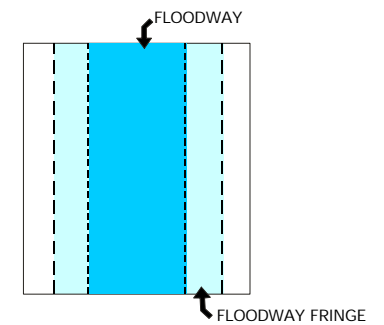


DOCKET #: F1298

PROPOSED ZONING:
LI

EXISTING ZONING:
LI and RS9

PETITIONER:
South Main Investments, Inc.



SCALE: 1" represents 400'

STAFF:

GMA: 4A

ACRE(S): 21.72

MAP(S): 630822

April 19, 2000

South Main Investments, Inc.
Patricia Richardson
5000 South Main Street
Winston-Salem, NC 27107

RE: ZONING MAP AMENDMENT F-1298

Dear Ms. Richardson:

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 South Main Investments, Inc.

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

Zoning map amendment of South Main Investments, Inc. from LI and RS-9 to LI: property is located on the southwest side of Main Street south of Barnes Road (Zoning Docket F-1298).

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 South Main Investments, Inc., Docket F-1298

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 LI and RS-9 to LI the zoning classification of the following described property:

Being a certain parcel of land, lying in Broadbay Township, Forsyth County, North Carolina and being more particularly described as follows: Beginning at a concrete monument in the western right-of-way of South Main Street (Old US 52); said monument being the northeast corner of Tax Lot 33E, Tax Block 2706 presently owned by South Main Partners, LLC; thence along the western right-of-way of South Main Street, south 42E 17' 53" east 374.47 feet to a point; thence, south 28E 00' 27" east 412.51 feet to a concrete monument; thence south 28E 00' 27" east 415.46 feet to an iron pin; thence south 28E 00' 27" east 290.73 feet to an iron pin; thence south 28E 05' 17" east 103.71 feet to a point; thence along a curve to the right, having a radius of 1,104.38 feet an arc length of 326.86 feet and a chord bearing and distance of south 18E 51' 47" east 325.67 feet to an iron pin; thence leaving said right-of-way south 88E 34' 29" west 818.14 feet to an iron pin in the eastern line of the property owned by Sides Properties, being Tax Lot 4A, Tax Block 2708; thence along sides eastern line north 34E 52' 26" west 299.74 feet to the southeast corner of Tax Lot 3B, Tax Block 2708 owned by Sam Jones, et al., thence north 01E 15' 23" east 836.16 feet to an iron pin; thence north 03E 43' 33" east 604.59 feet to the point and place of beginning, and containing 21.72 acres more or less.

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # F-1298
STAFF: Larry Weston

Petitioner(s): South Main Investments, Inc.
Ownership: Same

REQUEST

From: LI Limited Industrial District and RS-9 Residential Single Family District;
minimum lot size 9,000 sf
To: LI Limited Industrial District

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: 21.72 acres

LOCATION

Street: Southwest side of Main Street south of Barnes Road.
Jurisdiction: Forsyth County.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Heavily wooded site.

Adjacent Uses:

- Northeast - Residential land, primarily vacant and zoned RS-9.
- East - Residential land, primarily vacant and zoned RS-9 and GI zoned area.
- South - RS-9 zoned property.
- West - RS-9 zoned property.
- Northwest - Factory zoned LI.

GENERAL AREA

Character/Maintenance: The area in which the site is located contains both residential and commercial uses. A large manufacturing plant with access to US 52 is joined by one or two smaller business operations and several single family homes.

Development Pace: Slow.

TRANSPORTATION

Direct Access to Site: Main Street.

Street Classification: Minor thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Main Street between Fishel Road and Barnes Road - 7,400/13,000 (1995).

HISTORY

Relevant Zoning Cases:

1. F-1249; LI to GI-S; approved March 8, 1999; east side of South Main Street and the north side of County Line Road along the Forsyth/Davidson County Line, approximately one-half mile south of current site; 18.44 acres; Planning Board and staff recommended approval.
2. F-1152; RM-12 to HB-S; approved August 12, 1996; north side of Derende Street, approximately ½ mile from current site; 1.85 acres; Planning Board and staff recommended approval.
3. F-1012; R-6 to I-2; approved October 28, 1991; LI-zoned portion of current site; 7.8 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 4A: Short Term Growth.

Relevant Comprehensive Plan Recommendation(s): *Vision 2005* discusses the shortage of available industrial sites and calls for providing an additional 2,450 acres of rezoned and construction-ready sites by the year 2005. This site is included in the area's "Industrial Opportunity Areas" list" (developed by the City of Winston-Salem and Winston-Salem Business, Inc.) as having potential for industrial development.

ANALYSIS

This petition seeks to rezone approximately 22 acres from LI and RS-9 to LI. Approximately 40% of the site is already zoned LI.

The site adjoins an existing LI zoning district and lies directly across South Main Street from a small GI zoning district. It lies less than 1000 feet east of US Highway 52, and appears to be suited for Limited Industrial development. The site is listed as a potential industrial site on the "Industrial Opportunity Areas" list prepared jointly by the City of Winston-Salem and Winston-

Salem Business, Inc. This designation indicates that the site, because of its access to transportation facilities and other factors, should be given careful consideration as a site for future industrial development.

Staff does not believe that approval of this petition would create any negative impacts on the surrounding area.

FINDINGS

1. The petition would support *Vision 2005* objectives related to attraction of new industrial businesses and generate additional economic development for Forsyth County.
2. The site is identified as an industrial opportunity area because of its location and access to transportation infrastructure.
3. The site adjoins land zoned Limited Industrial (LI) and is located across from a factory zoned GI.
4. Approval of this petition is not expected to have a negative impact on the surrounding area.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

[*For information purposes only:* The site is located in the municipal services area of *Legacy's* growth management plan. *Legacy* calls for more development of close-in underutilized industrial sites as an alternative to "greenfield" sites on the urban fringe.]

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Steve Johnson moved approval of the rezoning petition.

SECOND: Kerry Avant

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 South Main Investments, Inc. as of November 9, 1999.

A. Paul Norby, AICP
Director of Planning