the surrounding neighborhood to the east and recommends denial of this request given the preceding factors and the failure to meet SIDA allocation requirements.

## **FINDINGS**

1. The petitioner is proposing 136,167 square feet of storage units, in 13 storage unit buildings and an office.
2. A SIDA would be required for development as requested, and the criteria for a SIDA allocation has not been met.
3. Removal of one of the existing homes on the site as well as the intensity of the requested use would have serious negative implications to the surrounding residential properties.
4. Staff is of the opinion that the subject property is still viable for residential use, or could be converted to office use along NC 66.

5. Staff recommends denial of this request given the potential negative neighborhood impacts and the failure to meet SIDA allocation requirements.

### **STAFF RECOMMENDATION**

Zoning: **DENIAL.**

SIDA: **DENIAL.**

Site Plan: Staff certifies that **the site plan meets all code requirements only if a SIDA is approved by the county Commissioners,** and recommends the following conditions:

- **PRIOR TO ISSUANCE OF GRADING PERMITS**
  - a. This property lies within the Abbotts Creek (WS-III) State Regulated Watershed. Developer shall obtain a Watershed permit from the Erosion Control Officer.
  - b. This property has applied for a Special Intense Development Allocation (SIDA) and, if granted, must meet all the special requirements for storm water quality control for a SIDA in the UDO. The Erosion Control Officer shall enforce all of the requirements from this study.
  
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  - a. Petitioner shall submit a letter from the Health Department regarding the availability of septic drain fields on the site.
  
- **OTHER REQUIREMENTS**
  - a. One (1) free standing sign shall be permitted at the entrance to the site on NC 66. Said sign shall be a monument type with a maximum height of five (5) feet