



**DOCKET #:** F1349

**PROPOSED ZONING:**  
NB-S (Multiple Uses)

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
William M. Grubbs  
and Virginia G. Grubbs

**SCALE:** 1" represents 200'

**STAFF:** Hughes

**GMA:** 3

**ACRE(S):** 0.28

**MAP(S):** 654882



November 16, 2001

William M. Grubbs and Virginia G. Grubbs  
4200 Camp Betty Hastings Road  
Walkertown, NC 27051

RE: ZONING MAP AMENDMENT F-1349

Dear Mr. & Mrs. Grubbs:

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  
Tom Southern, P. O. Box 39, Walkertown, NC 27051

**FORSYTH COUNTY**  
**BOARD OF COMMISSIONERS**

**MEETING DATE:** \_\_\_\_\_ **AGENDA ITEM NUMBER:**

**SUBJECT:-**

Zoning map amendment of William M. Grubbs and Virginia G. Grubbs

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-**

**SUMMARY OF INFORMATION:-**

Zoning map amendment of William M. Grubbs and Virginia G. Grubbs from RS-9 to NB-S (Residential Building, Single Family; Arts and Crafts Studio; Retail Store, Specialty or Miscellaneous; Professional Office; Services, Personal; Government Offices): property is located on the west side of Morris Street south of Hwy. 66 (Zoning Docket F-1349).

After consideration, the Planning Board recommended approval of the rezoning petition, certifies that the site plan meets all code requirements and recommends staff conditions.

**ATTACHMENTS:-**     YES             NO

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

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COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of William M. Grubbs and Virginia G. Grubbs, Docket F-1349

AN ORDINANCE AMENDING  
THE FORSYTH COUNTY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF  
THE COUNTY OF FORSYTH,  
NORTH CAROLINA

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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 NB-S (Residential Building, Single Family; Arts and Crafts Studio; Retail Store, Specialty or Miscellaneous; Professional Office; Services, Personal; Government Offices) the zoning classification of the following described property:

Tax Block 3242, Tax Lot 4

Section 2. This Ordinance is adopted after approval of the site plan entitled William M. Grubbs and Virginia G. Grubbs, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to William M. Grubbs and Virginia G. Grubbs.

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 William M. Grubbs and Virginia G. Grubbs. 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 William M. Grubbs and Virginia G. Grubbs (Zoning Docket F-1349). 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 NB-S (Residential Building, Single Family; Arts and Crafts Studio; Retail Store, Specialty or Miscellaneous; Professional Office; Services, Personal; Government Offices), 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 NB-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 no additional conditions are suggested.

## ZONING STAFF REPORT

**DOCKET #** F-1349

**STAFF:** Suzy Hughes

Petitioner(s): William M. Grubbs and Virginia G. Grubbs

Ownership: Same

### **REQUEST**

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf

To: NB-S Neighborhood Business District (Residential Building, Single Family; Arts and Crafts Studio; Retail Store, Specialty or Miscellaneous; Professional Office; Services, Personal; Government Offices)

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

Acreage: 0.28 acre

### **LOCATION**

Street: West side of Morris Street south of Hwy 66 (Walkertown).

Jurisdiction: Forsyth County.

### **SITE PLAN**

Proposed Use: Multiple Business Uses.

Square Footage: 904 square feet.

Building Height: Single story.

Parking: Required: 3; proposed: 3.

Bufferyard Requirements: Type II along adjacent residential zoning

Vehicular Use Landscaping Standards Requirements: UDO standards apply

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Single family residential structure.

Adjacent Uses:

North - Pawn Shop, zoned HB-S.

East - Hardware Store, zoned HB.

South - Two single family residences, zoned RS-9; Vacant property, zoned RM-12 further south.

West - Single Family residences, zoned RS-9.

## **GENERAL AREA**

Character/Maintenance: Moderately to well-maintained single family homes and businesses.  
Development Pace: Moderate.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Site is developed with a single family residence, which will remain.

Topography: Site is fairly flat.

Vegetation/habitat: Site consists of a house with grass and small plants.

Water Supply Watershed: Salem Lake (WS-III).

Compliance with Watershed Protection Regulations: Built upon area for non-residential not to exceed 24%; 30% with storm water management controls; 70% with SIDA.

## **TRANSPORTATION**

Direct Access to Site: Morris Street; Old Hollow Road; New Walkertown Road.

