

Motion and
Statement of Consistency with Comprehensive Plan
F-1556

I move that the following statement be adopted in support of a **Motion to Approve** Zoning Map Amendment F-1556:

The proposed general use zoning map amendment as petitioned by Gray Hill for property owned by E. N. Hine, Jr., Heirs to rezone property from RS-9 (Residential, Single Family District – 9,000 square foot minimum lot size) and RS-20 (Residential, Single Family district – 20,000 square foot minimum lot size) to LI (Limited Industrial District), is consistent with the recommendations of the Legacy Comprehensive Plan and the adopted Southeast Suburban Area Plan, and is reasonable and in the public interest because:

1. The subject property is adjacent to LI zoned property on two sides, therefore, the proposed LI zoning classification is compatible with uses permitted on other properties in the vicinity; and
2. The subject property has good road access, making it attractive for industrial use.

Based on the foregoing Statement, I move adoption of F-1556.

Second:

Vote:

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: November 23, 2015 **AGENDA ITEM NUMBER:** _____

SUBJECT:-

- A. Public Hearing on Zoning Petition of Gray Hill for Property Owned by E N Hine, Jr, Heirs from RS9 and RS20 to LI; Property is Located on the East and West Sides of Ridgewood Road, North of US 311 (Zoning Docket F-1556)

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

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the rezoning petition.

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____
County Manager

COUNTY ORDINANCE - GENERAL USE

Zoning Petition of Gray Hill for property owned by E N Hine, Jr, Heirs, Docket F-1556

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 RS9 and RS20 to LI the zoning classification of the following described property:

PIN # 6854-62-7012

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD
DRAFT STAFF REPORT**

PETITION INFORMATION			
Docket #	F-1556		
Staff	Gary Roberts, Jr. AICP		
Petitioner(s)	Gray Hill		
Owner(s)	E N Hine, Jr., Heirs		
Subject Property	PIN # 6854-62-7012		
Address	3060 Ridgewood Road		
Type of Request	General use rezoning from RS9 and RS20 to LI		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS9 (Residential, Single Family district – 9,000 sf minimum lot size) and RS20 (Residential, Single Family district – 20,000 sf minimum lot size) to LI (Limited Industrial district).</p> <p>NOTE: General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>		
Neighborhood Contact/Meeting	The application indicates that no neighborhood meeting has been held.		
Zoning District Purpose Statement	The LI District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial and service activities which, in their normal operations, have little or no adverse effect upon adjoining properties. The district is established to provide locations for industrial development in GMAs 1, 2, 3 and 4 and Metro Activity Centers.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the site is located within GMA 3, at an interchange along U.S. 311, and is adjacent to other LI zoned property.		
GENERAL SITE INFORMATION			
Location	East and west sides of Ridgewood Road, north of U.S. 311		
Jurisdiction	Forsyth County		
Site Acreage	± 7.06 acres		
Current Land Use	A single family home and accessory buildings are currently located on the western portion of the site.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	LI	Industrial
	East	LI	Undeveloped and industrial
	South	RS9 & RS20	U.S. 311/Ridgewood Road Interchange
	West	RS9	Single family home

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?			
	The uses permitted in the proposed LI district are compatible with the uses permitted on the adjacent LI zoned properties and less compatible with the single family residential uses permitted on the adjacent RS9 zoned property.			
Physical Characteristics	With the exception of the yard area surrounding the single family home, the site is heavily wooded and has a gentle to moderate slope downward in all directions from the central portion of the site.			
Proximity to Water and Sewer	Public water and sewer are available to the site.			
Stormwater/ Drainage	No known issues			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	The site has no development constraints such as watersheds, floodplains, or steep slopes.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
U.S. 311	Freeway	247'	50,600	61,200
Ridgewood Road	Major Thoroughfare	974'	6,700	13,800
Proposed Access Point(s)	Because this is a general use rezoning request with no site plan, the exact location of access points is unknown. The site does have access on Ridgewood Road. U.S. 311 is a controlled access facility.			
Planned Road Improvements	The <i>Comprehensive Transportation Plan</i> recommends a three-lane cross section with wide outside lanes, curb and gutter, and sidewalks for Ridgewood Road.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS9 and RS20</u> 29 dwelling units on the RS9 portion and 1 dwelling unit on the RS20 portion = 30 units x 9.57 (SFR Trip Rate) = 287 Trips per Day.</p> <p><u>Proposed Zoning: LI</u> No trip generation is available for general use zoning.</p>			
Sidewalks	There are no sidewalks located within the general area.			
Transit	Not available.			
Analysis of Site Access and Transportation Information	The site has good access with extensive frontage on a major thoroughfare at an interchange with U.S. 311. Depending upon the specifics of how the site may be developed, there is a possibility for an increase in traffic from this request as compared to a single family residential build-out scenario.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy 2030 GMA	Growth Management Area 3 - Suburban Neighborhoods			

Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> Recognize the scarcity of good industrial land and promote the wisest economic use of those limited resources to generate needed jobs and create wealth for our community. Protect planned industrial areas by following the recommendations of the Planning Department's industrial sites study, area plans, and other development guides. Explore mechanisms such as industrial zoning for industrial land protection. 					
Relevant Area Plan(s)	<i>Southeast Suburban</i> (2009)					
Area Plan Recommendations	<ul style="list-style-type: none"> The Area Plan recommends industrial use for the subject property. 					
Site Located Along Growth Corridor?	The site is not located along a growth corridor.					
Site Located within Activity Center?	The site is not located within an activity center.					
Addressing	There are no addressing or street naming concerns.					
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 Legacy 2030?					
	Yes					
Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone the subject property from RS20 and RS9 to LI. The site is currently undeveloped and is adjacent to other LI zoned and developed sites on three sides.</p> <p>The <i>Southeast Suburban Area Plan (SSAP)</i> recommends industrial use for this site along with other properties in the general area. Staff supports the subject request which is consistent with the adopted area plan and compatible with the surrounding development pattern. Staff would also be supportive of a request to rezone the lot which is internal to the site and currently zoned RS9, to the LI district.</p>					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1537	RS20 to LI	Approved 1-28-13	Directly east	4.6	Approval	Approval
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The request is consistent with the recommendations of <i>Legacy 2030</i> and the <i>Southeast Suburban Area Plan</i> .			The subject property surrounds a relatively small lot which will remain zoned RS9.			
The site has good road access, making it attractive for industrial use.			The request would permit some industrial uses which may lead to increased traffic.			

The request is consistent with the LI purpose statement.	
The site is adjacent to LI zoned properties on two sides.	

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-1556
OCTOBER 8, 2015**

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

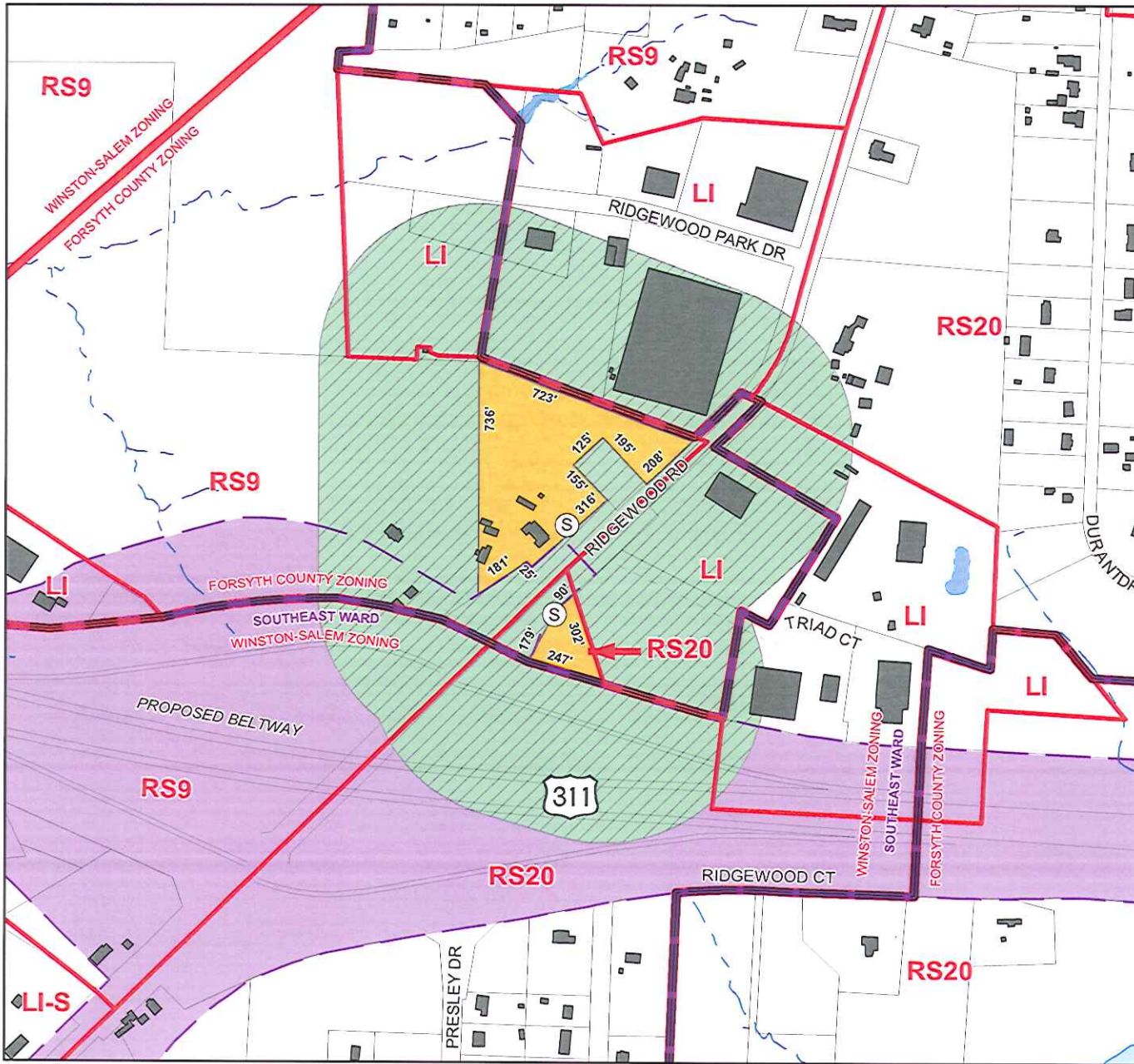
MOTION: Clarence Lambe moved approval of the zoning petition.

