

Motion to Approve Zoning Map Amendment, Docket F-1587, and
Statement of Consistency with Comprehensive Plan

I move that the Zoning Map Amendment and Issuance of Special Use District-No Site Plan Permit, Docket F-1587, be **approved** on the basis of the following:

The proposed zoning map amendment, as petitioned by B.A.C.K. Investments, Inc., to rezone a 3.27-acre piece of property from HB-S to HB-L (Outdoor Display Retail; Storage Services, Retail; Services, A; Church or Religious Institution, Neighborhood Scale; and Offices) and the issuance of the proposed special use district-no site plan permit are consistent with the recommendations of the Legacy Comprehensive Plan and are reasonable and in the public interest because

1. The subject property is currently developed with nine buildings providing retail, storage, business, and personal services. The subject property is located adjacent to property zoned for high intensity commercial use and adjacent to a church, as well as residential uses. The uses allowed under the proposed zoning for the subject property would be consistent with the current and planned uses for these adjacent and nearby properties;
2. The proposed rezoning would require the property to comply with the current standards of the Unified Development Ordinance, including more stringent screening and plantings, which would mitigate any impact on adjacent residences;
3. The property has direct access to North Main Street and internal circulation; and
4. The subject property is located in Growth Management Area 4, future growth area, which is suitable for HB-L zoning. The rezoning would meet Legacy recommendations to promote compatible infill development and redevelopment consistent with the surrounding area, and discourage inappropriate commercial encroachment into neighborhoods.

Second:

Vote:

FORSYTHCOUNTY
BOARD OF COMMISSIONERS

MEETING DATE: September 26, 2019 **AGENDA ITEM NUMBER:** 1A - 1D

SUBJECT:-

- A. Public Hearing on Zoning Petition of B.A.C.K. Investments, Inc. from HB-S to HB-L (Outdoor Display Retail; Storage Services, Retail; Retail Store; Services, A; Church or Religious Institution, Neighborhood Scale; and Offices): Property is Located on the Southwest Corner of North Main Street and Trulite Church Road (Zoning Docket F-1587)

- B. Ordinance Amending the Forsyth County Zoning Ordinance and Official Zoning Map of the County of Forsyth, North Carolina

- C. Approval of Special Use District - No Site Plan Permit

COUNTYMANAGER’S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:- See Attached

See attached staff report.

After consideration, the Planning Board recommended approval of the special use district - no site plan.

ATTACHMENTS:- X YES NO

SIGNATURE: DATE: _____
CountyManager

COUNTY ORDINANCE -
SPECIAL USE DISTRICT - NO SITE PLAN

Zoning Petition of B.A.C.K. Investments, Inc., Docket F-1587

AN ORDINANCE AMENDING THE
FORSYTH COUNTY ZONING ORDINANCE
AND THE OFFICIAL ZONING MAP OF
FORSYTH COUNTY, N.C.

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

Section 1. The Forsyth County Zoning Ordinance and the Official Zoning Map of the County of Forsyth, N.C. are hereby amended by changing from HB-S to HB-L (Outdoor Display Retail; Storage Services, Retail; Retail Store; Services, A; Church or Religious Institution, Neighborhood Scale; and Offices) the zoning classification of the following described property:

PIN# 6882-86-1068

Section 2. This Ordinance is adopted after approval of the Special Use District - No Site Plan Permit issued by the Board of Commissioners the _____ day of _____, 20__ to B.A.C.K. Investments, Inc.

Section 3. The Board of Commissioners hereby directs the issuance of a Special Use District - No Site Plan Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be located on the property described in section one above. Said Special Use District - No Site Plan Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

