

**FORSYTH COUNTY**  
**BOARD OF COMMISSIONERS**

**MEETING DATE:** \_\_\_\_\_ **AGENDA ITEM NUMBER:** \_\_\_\_\_

**SUBJECT:-**

Request for Public Hearing on Zoning Text Amendment regarding screening requirement options for Motor Vehicle Dismantling and Wrecking Yard, Motor Vehicle Storage Yard and Storage and Salvage Yard

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-**

**SUMMARY OF INFORMATION:-**

Zoning Text Amendment proposed by the City-County Planning Board to amend Chapter B Sections 2-5.48, 2-5.50, and 2-5.67 "USE CONDITIONS" to clarify the screening requirement options for Motor Vehicle Dismantling and Wrecking Yard, Motor Vehicle Storage Yard and Storage and Salvage Yard (UDO-76).

After consideration, the Planning Board recommended approval of the zoning text amendment.

**ATTACHMENTS:-**     YES         NO

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ACTION REQUEST FORM**

**DATE:** November 16, 2001  
**TO:** The Honorable Mayor and Board of Aldermen  
**FROM:** A. Paul Norby, AICP, Director of Planning

**BOARD ACTION REQUEST:**

Request for Public Hearing on Zoning Text Amendment regarding screening requirement options for Motor Vehicle Dismantling and Wrecking Yard, Motor Vehicle Storage Yard and Storage and Salvage Yard

**SUMMARY OF INFORMATION:**

Zoning Text Amendment proposed by the City-County Planning Board to amend Chapter B Sections 2-5.48, 2-5.50, and 2-5.67 "USE CONDITIONS" to clarify the screening requirement options for Motor Vehicle Dismantling and Wrecking Yard, Motor Vehicle Storage Yard and Storage and Salvage Yard (UDO-76).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** NOT REQUIRED

## STAFF REPORT

**DOCKET:** UDO-76  
**STAFF:** David Reed

**PETITIONER:** City-County Planning Board

### **HISTORY**

This Text Amendment was heard at the July 12, 2001 Planning Board Public Hearing, the August 6, 2001 Board of Aldermen's Public Hearing, and the August 13, 2001 County Commissioner's Public Hearing. The amendment was recommended unanimously by the Planning Board and approved unanimously by both of the elected boards. The Ordinance contained typographical errors and, on the advice of the City Attorney's Office, Planning staff is processing a replacement ordinance to correct the errors. Specifically, the reference to Section 2-5.48 was incomplete and the reference to Section 2-5.50 included an incorrect key word.

### **REQUEST**

Request to amend Chapter B "Zoning Ordinance" of the *Unified Development Ordinances* (UDO) to amend Chapter B Sections 2-5.48, 2-5.50, and 2-5.67 "USE CONDITIONS" to expand the screening requirement options for Motor Vehicle Dismantling and Wrecking Yard, Motor Vehicle Storage Yard and Storage and Salvage Yard (UDO-76).

### **BACKGROUND**

The UDO contains use conditions for the screening of Motor Vehicle Dismantling and Wrecking Yards, Motor Vehicle Storage Yards and Storage and Salvage Yards. Three previous text amendments have dealt with the screening provisions to allow consideration of topographic irregularities, to allow existing motor vehicle storage yards to place their fencing along public rights-of-way at the property line, and to clarify when screening is required and what the screening requirement is along rights-of-way.

UDO 76 is submitted by the City-County Planning Board at the request of the City Manager's Office and in consultation with the Inspections Division and Appearance Commission staff to expand the screening options for the three uses to allow more flexibility for the businesses while still maintaining a high standard of screening.

### **ANALYSIS**

In considering the addition of a screening option for the above mentioned uses, staff believes providing acceptable alternatives to the operators is desirable. The proposed screening option has been used successfully at a Storage and Salvage Yard and the proposed language would better

clarify the requirements of the ordinance which will assist Inspections personnel with enforcement. Staff continues to attempt to balance the nature of the regulations so as to improve the appearance and function of some locations while not causing undue financial hardship or disruption to responsible operators whose businesses are an asset to the community.