SECOND: Paul Mullican

VOTE: Unanimous

According to information furnished by the Office of the Tax Assessor on November 3, 2015, the subject property was in the name of E N Hine Jr. Heirs.

A. Paul Norby, FAICP
Director of Planning and Development Services



DOCKET #: F1556

PROPOSED ZONING:
LI

EXISTING ZONING:
RS9 and RS20

PETITIONER:
Gray Hill

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

SCALE: 1" represents 500'

STAFF: Roberts

GMA: 3

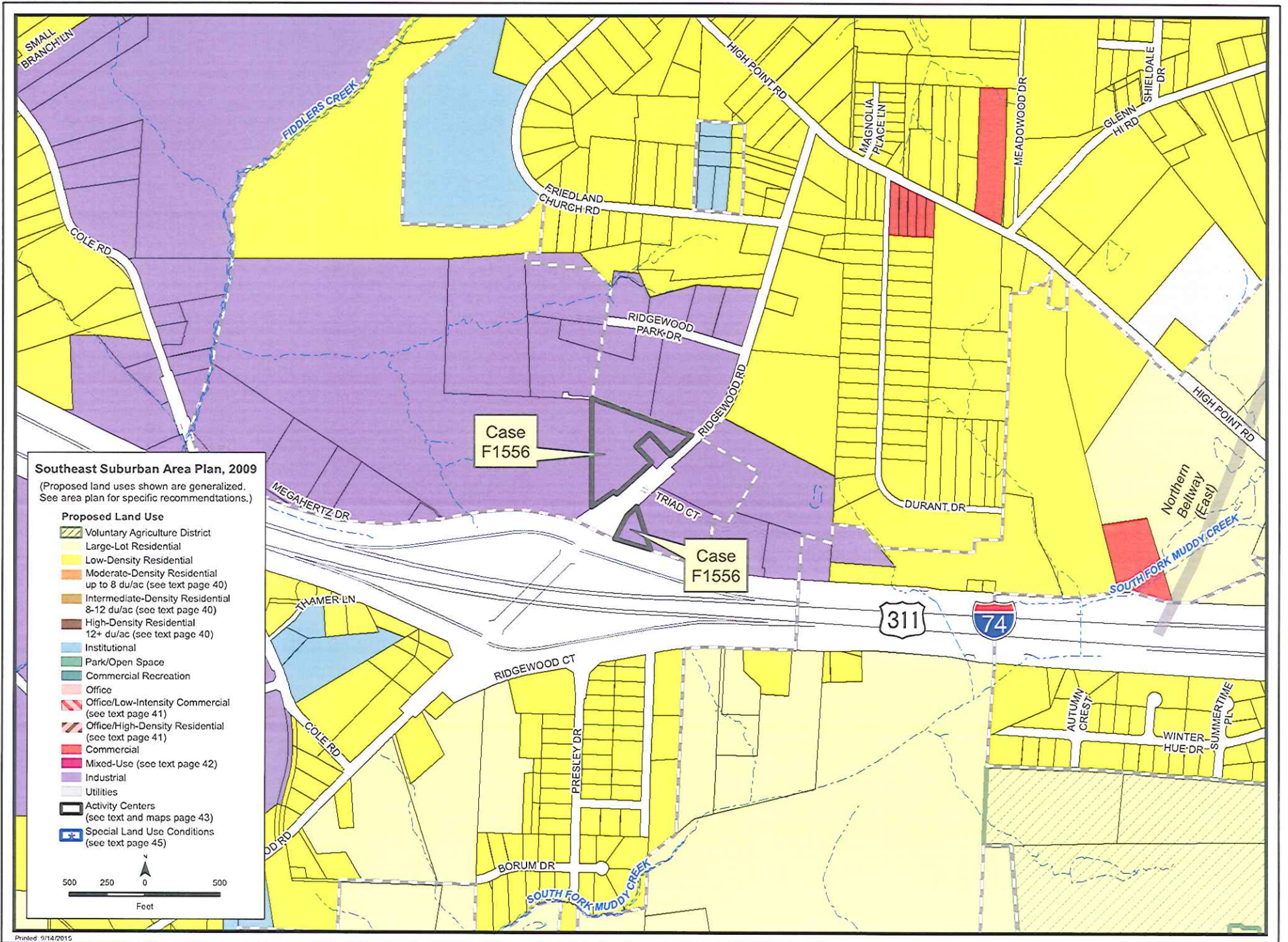
ACRES: 7.06

NEAREST BLDG: 50' north

MAP(S): 6854.04



Printed: 9/22/2015



F-1556 ATTACHMENT A
EXISTING RS9 and RS20 USES ALLOWED
Forsyth County Jurisdiction Only

RS9:

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Adult Day Care Home
Agricultural Production, Crops
Agricultural Production, Livestock
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see UDO)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Manufactured Home, Class A
Park and Shuttle Lot
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses

F-1556 ATTACHMENT A
EXISTING RS9 and RS20 USES ALLOWED
Forsyth County Jurisdiction Only

RS20:

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Adult Day Care Home
Agricultural Production, Crops
Agricultural Production, Livestock
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see UDO)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Church or Religious Institution, Community
Golf Course
Library, Public
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

Bed and Breakfast
Borrow Site
Child Day Care, Large Home
Dirt Storage
Fishing, Fee Charged
Habilitation Facility A
Kennel, Outdoor
Landfill, Land Clearing/Inert Debris, 2 acres or less
Manufactured Home, Class A