COUNTY

SPECIAL USE DISTRICT - NO SITE PLAN PERMIT

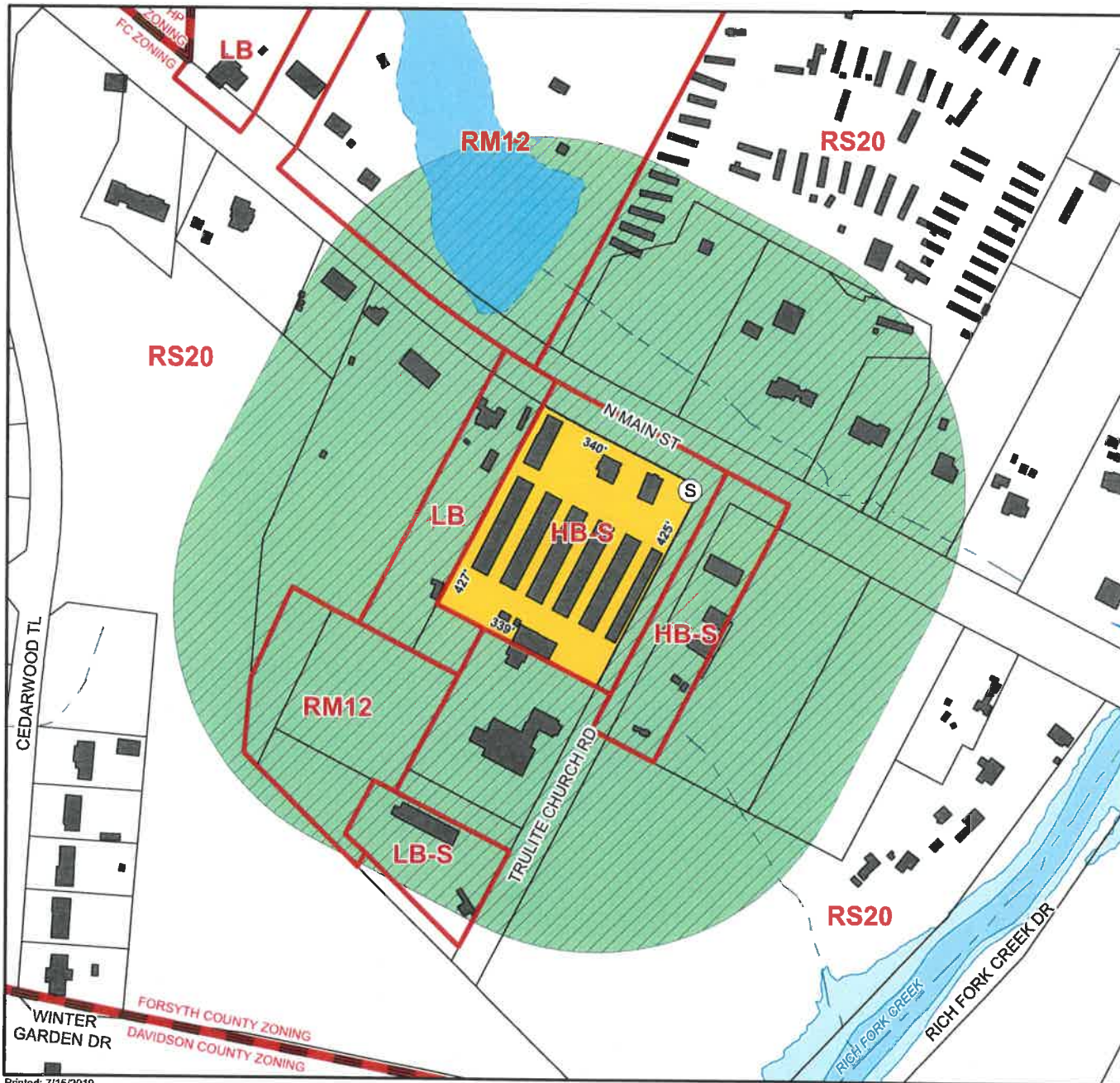
Issued by the Board of Commissioners

of Forsyth County, NC

The Board of Commissioners of Forsyth County, NC issues a Special Use District - No Site Plan Permit for the zoning petition of B.A.C.K. Investments, Inc., (Zoning Docket F-1587). The site shall be developed in accordance with the conditions approved by the Board and the following uses: (Outdoor Display Retail; Storage Services, Retail; Retail Store; Services, A; Church or Religious Institution, Neighborhood Scale; and 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 HB-L zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

OTHER REQUIREMENTS:

- a. Developer shall install a ten (10) foot wide streetyard along North Main Street and Trulite Church Road.
- b. Developer shall provide screening for any outdoor storage area(s) visible from North Main Street or Trulite Church Road, in accordance with UDO standards for such screening.
- c. One on-premise freestanding sign shall be permitted on North Main Street, to be no taller than six (6) feet.

