



DOCKET #: F1328

PROPOSED ZONING:
GO

EXISTING ZONING:
RS20

PETITIONER:
Mark T. Schmidt

SCALE: 1" represents 200'

STAFF: Simmons

GMA: 4B

ACRE(S): 0.32

MAP(S): 666866

DRAFT ZONING STAFF REPORT

DOCKET # F-1328
STAFF: Glenn Simmons

Petitioner(s): Mark T. Schmidt
Ownership: Same

REQUEST

From: RS-20 Residential Single Family District; minimum lot size 20,000 sf
To: GO General Office 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: 0.32 acre

LOCATION

Street: On the north side of McCracken Road approximately 400 feet west of Old Hollow Road.
Jurisdiction: Forsyth County.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Single family home.

Adjacent Uses:

- North - Loflin Concrete facility zoned GI.
- Northeast - Residential community zoned RS-20.
- East - A small nonconforming use, Loflin Concrete, zoned RS-20 and single family homes zoned RS-20 facing NC 66.
- South - Across elevated railway tracks is West Mountain Street with residential single family uses in RS-9 zoning and small highway business uses in HB and HB-S zoning.
- West - Kerwin Community Tabernacle zoned RS-20 and Loflin Concrete facility zoned GI.

GENERAL AREA

Character/Maintenance: Mixture of moderately well maintained industrial, commercial and residential uses in area.

Development Pace: Slow to moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Existing residential structure may, or may not remain under the provisions of the proposed general use zoning.

Topography: Relatively flat.

Streams: None.

Vegetation/habitat: No significant trees.

Constraints: No major constraints other than relatively small size of lot.

Floodplains: None.

TRANSPORTATION

Direct Access to Site: West Mountain Street; Old Hollow Road; McCracken Road; Hopkins Road.

Street Classification: West Mountain Street, Old Hollow Road and Hopkins Road - major thoroughfares; McCracken Road - not classified.

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

West Mountain Street - Hastings Hill Road to Hopkins Road - 8,200/12,000

West Mountain Street - Hopkins Road to Perry Road - 10,000/12,000

Old Hollow Road - West Mountain Street to Valley School Road - 11,000/12,000

Hopkins Road - West Mountain Street to Big Mill Farm Road - 6,500/12,000

Planned Road Improvements: 1999 Transportation Needs Report request the widening of West Mountain Street to three lanes

Sight Distance: Adequate.

Interior Streets: Private drive.

HISTORY

Relevant Zoning Cases:

1. F-1096; I-3 (comparable to GI) and R-6 (comparable to RS-20 to I-3 (comparable to GI); approved December 19, 1994; western terminus of McCracken Road west of NC 66; 3.31 acres; Planning Board and staff recommended approval.
2. F-1144; RS-20 to GI-S (Manufacturing C - Custom Stone Fabrication); approved February 12, 1996; southwest corner of West Mountain Street/Norfolk Southern Railroad and Pisgah Church Road; 1.78 acres; Planning Board and staff recommended approval.

Note: Much of the area south and east of the current site is located within the Town of Kernersville limits. Several commercial developments have been approved in the area around the intersection of NC 66 and West Mountain Street under Kernersville's jurisdiction.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendations: Provision of public services, such as sewer and roads, in a coordinated manner to serve growth; separation and buffering of commercial from residential uses; clustering of retail and employment centers at designated activity nodes.

Area Plan/Development Guide: N/A.

Relevant Development Guide Recommendation(s): N/A.

Thoroughfare Plan: N/A.

ECONOMIC DEVELOPMENT

Prime Industrial Site: Site is not within a designated prime industrial site.

INCORPORATED JURISDICTION COMMENTS

The site lies north of the incorporated limits of the Town of Kernersville. Talley's Crossing intersection south of West Mountain Street is identified in Town plans as a neighborhood commercial node (mixture of HB and HB-S zoning).

ANALYSIS

The current zoning request is a proposal to rezone 0.32 acre of land from existing RS-20 zoning to GO. The property consists of a single residential structure located on a short, 600 foot long local street which may be generally characterized as industrial in nature. The Loflin Concrete plant is located at the western terminus of McCracken Street, whereby ancillary plant operations are also located immediately behind and to the east of the current site as a nonconforming use on RS-20 zoned property. Although single family homes are located at the intersection of McCracken Road with NC 66, other commercial uses are located on the south side of a railway at the intersection of NC 66 and Old Mountain Road. In this context the current site is decidedly commercial in nature.

The odd configuration of street intersections, non-conforming uses, and mixed land uses in this area appear to be consistent with this unique request for GO zoning on the current tract of land which is only a third of an acre in size. Whereas GO zoning is generally intended for larger tracts of land in more intense commercial settings, a lesser intense office zoning classification, e.g. NO or LO zoning, would not permit the specific office use the petitioner seeks to locate on the property.

In this context Planning staff believes that the GO would be an appropriate use of the property and that the relatively small size of the current site will not create a negative impact or establish a precedent for inappropriate future zoning in the area. Although under the provisions of general use zoning there is no guarantee that the existing structure on the site will remain, it appears that the existing structure does provide a reasonable opportunity for an office use without major modifications.

The site is located within the Salem Lake WS-III Water Supply Watershed whereby impervious coverage is limited to 24 %. Due to the existing impervious coverage, however, staff considers the existing structure and parking area to be suitable for the proposed GO office uses. Staff further notes that due to the small size of the current site, that further expansion will be substantially limited.

In this unique context staff supports the requested GO zoning petition.

FINDINGS

1. The site is generally situated on a short cul-de-sac in a unique area of industrial, commercial and residential uses.
2. GO zoning, as compared to lesser intense NO or LO zoning, is required to accommodate a specific use proposed by the petitioner.
3. GO zoning is generally intended for larger office developments in more urbanized settings.
4. The existing site with surrounding commercial land uses appears better suited for office rather than residential uses.
5. Although there is no requirement under this general use zoning petition for the existing residential scale structure on the property to remain, the structure appears viable for adaptive reuse for office purposes.
6. The property is located within the Salem Lake WS III Water Supply Watershed, which will substantially limit the expansion of existing impervious coverages.
7. If approved, staff believes that the GO zoning would not establish a precedent for other inappropriate zoning in the area.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

[*For information purposes only:* The draft *Legacy* plan indicates that the site is located in the Future Growth Area (p. 23). It is expected to eventually become urban because of its proximity to Kernersville. *Legacy* discourages development in the FGA until the MSA (Metropolitan Statistical Area) is more fully developed and until more detailed land use plans can be prepared.]