DOCKET #: W3170

PROPOSED ZONING:
HB-S

EXISTING ZONING:
LB-S and RS9

PETITIONER:
Jerry and Carolyn Bauguess for property owned by Same

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

ACRES: 0.68

NEAREST BLDG: 76' northwest

MAP(S): 624818
March 20, 2013

Jerry and Carolyn Bauguess
375 Fox Ridge Circle
Lewisville, NC 27023

Re: Zoning Petition W-3170

Dear Mr. & Mrs. Bauguess:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary’s Office of the date on which the Council will hear this petition.

Sincerely,

[Signature]

A. Paul Norby, FAICP
Director of Planning

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102
**ACTION REQUEST FORM**

**DATE:** March 20, 2013  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning  

**COUNCIL ACTION REQUEST:**  
Request for public hearing on zoning petition of Jerry and Carolyn Bauguess

**SUMMARY OF INFORMATION:**  
Zoning petition of Jerry & Carolyn Bauguess from LB-S (Outdoor Display, Retail) & RS9 to HB-S [Outdoor Display, Retail; Food or Drug Store; Offices; Restaurant (without drive-through service); Retail Store; Arts and Crafts Studio; Convenience Store; Motorcycle Dealer; Car Wash; Services A; Kennel, Indoor; Nursery, Lawn and Garden Supply Store, Retail; Club or Lodge; Motor Vehicle, Rental and Leasing; Childcare, Drop-In; Veterinary Services; and Animal Shelter, Public]: property is located on the northwest corner of Peters Creek Parkway and Friedberg Church Road (Zoning Docket W-3170).

**PLANNING BOARD ACTION:**  

<table>
<thead>
<tr>
<th>MOTION ON PETITION:</th>
<th>APPROVAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOR:</td>
<td>UNANIMOUS</td>
</tr>
<tr>
<td>AGAINST:</td>
<td>NONE</td>
</tr>
<tr>
<td>SITE PLAN ACTION:</td>
<td>CONFORMS TO THE REQUIREMENTS OF THE UDO</td>
</tr>
</tbody>
</table>
CITY ORDINANCE - SPECIAL USE

Zoning Petition of Jerry and Carolyn Bauguess, Docket W-3170

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from LB-S (Outdoor Display, Retail) and RS9 to HB-S [Outdoor Display, Retail; Food or Drug Store; Offices; Restaurant (without drive-through service); Retail Store; Arts and Crafts Studio; Convenience Store; Motorcycle Dealer; Car Wash; Services A; Kennel, Indoor; Nursery, Lawn and Garden Supply Store, Retail; Club or Lodge; Motor Vehicle, Rental and Leasing; Childcare, Drop-In; Veterinary Services; and Animal Shelter, Public] the zoning classification of the following described property:

PIN #6822-50-4621

Section 2. This Ordinance is adopted after approval of the site plan entitled 511 Friedberg Church Road and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of __________________, 20__ to Jerry and Carolyn Bauguess.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the Unified Development Ordinances for a development to be known as 511 Friedberg Church Road. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Jerry and Carolyn Bauguess, (Zoning Docket W-3170). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for HB-S [Outdoor Display, Retail; Food or Drug Store; Offices; Restaurant (without drive-through service); Retail Store; Arts and Crafts Studio; Convenience Store; Motorcycle Dealer; Car Wash; Services A; Kennel, Indoor; Nursery, Lawn and Garden Supply Store, Retail; Club or Lodge; Motor Vehicle, Rental and Leasing; Childcare, Drop-In; Veterinary Services; and Animal Shelter, Public], approved by the Winston-Salem City Council the _____ day of ____________________, 20____" and signed, provided the property is developed in accordance with requirements of the HB-S 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:

• PRIOR TO THE ISSUANCE OF ANY PERMITS:
  a. Prior to the issuance of any permits for any new structure(s) on the subject property, a driveway permit shall be obtained from WSDOT. Required improvements are:
     • The road accessing the site shall be paved to at least 20’ in width from Friedberg Church Road to the first entrance into the site.
     • A sidewalk shall be constructed along the frontage of Peters Creek Parkway.

• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
  a. Developer shall comply with the conditions of the driveway permit
• OTHER REQUIREMENTS:
  a. Freestanding signage shall be limited to one (1) monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.
### PETITION INFORMATION

<table>
<thead>
<tr>
<th><strong>Docket #</strong></th>
<th>W-3170</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff</strong></td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
<td>Jerry &amp; Carolyn Bauguess</td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
<td>Same</td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
<td>PIN #6822-50-4621</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>511 Friedberg Church Road</td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
<td>Special use rezoning from LB-S and RS9 to HB-S</td>
</tr>
</tbody>
</table>

**Proposal**

The petitioner is requesting to amend the Official Zoning Maps for the subject property from LB-S (Limited Business - special use district – Outdoor Display, Retail) and RS9 (Residential, Single Family district; 9,000 sf minimum lot size) to HB-S (Highway Business – special use district). The petitioner is requesting the following uses:
- Outdoor Display, Retail; Food or Drug Store; Offices; Restaurant (without drive-through service); Retail Store; Arts and Crafts Studio; Convenience Store; Motorcycle Dealer; Car Wash; Services A; Kennel, Indoor; Nursery, Lawn and Garden Supply Store, Retail; Club or Lodge; Motor Vehicle, Rental and Leasing; Childcare, Drop-In; Veterinary Services; and Animal Shelter, Public.

**Neighborhood Contact/Meeting**

The application does not indicate if a neighborhood meeting has been held.

**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 (Growth Management Areas) 2 (Urban Neighborhoods), 3 (Suburban Neighborhoods), and 4 (Future Growth Area).

**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 majority of the site is currently zoned for commercial purposes and is located within the Suburban Neighborhoods GMA, at the intersection of a major and a minor thoroughfare and is adjacent to other HB-S zoned property.

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th><strong>Location</strong></th>
<th>Northwest corner of Peters Creek Parkway and Friedberg Church Road</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Jurisdiction</strong></td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td><strong>Ward(s)</strong></td>
<td>South</td>
</tr>
<tr>
<td><strong>Site Acreage</strong></td>
<td>± .68 acre</td>
</tr>
<tr>
<td><strong>Current Land Use</strong></td>
<td>The site is currently developed with a single family home.</td>
</tr>
<tr>
<td>Surrounding Property Zoning and Use</td>
<td>Direction</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td></td>
<td>North</td>
</tr>
<tr>
<td></td>
<td>East</td>
</tr>
<tr>
<td></td>
<td>South</td>
</tr>
<tr>
<td></td>
<td>West</td>
</tr>
</tbody>
</table>

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

The proposed commercial uses are compatible with the uses permitted on the adjacent HB-S zoned properties and less compatible with the low density residential uses permitted on the adjacent RS9 zoned properties located to the west.

Physical Characteristics

The site has a gentle to moderate slope downward to the south and the eastern edge of the site, which borders Peters Creek Parkway, is elevated approximately 20’ above said roadway.

Proximity to Water and Sewer

Public water is available to the site; however, public sewer can only be accessed by boring under Peters Creek Parkway.

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 includes no regulatory floodplains or watersheds and appears to be suitable for development within the proposed HB-S district. See also the Analysis of Site Access and Transportation Information section below regarding access improvement.

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peters Creek Parkway</td>
<td>Major Thoroughfare</td>
<td>260’</td>
<td>22,000</td>
<td>31,600</td>
</tr>
<tr>
<td>Friedberg Church Road</td>
<td>Minor Thoroughfare</td>
<td>132’</td>
<td>4,500</td>
<td>15,800</td>
</tr>
</tbody>
</table>

Proposed Access Point(s)

The site will have two full access points onto the right-of-way which was formerly Fishel Road which connects to Friedberg Church Road.

Planned Road Improvements

The Comprehensive Transportation Plan recommends sidewalks along Peters Creek Parkway.

Trip Generation - Existing/Proposed

Existing Zoning: HB-S and RS9

There is no trip generation rate available for the approved use of manufactured home sales.

Proposed Zoning: HB-S

1,328 sf / 1,000 x 33.34 (New Car Sales Trip Rate) = 44 Trips per Day

Sidewalks

There are no sidewalks located in the general area.
| **Transit** | Route 13 runs along Peters Creek Parkway and terminates at Stafford Village Boulevard located approximately 1.5 miles to the north of the site. |
| **Analysis of Site Access and Transportation Information** | The approved site plan for the portion of the site which is currently zoned LB-S, included a condition that the site would be accessed from what was previously called Fishel Road and that the road would be improved to a width of at least 20’ from Friedberg Church Road to the entrance of the parking lot. This condition will be carried forward on the subject request as per the City Engineer. |