Staff proposes the following:

Revise the Use Conditions for Motor Vehicle Dismantling and Wrecking Yard, Motor Vehicle Storage Yard and Storage and Salvage Yard (Chapter B Sections 2-5.48, 2-5.50, and 2-5.67 of the "Zoning Ordinance") to expand the screening requirement options.

### **RECOMMENDATION**

Staff recommends **APPROVAL** of the text amendment as proposed.

### **PUBLIC HEARING** - November 8, 2001

David Reed presented the staff report.

FOR: None

AGAINST: None

### **WORK SESSION**

MOTION: Terry Powell moved approval of the zoning text amendment.

SECOND: Jerry Clark

VOTE:

FOR: Avant, Bost, Clark, Doyle, King, Norwood, Powell, Schroeder, Snelgrove

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning

**UDO-76**  
**AMENDING CHAPTER B "ZONING ORDINANCE"**  
**OF THE UNIFIED DEVELOPMENT ORDINANCES**  
**REGARDING EXPANDING THE SCREENING REQUIREMENT OPTIONS**  
**FOR MOTOR VEHICLE DISMANTLING AND WRECKING YARD,**  
**MOTOR VEHICLE STORAGE YARD AND**  
**STORAGE AND SALVAGE YARD**

Be it resolved, by the Board of Commissioners of Forsyth County, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. Section 2-5.48(A)(1)(b)(i) and Section 2-5.48(B)(1)(b)(i) Motor Vehicle Dismantling and Wrecking Yard are amended by replacing each section with the following:

- "(i) Construction. The fence and screening shall be constructed of materials manufactured sold and used exclusively as fencing materials with consistent height, materials, and color:"

Section 2. Section 2-5.50(D)(1)(b) Motor Vehicle Storage Yard is amended by replacing the section with the following:

- "(b) Chain link fencing with wood, metal, or vinyl slats of a single color shall be installed. No other plastic or fiberglass cloth or other sheeting material is permitted unless said material is constructed of materials manufactured, sold, and used exclusively as fencing materials with consistent height, materials, and color; or,"

Section 3. Section 2-5.67(A)(2)(a) Storage and Salvage Yard is amended by replacing the section with the following:

- "(a) Construction. The fence and screening shall be constructed of materials, manufactured, sold and used exclusively as fencing materials with consistent height, materials, and color;"

Section 4. This ordinance shall become effective upon adoption.

**UDO-76**  
**AMENDING CHAPTER B "ZONING ORDINANCE"**  
**OF THE *UNIFIED DEVELOPMENT ORDINANCES***  
**REGARDING EXPANDING THE SCREENING REQUIREMENT OPTIONS**  
**FOR MOTOR VEHICLE DISMANTLING AND WRECKING YARD,**  
**MOTOR VEHICLE STORAGE YARD AND**  
**STORAGE AND SALVAGE YARD**

Be it resolved, by the Board of Aldermen of the City of Winston-Salem, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. Section 2-5.48(A)(1)(b)(i) and Section 2-5.48(B)(1)(b)(i) Motor Vehicle Dismantling and Wrecking Yard are amended by replacing each section with the following:

- "(i) Construction. The fence and screening shall be constructed of materials manufactured sold and used exclusively as fencing materials with consistent height, materials, and color:"

Section 2. Section 2-5.50(D)(1)(b) Motor Vehicle Storage Yard is amended by replacing the section with the following:

- "(b) Chain link fencing with wood, metal, or vinyl slats of a single color shall be installed. No other plastic or fiberglass cloth or other sheeting material is permitted unless said material is constructed of materials manufactured, sold, and used exclusively as fencing materials with consistent height, materials, and color; or,"

Section 3. Section 2-5.67(A)(2)(a) Storage and Salvage Yard is amended by replacing the section with the following:

- "(a) Construction. The fence and screening shall be constructed of materials, manufactured, sold and used exclusively as fencing materials with consistent height, materials, and color;"

Section 4. This ordinance shall become effective upon adoption.

