

September 19 2001

Frisby Aerospace, Inc.
c/o Jeff Frisby
4520 Hampton Road
Clemmons, NC 27012

RE: SPECIAL INTENSE DEVELOPMENT ALLOCATION (SIDA) F-1347

Dear Mr. Frisby:

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 SIDA 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:-

Special Intense Development Allocation for Frisby Aerospace, Inc.

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

Frisby Aerospace, Inc. for a Special Intense Development Allocation (SIDA); southwest corner of Hampton Road and Idols Road; 10.48 acres (F-1347).

After consideration, the Planning Board recommended approval of the Special Intense Development Allocation.

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____

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COUNTY ORDINANCE - SPECIAL INTENSE
DEVELOPMENT ALLOCATION

Special Intense Development Allocation to Frisby
Aerospace, Inc., Docket F-1347

AN ORDINANCE APPROVING
A SPECIAL INTENSE DEVELOPMENT
ALLOCATION

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

Section 1. The Board of Commissioners hereby makes an affirmative finding as follows:

1. The proposed project is in conformance with the adopted comprehensive plan (*Legacy*).
2. The proposed project land use and site design are compatible with the general character of the area and surrounding uses.
3. The proposed project provides a significant economic benefit to the community by creating or retaining jobs, increasing the property tax base, or assisting industry to grow and or remain in Forsyth County; or, the project meets an identified community need such as the provision of community facilities, retail businesses or personal services, or affordable housing.
4. The proposed project does not pose a threat to the environment, especially water quality, and appropriate steps have been taken to minimize any potential negative environmental impacts.
5. The proposed project has good transportation access, including proximity to major roads and/or rail lines.

Section 2. The Forsyth County Board of Commissioners hereby issues a Special Intense Development Allocation to Frisby Aerospace, Inc. in accordance with Section 4-5.2(D) of the Environmental Ordinance of the *Unified Development Ordinances* to be established on the following described property:

Tax Block 4204, Tax Lot 112

Section 3. This Ordinance is adopted after approval of the site plan entitled Frisby Aerospace, Inc. and identified as Attachment "A" of the Special Use Permit issued by the Board of Commissioners the _____ day of _____, to Frisby Aerospace, Inc.

Section 4. The Board of Commissioners hereby approves a Special Intense Development Allocation pursuant to Section 4-5.2(D) of Chapter C "Environmental Ordinance" of the *Unified Development Ordinances* for a development to be known as Frisby Aerospace, Inc. Said Special Intense Development Allocation and site plan with associated documents are attached hereto and incorporated herein.

Section 5. This Ordinance shall be effective from and after its adoption.

STAFF REPORT

DOCKET # F-1347
STAFF: Tony McGee

Petitioner(s): Frisby Aerospace, Inc.
Ownership: Jeff Frisby

REQUEST

From: LI Limited Industrial
To: Special Intense Development Allocation (SIDA)

LOCATION

Street: Southwest corner of Hampton Road and Idols Road.
Jurisdiction: Forsyth County.

SITE PLAN

Proposed Use: Expansion of LI-General Use zoned Offices, Miscellaneous.
Parking: 362 total spaces required; 362 spaces shown on the site plan.

ANALYSIS

The property is located within the Yadkin River (Davidson County Intake) Water Supply Watershed which generally limits development to a maximum impervious cover of 24% with curb and gutter street and 36% without curb and gutter unless the Forsyth County Board of Commissioners grants a Special Intense Development Allocation (SIDA). Under such grants, as much as seventy percent of the subject property may be covered with impervious surfaces. Within the Yadkin River (Davidson County Intake) watershed, 5% percent of the total watershed acreage, or 95 acres is available for SIDA allocation.

Under the general watershed regulations, the petitioner could cover up to 4.46 acres on their site. The petitioner is requesting to cover 70% which is 7.34 acres and, therefore, is requesting a SIDA for the additional 2.88 acres of built upon area. Under the State's watershed calculation criteria, 4.12 acres would need to be allocated from the Yadkin River (Davidson County Intake) SIDA acreage to permit development as proposed (4.12 acres @ 70% = 2.88 acres of built upon area.)

Ordinarily, SIDA requests must qualify under the provisions of a point system adopted by the Commissioners as a way to prioritize various SIDA requests on an individual project basis. The primary purpose of the SIDA incentive program is to support new development which achieves Forsyth County's objectives for quality economic growth and environmental conservation.

According to the UDO, staff's recommendation and the Commissioner's decision to approve or deny the request must be based on five findings. The following is a list of the five findings and Planning staff's evaluation and recommendation regarding each [Section 4-5.2(D) of Chapter C "Environmental Ordinance" of UDO]:

FINDINGS:

1. *The proposed project is in conformance with the adopted comprehensive plan (Legacy).* Yes. *Legacy* recommends the selective use of local incentives which facilitate the growth of capital investment and high paying jobs.
2. *The proposed project land use and site design are compatible with the general character of the area and surrounding uses.* Yes. The site is bordered by LI zoned properties to the east and north.
3. *The proposed project provides a significant economic benefit to the community by creating or retaining jobs, increasing the property tax base, or assisting industry to grow and or remain in Forsyth County; or, the project meets an identified community need such as the provision of community facilities, retail businesses or personal services, or affordable housing.* Yes. According to the petitioner, this expansion will assist the industry to grow and remain in Forsyth County and thus increase the property tax base and create jobs.
4. *The proposed project does not pose a threat to the environment, especially water quality, and appropriate steps have been taken to minimize any potential negative environmental impacts.* Staff concurs that the project "does not pose a threat to the environment" and that appropriate steps are shown on the site plan "to minimize any potential negative environmental impacts".
5. *The proposed project has good transportation access, including proximity to major roads and/or rail lines.* Yes. The site's location at the intersection of two minor thoroughfares. There is a railroad adjacent to the property.

If the SIDA is approved, State watershed calculation criteria will require that 4.12 acres be deducted from the 95 acres allocated to the Davidson Intake.

Staff finds that the SIDA request positively addresses all of the five findings required under the UDO for SIDA approval.

STAFF RECOMMENDATION:

Special Intense Development Allocation: **APPROVAL.**

Glenn Simmons presented the staff report.

MOTION: Philip Doyle moved approval of the SIDA.

SECOND: John Bost

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning