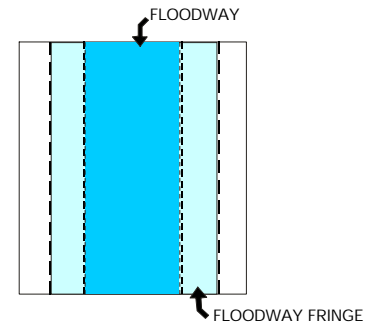


DOCKET #: F1346

PROPOSED ZONING:
 IP-S (Club or Lodge;
 Recreation Services, Outdoor)

EXISTING ZONING:
 RS9

PETITIONER:
 Forsyth Lions Charities, Inc.



SCALE: 1" represents 400'

STAFF: Hughes

GMA: 3

ACRE(S): 5.08

MAP(S): 618898



September 19, 2001

Forsyth Lions Charities, Inc.
c/o Max Baker
1247 Marlborough Lane
Winston-Salem, NC 27105

RE: ZONING MAP AMENDMENT F-1346

Dear Mr. Baker:

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, AICP
Director of Planning

Attachment

pc: Jane Cole, County Manager's Office

FORSYTH COUNTY
BOARD OF COMMISSIONERS

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

SUBJECT:-

Zoning map amendment of Forsyth Lions Charities, Inc.

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

Zoning map amendment of Forsyth Lions Charities, Inc. from RS-9 to IP-S (Club or Lodge; Recreation Services, Outdoor): property is located on the west side of University Parkway north of Opal Drive (Zoning Docket F-1346).

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

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Forsyth Lions Charities, Inc.,
Docket F-1346

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 IP-S (Club or Lodge; and Recreation Services, Outdoor) the zoning classification of the following described property:

Tax Block 4933, Tax Lot 20A

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

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 Forsyth Lions Charities, Inc. 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 Forsyth Lions Charities, Inc. (Zoning Docket F-1346). 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 IP-S (Club or Lodge; and Recreation Services, Outdoor), 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 IP-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 ISSUANCE OF GRADING PERMITS**
 - a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. On site fire hydrant locations shall be approved in writing by the Forsyth County Fire Department to the Inspections Division.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. Developer shall install road improvements (dedicate 50 feet from centerline and widen 20 feet from centerline) on University Parkway Winston-Salem Department of Transportation.

- b. All required fire hydrants shall be installed in accordance with the County Fire Department and Utilities Department.
- c. Developer shall construct a sidewalk along University Parkway, location to be consistent with the Town of Rural Hall Bicycle and Pedestrian Facilities Plan.

- **OTHER REQUIREMENTS**

- a. One (1) free standing sign shall be permitted. Said sign shall be a monument type with a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.

ZONING STAFF REPORT

DOCKET # F-1346
STAFF: Suzy Hughes

Petitioner(s): Forsyth Lions Charities, Inc.
Ownership: Same

REQUEST

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf
To: IP-S Institutional and Public District (Club or Lodge and Recreation Services, Outdoor)

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

Acreage: 5.08 acres

LOCATION

Street: West side of University Parkway north of Opal Drive.
Jurisdiction: Forsyth County.

SITE PLAN

Proposed Use: Club or Lodge; and Recreation Services, Outdoor.
Square Footage: 5,400 square feet.
Building Height: One story.
Parking: Required: 27; proposed: 58.
Bufferyard Requirements: Type II bufferyard adjacent to residential zoning.
Vehicular Use Landscaping Standards Requirements: UDO Standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is vacant.

Adjacent Uses:

North -	Vacant land zoned RS-9.
East -	Recreational vehicle sales, zoned HB-S.
West -	Southern Railroad, Grassy Creek, GI zoned property.
South -	Single family residences, zoned RS-9.

GENERAL AREA

Character/Maintenance: Mixture of business, residential and institutional/public uses, from moderately to well-maintained.

Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Part of the site would be graded. No substantial vegetation would be removed.

Topography: Site is fairly flat sloping downward slightly to the west.

Streams: Grassy Creek flows just to the west of the railroad tracks which are at the western boundary of the petitioner's site.

Vegetation/habitat: Site is grassy towards University Parkway and wooded toward rear.

Constraints: Minor.