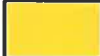



DOCKET #: F1587

PROPOSED ZONING:
HB-L

EXISTING ZONING:
HB-S

PETITIONER:
B.A.C.K. Investments, Inc.

 Property included in zoning request.

 500' mail notification radius. Property not in zoning request.

SCALE: 1" represents 300'

STAFF: Colyer

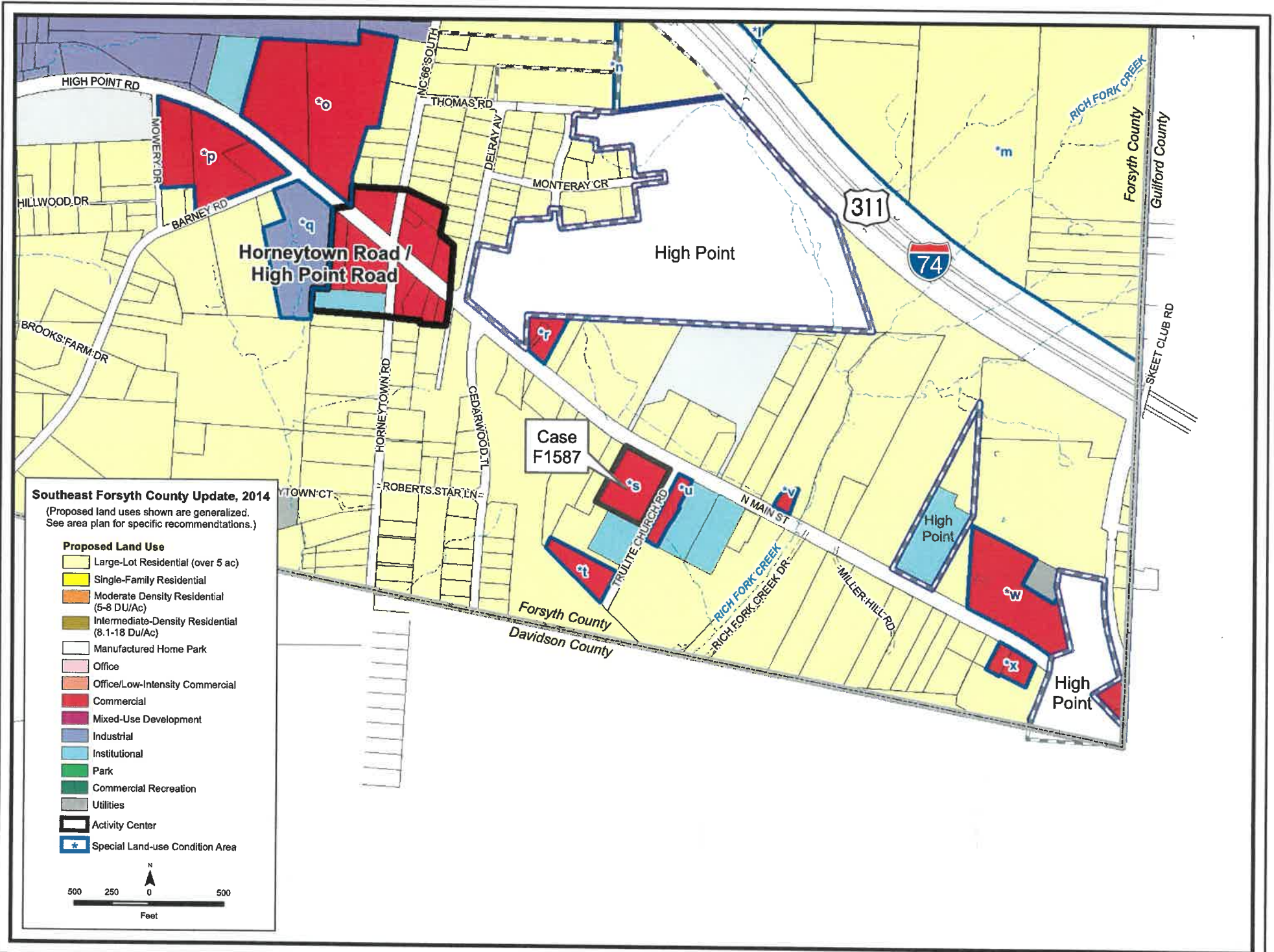
GMA: 4

ACRES: 3.30

NEAREST BLDG: 0' south

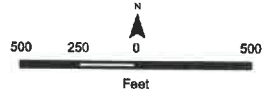
MAP(S): 6882.02





Southeast Forsyth County Update, 2014
 (Proposed land uses shown are generalized.
 See area plan for specific recommendations.)

- Proposed Land Use**
- Large-Lot Residential (over 5 ac)
 - Single-Family Residential
 - Moderate Density Residential (5-8 DU/Ac)
 - Intermediate-Density Residential (8.1-18 DU/Ac)
 - Manufactured Home Park
 - Office
 - Office/Low-Intensity Commercial
 - Commercial
 - Mixed-Use Development
 - Industrial
 - Institutional
 - Park
 - Commercial Recreation
 - Utilities
 - Activity Center
 - Special Land-use Condition Area



Case F1587



August 21, 2019

B.A.C.K. Investments, Inc.
Attn: Ken Rush
4539 Johnson Street
Colfax, NC 27235

Re: Zoning Petition F-1587

Bryce A. Stuart Municipal Building
100 E. First Street
P.O. Box 2511
Winston-Salem, NC 27102
CityLink 311 (336.727.8000)
Fax 336.748.3163
www.cityofws.org/planning

Dear Petitioner:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners. You will be notified by the Clerk to the Board of Commissioner’s Office of the date on which the Commissioners will hear this petition.

Sincerely,

Aaron King
Director of Planning and Development Services

pc: Clerk to the Board of Commissioners Forsyth County Government Center, 5th Floor, 201 N. Chestnut Street, Winston-Salem, NC 27101

City Council: Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

County Commissioners: David R. Plyler, Chairman; Don Martin, Vice Chair, Fleming El-Amin; Ted Kaplan; Richard V. Linville; Gloria D. Whisenhunt; Everette Witherspoon; County Manager: Dudley Watts, Jr.

City-County Planning Board: Chris Leak, Chair; Melynda Dunigan, Vice-Chair; George M. Bryan, Jr.; Jason Grubbs; Tommy Hicks; Clarence R. Lambe, Jr.; Johnny Sigers; Brenda J. Smith; Jack Steelman

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	F-1587
Staff	Elizabeth Colyer
Petitioner(s)	B.A.C.K. Investments, Inc.
Owner(s)	Same
Subject Property	PIN 6882-86-1068
Address	4003, 4005 and 4007 North Main Street
Type of Request	Special Use District – No Site Plan rezoning from HB-S to HB-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from HB-S (Highway Business – Special Use) to HB-L (Highway Business – Special Use District – No Site Plan). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Outdoor Display Retail; Storage Services, Retail; Retail Store; Services, A; Church or Religious Institution, Neighborhood Scale; and Offices <p>NOTE: General, Special Use District – No Site Plan, and Special Use district zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented. With a General Use request all uses in the district must be considered.</p>
Neighborhood Contact/Meeting	The petitioner’s summary of neighborhood outreach is attached.
Zoning District Purpose Statement	The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in GMAs 2, 3 and 4.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<p>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes. The subject site is developed with nine (9) buildings that provide retail, business and personal services in GMA 4.</p>
GENERAL SITE INFORMATION	
Location	Southwest corner of the intersection of North Main Street and Trulite Church Road
Jurisdiction	Forsyth County
Site Acreage	± 3.27 acres
Current Land Use	Self-storage, recreational vehicle storage, offices and barbershop

Surrounding Property Zoning and Use	Direction	Zoning District	Use
	West	LB	Vacant single-family home, vacant land
	North	RS20	Single-family homes
	East	HB-S	Single-family home and a vehicle paint and body shop
	South	RS20	Neighborhood scale church

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)

(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?