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Be it resolved, by the Board of Aldermen of the Town of Kernersville, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. Section 2-5.48(A)(1)(b)(i) and Section 2-5.48(B)(1)(b)(i) Motor Vehicle Dismantling and Wrecking Yard are amended by replacing each section with the following:

- "(i) Construction. The fence and screening shall be constructed of materials manufactured sold and used exclusively as fencing materials with consistent height, materials, and color:"

Section 2. Section 2-5.50(D)(1)(b) Motor Vehicle Storage Yard is amended by replacing the section with the following:

- "(b) Chain link fencing with wood, metal, or vinyl slats of a single color shall be installed. No other plastic or fiberglass cloth or other sheeting material is permitted unless said material is constructed of materials manufactured, sold, and used exclusively as fencing materials with consistent height, materials, and color; or,"

Section 3. Section 2-5.67(A)(2)(a) Storage and Salvage Yard is amended by replacing the section with the following:

- "(a) Construction. The fence and screening shall be constructed of materials, manufactured, sold and used exclusively as fencing materials with consistent height, materials, and color;"

Section 4. This ordinance shall become effective upon adoption.

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**AMENDING CHAPTER B "ZONING ORDINANCE"**  
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**FOR MOTOR VEHICLE DISMANTLING AND WRECKING YARD,**  
**MOTOR VEHICLE STORAGE YARD AND**  
**STORAGE AND SALVAGE YARD**

Be it resolved, by the Village Council of the Village of Clemmons, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. Section 2-5.48(A)(1)(b)(i) and Section 2-5.48(B)(1)(b)(i) Motor Vehicle Dismantling and Wrecking Yard are amended by replacing each section with the following:

- "(i) Construction. The fence and screening shall be constructed of materials manufactured sold and used exclusively as fencing materials with consistent height, materials, and color:"

Section 2. Section 2-5.50(D)(1)(b) Motor Vehicle Storage Yard is amended by replacing the section with the following:

- "(b) Chain link fencing with wood, metal, or vinyl slats of a single color shall be installed. No other plastic or fiberglass cloth or other sheeting material is permitted unless said material is constructed of materials manufactured, sold, and used exclusively as fencing materials with consistent height, materials, and color; or,"

Section 3. Section 2-5.67(A)(2)(a) Storage and Salvage Yard is amended by replacing the section with the following:

- "(a) Construction. The fence and screening shall be constructed of materials, manufactured, sold and used exclusively as fencing materials with consistent height, materials, and color;"

Section 4. This ordinance shall become effective upon adoption.



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**STORAGE AND SALVAGE YARD**

Be it resolved, by the Town Council of the Town of Lewisville, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. Section 2-5.48(A)(1)(b)(i) and Section 2-5.48(B)(1)(b)(i) Motor Vehicle Dismantling and Wrecking Yard are amended by replacing each section with the following:

- "(i) Construction. The fence and screening shall be constructed of materials manufactured sold and used exclusively as fencing materials with consistent height, materials, and color:"

Section 2. Section 2-5.50(D)(1)(b) Motor Vehicle Storage Yard is amended by replacing the section with the following:

- "(b) Chain link fencing with wood, metal, or vinyl slats of a single color shall be installed. No other plastic or fiberglass cloth or other sheeting material is permitted unless said material is constructed of materials manufactured, sold, and used exclusively as fencing materials with consistent height, materials, and color; or,"

Section 3. Section 2-5.67(A)(2)(a) Storage and Salvage Yard is amended by replacing the section with the following:

- "(a) Construction. The fence and screening shall be constructed of materials, manufactured, sold and used exclusively as fencing materials with consistent height, materials, and color;"

Section 4. This ordinance shall become effective upon adoption.