Street Classification: Morris Street - collector street; Old Hollow Road - major thoroughfare;  
New Walkertown Road - major thoroughfare.

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

Old Hollow Road between Main Street and New Walkertown Road = 13,000/16,100

New Walkertown Road between Old Hollow Road and Harley Drive = 4,600/16,100

Trip Generation/Existing Zoning: RS-9

$0.28 \times 43,560/9,000 = 1 \text{ unit} \times 9.57 \text{ (SFR Trip Rate)} = 9 \text{ trips per day}$

Trip Generation/Proposed Zoning: NB-S

$927 \text{ square feet}/1,000 \times 68.93 \text{ (Government Office Building Trip Rate)} = 63 \text{ trips per day}$

## **HISTORY**

Relevant Zoning Cases:

1. F-1211; RS-20 to PB; approved February 9, 1998; southeast corner of Friendly Avenue and US 311 in Walkertown; 0.74 acre; Planning Board and staff recommended denial.
2. F-1063; R-6 to B-3-S (Stores or Shops, retail; and Warehouses, Bulk Storage); approved December 6, 1993; northwest corner of Old Hollow Road and Morris Street; 0.44 acre; Planning Board recommended approval, staff recommended denial.



## **CONFORMITY TO PLANS**

GMP Area (*Legacy*): The petitioner's site is within the suburban neighborhoods growth management area of the municipal services area. US 311 is designated as an urban boulevard.

Relevant Comprehensive Plan Recommendation(s): *Legacy* encourages the location of commercial uses at compact activity nodes. The plan also promotes the integration of neighborhood serving commercial uses into neighborhoods on as fine a grain as the community will accept.

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

## **INCORPORATED AREA COMMENTS**

Incorporated Jurisdiction: Town of Walkertown.

Expressed Concern: Walkertown has expressed its support for this rezoning request (see attached correspondence).

## **ANALYSIS**

The proposed rezoning request is to rezone 0.28 acre from RS-9 to NB-S. The petitioner has requested a limited number of uses. The existing single family structure is to remain. The site is located across Morris Street from a hardware store and its parking lot and loading docks, which are not buffered. The site is also located immediately behind a pawn shop which is buffered. Conversion of this site to a neighborhood business or office use is logical given the hardware store and pawn shop adjacent to the site.

Rezoning of this site would not be inconsistent with the neighborhood. Although there are two other single family homes on Morris Street, conversions to offices would be likely for these houses if this rezoning is approved. Beyond the terminus of Morris Street is vacant property zoned RM-12. The property had not been developed as multifamily due to the lack of sewer in Walkertown. Sewer will be available in the near future. Therefore, it is very likely the property zoned for multifamily could be developed. Staff would like to acknowledge that the properties along Morris Street that are currently single-family could be converted to office uses, but business and office uses should not extend past the current terminus of Morris Street.

*Legacy* supports commercial uses in compact nodes. This area has shown itself to be mixed-use, with residential uses near-by, as well as retail and office uses in the immediate area. This rezoning request is consistent with *Legacy* recommendations. The site plan conforms with watershed regulations.

The Town of Walkertown was notified of the rezoning request. It was discussed at the Town's October 9, 2001 Town Council Meeting. Walkertown is supportive of the request and the mayor will be present at the November 8, 2001 Planning Board meeting.

## **FINDINGS**

1. The request for neighborhood office is within an area of other commercial and office uses, supporting *Legacy's* recommendation that commercial uses be in compact nodes.
2. This area has shown itself to be mixed-use, with residential uses near-by, as well as retail and office uses in the immediate area.
3. Conversion of this site to a neighborhood business or office use is a logical transition given the hardware store and pawn shop adjacent to the site.
4. Walkertown is supportive of the request.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends no additional conditions:

No additional requirements for this site.

## **PUBLIC HEARING**

FOR: None

AGAINST: None

## **WORK SESSION**

MOTION: Kem Schroeder moved approval of the zoning map amendment.

SECOND: Arnold King

VOTE:

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

AGAINST: None

EXCUSED: None

SITE PLAN MOTION: Kem Schroeder certifies that the site plan meets all code requirements and recommends staff conditions.

SECOND: Arnold King

VOTE:

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

AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor, the subject property was in the name of William M. Grubbs and Virginia G. Grubbs as of July 30, 2001.

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A. Paul Norby, AICP  
Director of Planning