Yes. The subject property is located adjacent to high-intensity commercial zoning and uses across Trulite Church Road. Rezoning the property for additional uses would impose more stringent screening and planting requirements than are currently required, which would mitigate impacts of the request to the surrounding residential uses.

Physical Characteristics

The site is fully developed with nine (9) existing buildings and parking. The site’s topography gradually slopes downward from the northwest to the southeast.

Proximity to Water and Sewer

Public water and sewer are not available to the site.

Stormwater/ Drainage

There are no known stormwater or drainage issues associated with the site.

Watershed and Overlay Districts

The site is not located within a protected watershed nor in any overlay districts.

Analysis of General Site Information

The site was developed according to an approved site plan and is located adjacent to a commercial site. It is surrounded by residential, institutional, and commercial uses. The site will be required to meet the current standards of the UDO, including provisions relating to bufferyards, screening and streetyards.

RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1393	LB and RM12 to HB-S	Approved 10/17/2003	Current site	3.27	Approval	Approval
F-1369	RS20 to HB-S	Approved 10/10/2002	63 feet east	1.17	Denial	Approval
F-1077	R6 to LB-S	Approved 7/11/1994	372 feet south	1.8	Denial	Denial

SITE ACCESS AND TRANSPORTATION INFORMATION

Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
North Main Street	Unclassified	335 feet	N/A	N/A
Trulite Church Road	Unclassified	424 feet	N/A	N/A

Proposed Access Because this is a Special Use District – No Site Plan request, staff

Point(s)	cannot determine proposed access points. However, the site has existing access from North Main Street and Trulite Church Road.
Planned Road Improvements	The applicant has not proposed any improvements with this request.
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: HB-S</u> 33,200 square feet (storage area) / 1,000 square feet x 2.5 (Mini-warehouse trip rate) = 83 trips per day</p> <p>5,127 square feet (office space) /1,000 square feet x 11.01 (General office building trip rate) = 56.4 trips per day</p> <p>Because there is no site plan associated with this request, staff is unable to estimate the proposed trip generation.</p>
Sidewalks	There are no sidewalks in the vicinity.
Transit	This site is not served by transit.
Connectivity	Staff is unable to determine the overall connectivity of the site, as no site plan was submitted with this request. However, there may be opportunities to provide connections to the vacant site to the west.
Analysis of Site Access and Transportation Information	The site has existing internal circulation and access onto both North Main Street and Trulite Church Road.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 4 – Future Growth Area
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> ● Recycle and reuse land and buildings. ● Promote compatible infill development that fits with the context of its surroundings. ● Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. ● Discourage inappropriate commercial encroachment into neighborhoods. ● Make efficient use of Forsyth County’s limited land capacity.
Relevant Area Plan(s)	<i>Southeast Forsyth County Area Plan Update (2013)</i>
Area Plan Recommendations	The area plan recommends commercial use of the subject property, encouraging the redevelopment of existing undeveloped and underutilized sites and calling for the improvement of existing commercial areas so as to blend with existing development and not infringe on nearby neighborhoods. The subject property is within a Special Land Use Conditions area that recommends against expanding the commercially zoned area to other adjacent lots.

Site Located Along Growth Corridor?	The site is not located along a Growth Corridor.	
Site Located within Activity Center?	No; however, the site is located 1,500 feet southeast of the Horney Town Road/High Point Road Activity Center.	
Addressing	Addresses have been assigned to the existing buildings.	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?	
	No	
	(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?	
	Yes	
Analysis of Conformity to Plans and Planning Issues	The rezoning request would add permitted uses to an existing developed site with no proposed expansion of any building or parking area. Both <i>Legacy</i> and the <i>Southeast Forsyth County Area Plan</i> are supportive of such development, and the area plan recommends the site for continued commercial use.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal	Negative Aspects of Proposal	
The proposal would allow for utilization of an existing site to provide uses not currently allowed, with no expansion of the site's development.	One of the proposed uses is more intense than other existing uses.	
The uses proposed would require that the site meet more stringent provisions in the UDO with regard to site layout and design.		
The <i>Southeast Forsyth County Area Plan</i> shows continued commercial use of the subject property.		
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL		
The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.		
<ul style="list-style-type: none"> • <u>OTHER REQUIREMENTS:</u> <ol style="list-style-type: none"> a. Developer shall install a ten (10) foot wide street yard along North Main Street and Trulite Church Road. b. Developer shall provide screening for any outdoor storage area(s) visible from North Main Street or Trulite Church Road, in accordance with UDO standards for such screening. c. One on-premise freestanding sign shall be permitted on North Main Street, to be no taller than six (6) feet. 		