### CONFORMITY TO PLANS AND PLANNING ISSUES

| **Legacy GMA** | Growth Management Area 3 – Suburban Neighborhoods |
| **Relevant Legacy Recommendations** | - Concentrate development within the serviceable land area with the highest densities at City/Town Centers, Activity Centers and along Growth Corridors (Peters Creek Parkway is designated as a Growth Corridor). |
| **Relevant Area Plan(s)** | South Suburban Area Plan (2011) |
| **Area Plan Recommendations** | - This site is located in the Oliver’s Crossing Activity Center and is recommended for commercial use. This Activity Center serves the southern part of the South Suburban Planning Area and northern Davidson County. Development within this Activity Center should take the form of a comprehensive redevelopment of older existing land uses, where possible. New commercial development should be adjacent to Peters Creek Parkway. Development should include pedestrian-oriented design features. |

| **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?** | Yes |

| **Analysis of Conformity to Plans and Planning Issues** | The request would slightly expand the commercial zoning (which is already in place) and intensify the district from LB-S to HB-S. Under the current zoning there is a condition which specifies that the only use for the site would be for the sale of modular homes. The subject request would allow for all types of Outdoor Display Retail (including car sales) along with several other newly requested uses which include: Restaurant (without drive-through service); Retail Store; Convenience Store; Motorcycle Dealer; Car Wash; Services A; Kennel, Indoor; Nursery, Lawn and Garden Supply Store; Retail; Club or Lodge; Veterinary Services; and Animal Shelter, Public. |
| | The reason the petitioner is requesting HB-S zoning rather than LB-S is because the LB district has a condition which allows Outdoor Display Retail to occur only in GMAs 4 and 5 whereas the subject property is |
located within GMA 3. The LB-S portion of the site was rezoned in 1997. At that time, the site was located within GMA 4B where Outdoor Display Retail was allowed in the LB district.

The site is located along a major thoroughfare which is identified as a Growth Corridor in Legacy and is adjacent to other LB-S zoned property. The property is also recommended for commercial use in the South Suburban Area Plan. The approved site plan included a monument signage condition which is carried forward with this request.

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
<th>Staff</th>
<th>CCPB</th>
</tr>
</thead>
<tbody>
<tr>
<td>F-1209</td>
<td>RS9 to LB-S</td>
<td>Approved 9-8-97</td>
<td>Included a portion of the current site</td>
<td>.5</td>
<td>Approval</td>
<td>Approval</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Parking</td>
<td>Required 2 spaces</td>
<td>Proposed 2 spaces</td>
</tr>
<tr>
<td>Building Height Maximum</td>
<td>60’ Proposed</td>
<td>One story</td>
</tr>
<tr>
<td>Impervious Coverage Maximum</td>
<td>85% Proposed</td>
<td>15.93%</td>
</tr>
</tbody>
</table>

**UDO Sections Relevant to Subject Request**
- Chapter B, Article II, Section 2-1.3 (I) Highway Business District
- Chapter B, Article II, Section 2-5 Various use conditions

**Complies with Chapter B, Article VII, Section 7-5.3**
- (A) Legacy policies: Yes
- (B) Environmental Ord.: NA
- (C) Subdivision Regulations: NA

**Analysis of Site Plan Compliance with UDO Requirements**
The proposed site plan shows the retention of the existing structure previously used as a single family house. The proposed use of this structure is shown as the sales office in conjunction with Outdoor Display Retail but could be used for any of the other uses being proposed. The site plan meets the requirements of the UDO.

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The majority of the site is already commercially zoned.</td>
<td>The request would permit additional commercial uses in close proximity to single family zoned property.</td>
</tr>
<tr>
<td>The proposed commercial land use is generally consistent with the commercial land use recommendations of the South Suburban Area Plan.</td>
<td></td>
</tr>
</tbody>
</table>
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.

- **PRIOR TO THE ISSUANCE OF ANY PERMITS:**
  a. Prior to the issuance of any permits for any new structure(s) on the subject property, a driveway permit shall be obtained from WSDOT. Required improvements are:
    - The road accessing the site shall be paved to at least 20’in width from Friedberg Church Road to the first entrance into the site.
    - A sidewalk shall be constructed along the frontage of Peters Creek Parkway.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. Developer shall comply with the conditions of the driveway permit

- **OTHER REQUIREMENTS:**
  a. Freestanding signage shall be limited to one (1) monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square 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.
PUBLIC HEARING