Watershed: The site is not within the boundaries of a water supply watershed.

TRANSPORTATION

Direct Access to Site: NC 66/Broad Street/University Parkway.

Street Classification: Major thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
12,000/11,000

Trip Generation/Existing Zoning: RS-9 - 5.08 ac/9,000 = 24 lots x 9.57 trip rate = 230 average weekday trips.

Trip Generation/Proposed Zoning: No trip rate information available for the proposed use.

Sidewalks: Recommended in the Rural Hall Pedestrian Plan on both sides of University Parkway.

Bike: Bike Route 20 - along NC 66/Broad Street/University Parkway (adjacent to site).

HISTORY

Relevant Zoning Cases:

1. F-1225; RS-9 to IP; approved April 27, 1998; off the west side of Broad Street/University Parkway across from Thacker Road; 7.99 acres; Planning Board and staff recommended approval.
2. F-1092; R-6 to B-3-S (Multiple Business Uses); approved October 9, 1995; at the southwest corner of Bray Street and University Parkway; 24.0 acres; Planning Board and staff recommended approval.

3. F-1091; R-6 to R-2-S (Residential Building, Multifamily); approved October 9, 1995; at the eastern terminus of Bray Street east of University Parkway; 22.29 acres; Planning Board and staff recommended approval.
4. F-1044; R-6 to B-3-S (Multiple Business Uses): approved January 25, 1993; northeast side of University Parkway across from Opal Drive; 9.2 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban Neighborhoods.

Relevant Comprehensive Plan Recommendation(s): *Legacy* encourages a mix of uses within neighborhoods including public and semi-public functions and services.

Area Plan/Development Guide: The site is not within the boundaries of a development guide or an area plan.

INCORPORATED AREA COMMENTS

Incorporated Jurisdiction: Rural Hall.

Expressed Concern: The Town communicated to Planning staff that it has no concerns regarding the proposed facility and expressed its belief that the facility would be an enhancement of recreational opportunities in the community.

ANALYSIS

Forsyth Lions Charities, Inc. is requesting that 5.08 acres be rezoned from RS-9 to IP-S (Club or Lodge and Recreation Services, Outdoor). The request is comprised of a moderately sized building (3,000 square feet) and a shelter (2,400 square feet) as well as a large recreation area and parking. The proposed uses are not allowed under RS-9 zoning. The petitioner is requesting special use zoning, which assures that only the proposed uses are allowed.

There is a mixture of uses in the area. Highway Business is across University Parkway, Residential is located to the north and south of the site, there is a cemetery zoned IP further north, and General Industrial zoning west from the site across the railroad tracks. Due to the current mixture of uses, the proposed rezoning would not be a detriment to the area. *Legacy* encourages a mix of uses within neighborhoods including public and semi-public functions and services.

The Town of Rural Hall expressed its support for the facility and stated it believes the proposed use will enhance the recreational opportunities for the community. As a result of *Legacy* recommendations for this area as well as the general character and mixture of uses, staff is of the opinion that the proposed rezoning would be consistent with other uses and zoning in the area.

FINDINGS

1. *Legacy* encourages a mix of uses within neighborhoods including public and semi-public functions and services.
2. The Town of Rural Hall has expressed its support for the facility.
3. Due to the current mixture of uses the proposed rezoning would not be a detriment to the area.
4. Proposed rezoning would be compatible with other uses and zoning in the area.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

- **PRIOR TO ISSUANCE OF GRADING PERMITS**
 - a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. On site fire hydrant locations shall be approved in writing by the Forsyth County Fire Department to the Inspections Division.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
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 - b. All required fire hydrants shall be installed in accordance with the County Fire Department and Utilities Department.
 - c. Developer shall construct a sidewalk along University Parkway, location to be determined by Rural Hall
- **OTHER REQUIREMENTS**
 - a. One (1) free standing sign shall be permitted. Said sign shall be a monument type with a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: Jerry Clark

VOTE:

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

AGAINST: None

EXCUSED: None

SITE PLAN MOTION: Philip Doyle certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Jerry Clark

VOTE:

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

AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor, the subject property was in the name of Forsyth Lions Charities, Inc. as of July 23, 2001

A. Paul Norby, AICP
Director of Planning