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR F-1587
AUGUST 8, 2019**

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

In the history of this case, with the various decisions that have been made, two denials and one approval, George Bryan asked whether there was anything the Planning Board should be made aware of that would impact this particular case. Desmond stated that it is being used the same way it has been, and there is nothing that carries back from those years until now. Aaron King stated that the reason they were denied in the past was that he did not think there were area plans in place that supported commercial zoning like there are presently.

MelyndaDunigan asked if the City of High Point expressed any issues or reservations with this case. Desmond stated that High Point did not have any concerns about this request, but they did mention it is possible that they might extend their services to this area at some point in the future.

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan; MelyndaDunigan; Jason Grubbs; Tommy Hicks; Clarence Lambe;
Chris Leak; Brenda Smith

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services

USES ALLOWED UNDER PROPOSED “SERVICES, A”

SERVICES, A. An establishment primarily engaged in providing a service(s) to business and individuals. All merchandise and rental equipment is stored inside enclosed buildings. Services A includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):

- 7212 Garment Pressing and Agents for Laundries and Drycleaners
- 7215 Coin-Operated Laundries and Cleaning
- 7216 Drycleaning Plants, Except Rug
- 7217 Carpet and Upholstery Cleaning
- 722 Photographic Studios, Portrait
- 723 Beauty Shops
- 724 Barber Shops
- 725 Shoe Repair and Shoeshine Parlors
- 729 Miscellaneous Personal Services
- 733 Mailing, Reproduction, Commercial Art and Photography
- 735 Equipment Rental and Leasing (only with inside storage of equipment)
- 737 Computer Programming, Data Processing and other Computer Related Services (Except Computer Programming, 7371; Prepackaged Software, 7372; and, Computer System Design, 7373)
- 738 Miscellaneous Business Services
- 762 Electrical Repair Shops
- 763 Watch, Clock, and Jewelry Repair
- 764 Reupholstery and Furniture Repair
- 7699 Uses from SIC 7699 primarily engaged in providing repair and other services to business and individuals, that by the nature of their operation have little impact on adjoining property due to noise, odor, vibration, and/or air or water pollution. All repair items and supplies are stored in enclosed buildings. These uses include repair of small or precision equipment, such as medical, dental laboratory or drafting equipment, and the repair of personal use property such as cameras, musical instruments, and bicycles, and other services, including locksmiths and custom picture framing.

Tarra Jolly

From: Elizabeth R. Colyer
Sent: Monday, August 05, 2019 8:33 AM
To: Tarra Jolly; Desmond Corley
Subject: FW: 4003 N Main St HB-S PIN 6882-86-1068.00

Good morning,

This is the input I received back from the City of High Point in regards to rezoning case F-1587. If you need anything further from me, please let me know.

Thank you,

Elizabeth
Ext. 7427

From: Lee Burnette [mailto:lee.burnette@highpointnc.gov]
Sent: Friday, August 02, 2019 11:13 AM
To: Elizabeth R. Colyer
Subject: RE: 4003 N Main St HB-S PIN 6882-86-1068.00

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Elizabeth

Thank you for the opportunity to comment. This property is within the annexation agreement area that we have with the City of Kernersville, which means the City of High Point has the right to annex the subject property and not Kernersville. Therefore, the subject property is within the City's planning area. By the City's adopted policy guidance, the subject property and adjacent properties (primarily west of NC 66) are designated as a Future Growth Area. That means the City does not have plans to annex or serve that area at this time. The nearest water line is along NC Hwy 66 and closest corporate limits are just east of NC Hwy 66. We offer no comments on the proposed rezoning.

