April 1, 2022

Bruce W. Brady and
Karolyn S. Kruger Living Trust
1108 Constantine Court
Kernersville, NC 27284

Re: Zoning Petition F-1614

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 Board of Commissioner’s Office of the date on which the Commissioners will hear this petition.

Sincerely,

Chris Murphy, AICP
Acting 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
Public hearing and consideration of zoning petition of Bruce W. Brady and Karolyn S. Kruger Living Trust from GI to RS9: property is located on the north side of Hammock Farm Road, south of Old Walkertown Road (Zoning Docket F-1614).

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:-  X  YES  ___ NO

SIGNATURE: __________________________________ DATE: ________________

County Manager
COUNTY ORDINANCE - GENERAL USE

Zoning Petition of Bruce W. Brady and Karolyn S. Kruger Living Trust, Docket F-1614

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 GI to RS9 the zoning classification of the following described property:

PIN(s) 6857-18-7967 and 6857-19-9111

Section 2. This ordinance shall become effective upon adoption.
## CITY-COUNTY PLANNING BOARD
### STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>F-1614</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Bryan D. Wilson</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Bruce W. Brady and Karolyn S. Kruger Living Trust</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PINs 6857-18-7967 and 6857-19-9111</td>
</tr>
<tr>
<td>Type of Request</td>
<td>General Use rezoning</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Map for the subject property from GI (General Industrial) to RS9 (Residential, Single Family – 9,000 sf minimum lot size). <strong>NOTE:</strong> 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 request, all uses in the district must be considered.</td>
</tr>
<tr>
<td>Neighborhood Contact/Meeting</td>
<td>A summary of the petitioner’s neighborhood outreach is attached.</td>
</tr>
<tr>
<td>Zoning District Purpose Statement</td>
<td>The RS9 District is primarily intended to accommodate relatively high-density single family detached dwellings in urban areas. This district is intended for application in GMAs 2 and 3 and may be suitable in Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.</td>
</tr>
<tr>
<td>Rezoning Consideration from Section 3.2.19 A 16</td>
<td>(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 and is located approximately one mile from a commercial area with access to services.</td>
</tr>
</tbody>
</table>

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>North side of Hammock Farm Road, south of Old Walkertown Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Forsyth County</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 2.06 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently undeveloped.</td>
</tr>
<tr>
<td>Surrounding Property Zoning and Use</td>
<td>Direction</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td></td>
<td>South</td>
</tr>
<tr>
<td></td>
<td>North</td>
</tr>
<tr>
<td></td>
<td>East</td>
</tr>
<tr>
<td></td>
<td>West</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rezoning Consideration from Section 3.2.19 A 16</th>
<th>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The proposed residential uses are compatible with the single-family uses occupying the surrounding properties.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Physical Characteristics</th>
<th>The undeveloped site is largely wooded with a gentle slope to the northwest.</th>
</tr>
</thead>
</table>

<table>
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<tr>
<th>Proximity to Water and Sewer</th>
<th>The site does not currently have access to public water or public sewer.</th>
</tr>
</thead>
</table>

<table>
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<tr>
<th>Stormwater/Drainage</th>
<th>No known issues exist for this site.</th>
</tr>
</thead>
</table>

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<tr>
<th>Watershed and Overlay Districts</th>
<th>The site is not located within a water supply watershed.</th>
</tr>
</thead>
</table>

| Analysis of General Site Information | The site is currently zoned GI and is undeveloped. The site is bounded by the railway to the north, an unopened public right-of-way to the east, and Hammock Farm Road to the south. A gas pipeline utilities station abuts the property to the west. The site does not appear to have any development constraints. |

<table>
<thead>
<tr>
<th>RELEVANT ZONING HISTORIES</th>
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<tbody>
<tr>
<td>Case</td>
</tr>
<tr>
<td>---------------</td>
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<tr>
<td>F-1403</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>SITE ACCESS AND TRANSPORTATION INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Name</td>
</tr>
<tr>
<td>-------------</td>
</tr>
<tr>
<td>Hammock Farm Road</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Access Point(s)</th>
<th>Because this is a General Use request with no site plan or access conditions, the exact location of future access points is unknown.</th>
</tr>
</thead>
</table>
### Trip Generation - Existing/Proposed

**Existing Zoning:** GI  
As the property is undeveloped, a trip generation estimate cannot be calculated.

**Proposed Zoning:** RS9  
2.06 acres/9,000 sf = 9 potential lots x 9.57 = 86 potential trips per day

### Sidewalks

There are currently no sidewalks on either side of Hammock Farm Road.

### Transportation Impact Analysis (TIA)

A TIA is not required.

### Analysis of Site Access and Transportation Information

The site has frontage along Hammock Farm Road and an unopened public right-of-way. Any future access points would have adequate frontage based on the allowed uses in the RS9 district.

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy 2030 Growth Management Area**  
Growth Management Area 3 – Suburban Neighborhoods

**Relevant Legacy 2030 Recommendations**

- Encourage a mixture of residential densities and housing types through land use recommendations.
- Encourage reuse of vacant and underutilized commercial and industrial sites.

**Relevant Area Plan(s)**  
*Walkertown Area Plan Update (2014)*

**Area Plan Recommendations**

- The Area Plan recommends single-family residential use(s) at a density up to eight dwelling units per acre for this site.
- Encourage the reuse of vacant and underutilized commercial and industrial sites.

**Site Located Along Growth Corridor?**

The site is not along a growth corridor.