Manufactured Home, Class B
Nursing Care Institution
Park and Shuttle Lot
Riding Stable
Shooting Range, Outdoor
Transmission Tower

F-1556 ATTACHMENT A
EXISTING RS9 and RS20 USES ALLOWED
Forsyth County Jurisdiction Only

RS20

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED

BODY (E)

Landfill, Land Clearing/Inert Debris, greater than 2 acres

Access Easement, Private Off-Site

Parking, Off-Site, for Multifamily or Institutional Uses

F-1556 ATTACHMENT B
PROPOSED LI USES ALLOWED
Forsyth County Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Academic Biomedical Research Facility
Academic Medical Center
Agricultural Production, Crops
Agricultural Production, Livestock
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
College or University
Fish Hatchery
Fuel Dealer
Government Offices, Neighborhood Organization, or Post Office
Hospital or Health Center
Kennel, Indoor
Kennel, Outdoor
Manufacturing A
Manufacturing B
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
Recreation Facility, Public
Recreation Services, Indoor
Recycling Center
School, Vocational or Professional
Services A
Services B
Signs, Off-Premises
Storage Services, Retail
Terminal, Bus or Taxi
Testing and Research Lab
Transmission Tower

F-1556 ATTACHMENT B
PROPOSED LI USES ALLOWED
Forsyth County Jurisdiction Only

Utilities
Warehousing
Wholesale Trade A
Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris, 2 acres or less
Landfill, Land Clearing/Inert Debris, greater than 2 acres

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

Borrow Site
Dirt Storage
Helistop
Landfill, Sanitary
Solid Waste Transfer Station

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

Access Easement, Private Off-Site
Shelter for Homeless