Thanks and we appreciate the opportunity to review and comment.

Thanks,
Lee

From: Elizabeth R. Colyer <elizabethrc@cityofws.org>
Sent: Thursday, July 25, 2019 2:11 PM
To: Lee Burnette <lee.burnette@highpointnc.gov>
Subject: 4003 N Main St HB-S PIN 6882-86-1068.00

Good afternoon Lee,

I am with the Planning and Development Services Department of Winston-Salem with City/County planning. We have a rezoning request for the subject site. We wanted to reach out to your staff for any input you may have for this request.

The public hearing date is scheduled for Thursday August 8. I have attached the current site plan and ordinance with staff change approval. Please let me know if you need anything further.

Existing zoning: HB-S

Uses: Storage Services, Retail; Retail Store; Services A; Offices

Proposed zoning: HB-L

Proposed uses: Storage Services, Retail; Retail Store; Services A; Offices; Outdoor Display Retail (for car sales); Church, Neighborhood Scale

Thank you for your time and have a great day!

Elizabeth

Elizabeth Colyer
Zoning Plans Examiner
Inspections Division
City of Winston-Salem/Forsyth County
Planning and Development Services
100 E First St, Suite 328
Winston-Salem, NC 27101
336.747.7427 Office direct
336.727.2792 Fax

City of Winston-Salem
ONE TEAM
Committed to Excellence

All e-mails including attachments sent to and from this address are subject to being released to the media and the public in accordance with the North Carolina Public Records Law.

Elizabeth

Here is the list of names and addresses of the people we sent letters to. Thanks for all your help and if you need anything else just let me or Amy know.

Ken

✓ Trulite Baptist Church	4001 Trullte Church RD	High Point NC 27265
✓ Moorefield Doris J	4023 N Main ST	High Point NC 27265
✓ Auman Ruby P	3914 N Main ST	High Point NC 27265
Trulite Baptist Church	4001 Trulite Church RD	High Point NC 27265
✓ Hedgecock Christopher Mark	3911 N Main ST	High Point NC 27265
✓ Alfred Lee Scott Revocable Trust	108 Mowery DR	HIGH POINT NC 27265
✓ Auman Barbara N	3910 N Main ST, TRLR 2	High Point NC 27265
✓ Gibson Ralph Scott	PO BOX 5207	HIGH POINT NC 27262
B.A.C.K. INVESTMENTS INC	4539 JOHNSON ST	COLFAX NC 27235
✓ David Allen & Jackie J Montgomery Revoc Trust	3903 N Main ST	High Point NC 27265
✓ High Point Hebrew Cemet Assoc	PO BOX 1780	High Point NC 27261
✓ Cecil Janet Groome	4019 N Main ST	High Point NC 27265
✓ Grimes Robert W	9765 Woodruff RD	Kernersville NC 27284
✓ Gibson Beverly Woodard	3906 N Main ST	High Point NC 27265
High Point Hebrew Cemet Assoc	PO BOX 1780	High Point NC 27261
✓ ROBERTS SANDRA N	PO BOX 6412	HIGH POINT NC 27262
✓ Callahan Donald W	1621 Staley RD	High Point NC 27265
SOUTH DARIEN L	4015 N MAIN ST	HIGH POINT NC 27265
AUMAN MOBILE HOME PARK LLC	3910 N MAIN ST TRLR 2	HIGH POINT NC 27265
Kennedy Robert M	15110 Toni Ter	Hudson FL 34669
Auman Ruby P	3914 N Main ST	High Point NC 27265

On July 2, 2019, we sent out letters to 17 of our surrounding neighbors informing them of our intent to rezone our location to include usage as a used vehicle sales center. We are happy to report we have received no feedback whatsoever. Attached is a copy of the correspondence we sent.

Many thanks for your assistance.

