



DOCKET #: F1294

PROPOSED ZONING:
RS20

EXISTING ZONING:
AG

PETITIONER:
David W. Southern and
Fay C. Southern



Location Map

SCALE: 1" represents 200'

STAFF:

GMA: 4B

ACRE(S): 1.26

MAP(S): 660842

April 19, 2000

David W. Southern and
Fay C. Southern
4222 Glenn Hi Road
Winston-Salem, NC 27107

RE: ZONING MAP AMENDMENT F-1294

Dear Mr. Southern and Ms. Southern:

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 David W. Southern and Fay C. Southern

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

Zoning map amendment of David W. Southern and Fay C. Southern from AG to RS-20: property is located on the southeast side of Glenn Hi Road east of Yeaton Glenn Drive (Zoning Docket F-1294).

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

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____

COUNTY ORDINANCE - GENERAL USE

Zoning Map Amendment of David W. Southern and
Fay C. Southern, Docket F-1294

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 AG to RS-20 the zoning classification of the
following described property:

BEGINNING at an iron stake in the south right-of-way line of Glenn Hi Road (formerly Ridge
Road), said beginning point being 1,120 feet south 76E 25' west from the west line of Oak Grove
Church Road extended, and running thence south 3E 25' west 564 feet to an iron stake; thence
north 86E 55' west 96.3 feet to an iron stake; thence north 3E 25' east 532.8 feet to an iron stake
in the south right-of-way line of Glenn Hi Road; thence with the south right-of-way line of Glenn
Hi Road north 76E 25' east 101.7 feet to the place of beginning, containing 1.26 acres, more or
less, and being the southwestern portion of the 3.37 acres tract described in Deed Book 465, on
Page 4, Forsyth County Registry, as surveyed by J. E. Ellerbe, C.E., on November 25, 1957. This
conveyance is intended to cover the entire lot described in Deed from Paul Robert Luck and his
wife, to William A. Bean and his wife, recorded in Deed Book 711, on Page 214, Forsyth County
Registry. Also known as Tax Lot 14, Block 5622 and containing 1.26 acres.

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # F-1294

STAFF: Larry Weston

Petitioner(s): David W. Southern and Fay C. Southern

Ownership: Same

REQUEST

From: AG Agricultural District

To: RS-20 Residential Single Family District; minimum lot size 20,000 sf

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

NOTE: This is a general use zoning petition; therefore, ALL uses permitted in the above requested district should be considered.

Acreage: 1.26 acres

LOCATION

Street: Southeast side of Glenn Hi Road east of Yeaton Glenn Drive.

Jurisdiction: Forsyth County.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Moderately maintained single family house.

Adjacent Uses:

North - Single family houses zoned RS-9.

East - Four single family houses on a single tract zoned AG.

South - Vacant land zoned AG.

West - Open field zoned AG. Further west are single family houses zoned RS-20.

GENERAL AREA

Character/Maintenance: Moderately maintained.

Development Pace: Moderate.

TRANSPORTATION

Direct Access to Site: Glenn Hi Road.

Street Classification: Minor thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
2,100/8,500.

HISTORY

There are no relevant zoning cases in the area.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 4B: Long-Range Growth.

Relevant Comprehensive Plan Recommendation(s): The Long-Range Growth Areas identified in the Growth Management Plan are intended to be developed at urban densities but after significant infill has occurred in areas 1, 2, 3 and 4A. Development in the 4B area is intended to be staged with the provision of roads, sewers, and other services.

Area Plan/Development Guide: The *US 311 Area Plan* (1984) .

Relevant Development Guide Recommendation(s): The land use plan calls for land on the south side of Glenn Hi Road to be agricultural (p.32). The land across Glenn Hi Road from this site is designated for low density residential in the plan. No detail is given about residential development in this agricultural land use category.

ANALYSIS

The petition is a general use request that seeks a rezoning from the Agricultural (AG) district to the RS-20 district. The effect of the change would be to allow the potential for a second lot to be developed on a 1.26 acre site.

Along Glenn Hi Road on the southern side there is both AG and RS-20 zoning. An RS-20 district lies 200 feet west of the site. Across Glenn Hi Road is RS-9 zoning at this location. This vicinity has seen a number of half-acre lot subdivisions that have introduced a more urban feel to this previously agricultural part of the County. The Yeaton Glen subdivision --- located approximately 1/4 mile west of the current site --- received its preliminary approval in 1993 and has since developed approximately 80 lots. The Glenn Acres subdivision — located approximately 1/4 mile east of the site — was approved in 1963, and now consists of approximately 20 lots. Both Yeaton Glen and Glenn Acres feature single family dwellings on half-acre lots.

The lot adjoining the current site on the east was previously developed with four single family units on one lot; all are legally non-conforming units. Approval of this petition would allow development here that is consistent with the pattern that exists on the adjoining lot, but at a lower density.

FINDINGS

1. The petition is consistent with *Vision 2005*.
2. The petition would permit 20,000 sf lots in a currently AG zoned district; there is precedent for the development of similar sized lots in this area.
3. Adjoining the lot is a tract of like size and even higher density single family development.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

[*For information purposes only*: The site is located in the future growth area of *Legacy's* growth management map. Significant growth in this area is intended to take place only after additional infill development has occurred in the municipal services area of the plan. The petitioner's site is on the edge of a large area in southeastern Forsyth County zoned Agricultural. The *Legacy* plan contains a number of recommendations aimed at preserving farmland and open space.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: James Rousseau moved approval of the rezoning petition.

SECOND: Steve Johnson

VOTE:

FOR: Avant, Bost, Johnson, King, Powell, Rousseau, Schroeder, Williams

AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor, the subject property was in the name of David W. Southern and Fay C. Southern as of March 8, 2000.

A. Paul Norby, AICP
Director of Planning