FOR: None
AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning map amendment and certified that the site plan (including staff recommended conditions) meets all code requirements if the petition is approved.
SECONDO: Paul Mullican
VOTE:
  FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger
  AGAINST: None
  EXCUSED: None

A. Paul Norby, FAICP
Director of Planning
DOCKET #: W3170

PROPOSED ZONING:
HB-S

EXISTING ZONING:
LB-S and RS9

PETITIONER:
Jerry and Carolyn Bauguess
for property owned by Same

<table>
<thead>
<tr>
<th></th>
<th>Subject property</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>500' notification radius</td>
</tr>
</tbody>
</table>

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

ACRES: 0.68

NEAREST BLDG: 76' northwest

MAP(S): 624818
EXISTING RS9 USES ALLOWED
City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
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

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
Landfill, Land Clearing/Inert Debris
Manufactured Home, Class A
Park and Shuttle Lot

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
USES ALLOWED UNDER “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.
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
Project Case Number: W-3170

PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS
Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations listed. Further, please note that additional information may be forthcoming from Departments that indicate "See Emailed Comments" or other similar phrase. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

PROJECT CASE NUMBER: W-3170  PROJECT TITLE: 511 Friedberg Church Road
DATE: February 27, 2013

PROJECT DESCRIPTION: Northwest corner of Peters Creek Parkway and Friedberg Church Road

NCDOT- Phone # - 336.747.7900 Email: skiones@ncdot.gov
"No Comment"
(per email from Steve Jones)

WSDOT- Phone # - 336.747.6872 Email: conniec@cityofws.org
"No comments"
(per email from Connie Curtis)

City Engineer- Phone # - 336.747.6846 Email: albertcg@cityofws.org
"Road improvements will be required to private road in the event of new construction on either lot on private road either for commercial or residential."
(per email from Al Gaskill)

City Streets Division- Phone # - 336.734.1550 Email: robbys@cityofws.org
"Friedberg Church Rd. and Peters Creek Pkwy are NCDOT maintained streets. No comments."
(per email from Robby Stone)

Inspections (Zoning)- Phone # - 336.727.2626 Email: jeffv@cityofws.org
"Wrap 10’ streetyard around Fishel Road property line. Correct parking calcs to 1 sp. per 650 s.f."
(per email from Jeff Vaughn)

Erosion Control - Phone # - 336.727.2388 Email: josephf@cityofws.org
No comments
(per email from Joe Fogarty)
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
Project Case Number: W-3170

Stormwater Division- Phone # - 336.747.6961 Email: josephp@cityofws.org
No comments
(per email from Joe Fogarty)

Signature

Fire (City)- Phone # - 336. 734.1290 Email: douglase@cityofwsfire.org
"No Comments"
(per email from Doug Coble)

Signature

Utilities- Phone # - 336.747.7499 Email: mikep@cityofws.org
"No Comments"
(per email from Mike Patton)

Signature

Sanitation- Phone # - 336.748.3080 Email: randallb@cityofws.org
"Would like to see a trash collection option included in the plan."
(per email from Randy Britton)

Signature

Planning- Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org
"Take Fishel Road name off plan; Concern about lighting impacts for adjacent residential property; Wrap streetyard around the closed ROW; Condition that SWs be installed when a new building is constructed on the site."
(per email from Aaron King)

Signature

Forsyth County Health Department - 336.703-3110 Email: rakesed@forsyth.cc

Signature

Vegetation Management -336.748.3020 Email: keithf@cityofws.org

Signature

Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org
"No addressing or street naming concerns."
(per email from Ben Stamey)

Signature
The proposed zoning map amendment from LB-S (Limited Business - Special Use District) and RS9 (Residential, Single Family District; 9000 sf minimum lot size) to HB-S (Highway Business - Special Use District) with its added conditions is consistent with the *Legacy Comprehensive Plan* and generally consistent with the *South Suburban Area Plan* and is reasonable and in the public interest because:

1. The majority of the site is already commercially zoned; and

2. The subject property is located along a growth corridor as identified in *Legacy*. 
DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3170
(JERRY & CAROLYN BAUGUESS)

Although the proposed zoning map amendment from LB-S (Limited Business - Special Use District) and RS9 (Residential, Single Family District; 9000 sf minimum lot size) to HB-S (Highway Business - Special Use District) with its added conditions is consistent with the Legacy Comprehensive Plan, and generally consistent with the South Suburban Area Plan, denial of the petition is reasonable and in the public interest because the request would permit additional commercial uses in close proximity to single family zoned property.