**Site Located within Activity Center?**

The site is not located within an activity center.

**Rezoning Consideration from Section 3.2.19 A 16**

*Have changing conditions substantially affected the area in the petition?*

No

*Is the requested action in conformance with *Legacy 2030*?*

Yes
This request would rezone approximately 2.06 acres on the north side of Hammock Farm Road, south of Old Walkertown Road. The site is currently zoned General Industrial (GI). The original rezoning of this site from residential to industrial zoning took place between 1967 and 1972. The immediate area surrounding Hammock Farm Road was subsequently developed with single-family homes and no industrial development took place.

It is unlikely that industrial development would take place at this location, and the Walkertown Area Plan Update recommends single-family residential development for this property.

This request would provide an opportunity to rectify the mismatch between the existing industrial zoning and the single-family uses in the immediate area. Staff is supportive of this request.

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed district would replace an industrial zoning district that is out of character with the existing development pattern.</td>
<td>The rezoning would result in the loss of industrially zoned property.</td>
</tr>
<tr>
<td>The proposed request is consistent with the Walkertown Area Plan Update land use recommendation.</td>
<td></td>
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<tr>
<td>The proposed request is generally consistent with Legacy 2030.</td>
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</tr>
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**STAFF RECOMMENDATION:** Approval

**NOTE:** These are staff comments only; final recommendations 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 to any request. 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.
Desmond Corley presented the staff report.

PUBLIC HEARING

FOR:  None

AGAINST:  None

WORK SESSION

MOTION:  Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.
SECOND:  Jason Grubbs
VOTE:
    FOR:  George Bryan, Melynda Dunigan, Jason Grubbs, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman
    AGAINST:  None
    EXCUSED:  None

MOTION:  Clarence Lambe recommended approval of the ordinance amendment.
SECOND:  Jason Grubbs
VOTE:
    FOR:  George Bryan, Melynda Dunigan, Jason Grubbs, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman
    AGAINST:  None
    EXCUSED:  None

Chris Murphy, AICP
Acting Director of Planning and Development Services
DOCKET #: F-1614

PROPOSED ZONING: RS9

EXISTING ZONING: GI

PETITIONER: Bruce W. Brady and Karolyn S. Kruger Living Trust, Bruce W. Brady Trustee, Karolyn S. Kruger Trustee

SCALE: 1" represents 300'

STAFF: Wilson

GMA: 3

ACRES: 2.06

NEAREST BLDG: 53' southeast

MAP(S): 6857.01
F-1614
Area Plan Recommendations

Walkertown Area Plan Update, 2014
(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Rezoning
Activity Center
Special Land Use Condition Areas

Proposed Land Use
- Single-Family Residential (0-8 Du/Ac)
- Low-Density Attached Residential (0-8 DU/Ac)
- Manufactured Housing Park
- Commercial
- Industrial
- Institutional
- Utilities

F-1614 Area Plan Recommendations

[a map of the area plan is shown here, including various land use designations and symbols]
USES ALLOWED IN THE EXISTING GI ZONING DISTRICT
Forsyth County Jurisdiction

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

Academic Biomedical Research Facility
Adult Establishment
Agricultural Production, Crops
Agricultural Production, Livestock
Animal Feeding Operation
Animal Shelter, Public
Arts and Crafts Studio
Asphalt and Concrete Plant
Banking and Financial Services
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Bulk Storage of Petroleum Products
Car Wash
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Correctional Institution
Fish Hatchery
Fuel Dealer
Furniture and Home Furnishings Store
Golf Course
Government Offices, Neighborhood
Organization, or Post Office
Institutional Vocational Training Center
Kennel, Indoor
Kennel, Outdoor
Manufacturing A
Manufacturing B
Manufacturing C
Micro-Brewery or Micro-Distillery
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Motorcycle Dealer
Nursery, Lawn and Garden Supply Store, Retail
Offices
Outdoor Display Retail
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Recycling Center
Recycling Plant
School, Vocational or Professional Services, A
Service, B
Shooting Range, Indoor
Signs, Off-Premises
Solid Waste Transfer Station
Storage and Salvage Yard
Storage Services, Retail
Storage Trailer
Terminal, Bus or Taxi
Terminal, Freight
Testing and Research Lab
Transmission Tower
Utilities
Veterinary Services
Warehousing
Wholesale Trade A
Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Airport, Private
Heliport
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris, 2 acres or less
Landfill, Land Clearing/Inert Debris, greater than 2 acres
Meat Packing Plant
Motor Vehicle Dismantling and Wrecking Yard

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

Airport, Public
Borrow Site
Dirt Storage
Helistop
Landfill, Sanitary
Shooting Range, Outdoor

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

Access Easement, Private Off-Site
Mining, Quarry, or Extractive Industry

SUP not required if standards of Section 5.2.2A are met
USES ALLOWED IN THE PROPOSED RS9 ZONING DISTRICT
Forsyth County Jurisdiction

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 use-specific standards in UDO ClearCode)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

- Church or Religious Institution, Community
- Cottage Court
- 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

\textsuperscript{5}SUP not required if standards of Section 5.2.2A are met
F-1614 Community Outreach Summary

There is no neighborhood Association or committee. We did discuss the issue with 5 adjacent property owners, and they were all in favor as most of this group was already rezoned. There was agreement by all to favor rezoning. The meeting was held Nov. 13 during a neighborhood social event.

Per electronic application information received from Bruce W. Brady on 2/2/2022