Sincerely,

Ken and Amy Rush

Sent from my iPhone

Begin forwarded message:

Date: July 25, 2019 at 3:28:46 PM EDT

To: Amy <amyrush58@gmail.com>

B.A.C.K. Investments INC
4539 Johnson St. Colfax NC 27235
336-707-0819
krush@bellsouth.net

Dear Property Owner:

We would like to reach out to make you aware of our rezoning application, in regards to the property located at:

4005 N. Main Street, High Point NC 27265

B.A.C.K. Investments has applied for a Special Use Limited District Rezoning with Forsyth County. We are filing this rezoning to add the approved uses which are: Outdoor Display Retail, Storage Services, Retail, Retail Store, Services, and offices. Currently this location already functions as AAA Self Storage, this will continue. The rezoning is being filed to allow the location to also sell used vehicles. Our plans for this are to add an office that will function as an approved North Carolina DMV auto dealer. Our goal is to always be the best neighbor possible so, please let us know if you have any questions and we will be glad to answer.

Sincerely,



Kenneth Rush

F1587(S)
I.A.C.K. INVESTMENTS INC
539 JOHNSON ST
WOLFAX NC27235

F1587(N)
AUMAN MOBILE HOME PARK LLC
3910 N MAIN ST
HIGH POINT NC27265

F1587(N)
JECIL JANET GROOME
3019 N MAIN ST
HIGH POINT NC27265

F1587(N)
GIBSON RALPH SCOTT
GIBSON ANJANETTE H
HIGH POINT NC27262

F1587(N)
HIGH POINT HEBREW CEMET ASSOC
HIGH POINT NC27261

F1587(N)
ROBERTS SANDRA N
HIGH POINT NC27262

F1587(N)
ALFRED LEE SCOTT REVOCABLE TRUST
SCOTT ALFRED LEE
108 MOWERY DR
HIGH POINT NC27265

F1587(N)
AUMAN RUBY P
3914 N MAIN ST
HIGH POINT NC27265

F1587(N)
DAVID ALLEN & JACKIE J MONTGOMERY
REVOC TRUST
3903 N MAIN ST

F1587(N)
GRIMES ROBERT W
GRIMES TAMMY K
9765 WOODRUFF RD
KERNERSVILLE NC27284

F1587(N)
KENNEDY ROBERT M
15110 TONI TER
HUDSON FL34669

F1587(N)
SOUTH DARIEN L
SOUTH HOLLY W
4015 N MAIN ST
HIGH POINT NC27265

F1587(N)
AUMAN BARBARA N
3910 N MAIN ST
HIGH POINT NC27265

F1587(N)
CALLAHAN DONALD W
CALLAHAN LINDA SUE
1621 STALEY RD
HIGH POINT NC27265

F1587(N)
GIBSON BEVERELY WOODARD
3906 N MAIN ST
HIGH POINT NC27265

F1587(N)
HEDGECOCK CHRISTOPHER MARK
3911 N MAIN ST
HIGH POINT NC27265

F1587(N)
MOOREFIELD DORIS J
4023 N MAIN ST
HIGH POINT NC27265

F1587(N)
TRULITE BAPTIST CHURCH
4001 TRULITE CHURCH RD
HIGH POINT NC27265

(For publication in the WS Journal Legal Section on September 13, 2019 and September 20, 2019)

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the Board of Commissioners will hold a public hearing in the Commissioners' Meeting Room on the fifth floor of the Forsyth County Government Center, 201 N. Chestnut Street, Winston-Salem, North Carolina at 2:00 p.m. on September 26, 2019 on the following:

Zoning petition of B.A.C.K. Investments, Inc. from HB-S to HB-L (Outdoor Display Retail; Storage Services, Retail; Retail Store; Services, A; Church or Religious Institution, Neighborhood Scale; and Offices): property is located on the southwest corner of North Main Street and Trulite Church Road; property consists of ±3.27 acres and is PIN 6882-86-1068 as shown on the Forsyth County Tax Maps (Zoning Docket F-1587).

All persons interested in the proposed amendment are invited by the Board of Commissioners of Forsyth County to attend this public hearing and present their views.

FORSYTH COUNTY BOARD OF COMMISSIONERS
Ashleigh M. Sloop, Clerk to the Board