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
FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: ________________________ AGENDA ITEM NUMBER: _______

SUBJECT:-

A. Public Hearing on zoning petition of Forsyth County from City RS9 to County RS9 (Zoning Docket F-1580)

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:-       X YES             ___ NO

SIGNATURE: __________________________ DATE: __________________

County Manager
COUNTY ORDINANCE - GENERAL USE

Zoning Petition of Forsyth County, Docket F-1580

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 City RS9 to County RS9 the zoning classification of the following described property:

PIN# 6806-08-9892

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

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>F-1580</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts Jr., AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Forsyth County</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Dennis A. Newman and Pamela C. Newman</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN# 6806-08-9892</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Zoning Jurisdiction Conversion</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property from City RS9 (Residential Single Family; 9,000 sf. lot size) to County RS9 (Residential Single Family; 9,000 sf. lot size).</td>
</tr>
</tbody>
</table>

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>North side of Hilltop Drive, east of Hilltop Court</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Forsyth County</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>2.06</td>
</tr>
</tbody>
</table>

**Analysis**: The review for this case focuses on the zoning conversion from Winston-Salem zoning jurisdiction to Forsyth County zoning jurisdiction triggered by the recent deannexation of the subject property. The Planning Board’s role in reviewing this petition pertains only to the zoning jurisdiction. The decision to deannex the property was made by the North Carolina General Assembly.

This proposal will not significantly change the permitted uses of the subject property, but will reclassify the property from its City of Winston-Salem zoning classification to the equivalent Forsyth County zoning classification. The two zoning classifications are essentially equivalent and Attachment A includes a listing of all the uses which are permitted in the RS9 district within each jurisdiction.

### 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.
Aaron King presented the staff report.

PUBLIC HEARING

FOR: None.

AGAINST: None.

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning petition.
SECOND: George Bryan
VOTE:
   FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith
   AGAINST: None
   EXCUSED: None

Chris Murphy, AICP
Acting Director of Planning and Development Services
DOCKET #: F1580

PROPOSED ZONING:
County RS9

EXISTING ZONING:
City RS9

PETITIONER:
Forsyth County for property owned by Dennis and Pamela Newman

SCALE: 1" represents 400'
STAFF: Roberts
GMA: 3
ACRES: 2.06
NEAREST BLDG: 87' west
MAP(S): 6806.01

Property included in zoning request.
500' mail notification radius. Property not in zoning request.
Proposed land uses shown are generalized. See area plan for specific recommendations.)

**Proposed Land Use**
- Low-Density Residential
- Urban Residential
- Moderate-Density Residential
- Intermediate-Density Residential
- High-Density Residential
- Manufactured Housing Park
- Office / High-Density Residential
- Office
- Office / Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Intermediate-Density Residential / Industrial
- Industrial
- Institutional
- Moderate-Density Residential / Institutional
- Park
- Commercial Recreation
- Institutional
- Activity Centers
- Special Land Use Condition Area

**West Suburban Area Plan**
Winston-Salem - 2011; Forsyth County - 2012

Printed: 7/19/2018
EXISTING AND PROPOSED USES ALLOWED IN THE RS9 ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
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) (F)

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 (F)
Urban Agriculture (W)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower (W)

SUP not required if requirements of Section B.2-5.2(A) are met