DOCKET #: F1535

PROPOSED ZONING:
GI-L

EXISTING ZONING:
HB

PETITIONER:
Jerry Stoltz
for property owned by Same

SCALE: 1" represents 500'

STAFF: Roberts

GMA: 3

ACRES: 4.02

NEAREST
BLDG: 675' northeast

MAP(S): 606902
September 19, 2012

Jerry D. Stoltz
4355 Mashie Drive
Pfafftown, NC 27040

Re: Zoning Map Amendment F-1535

Dear Mr. Stoltz:

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

Sincerely,

A. Paul Norby, FAICP
Director of Planning

pc: Clerk to the Board of Commissioners, Forsyth County Government Center - 5th Floor, 201 N. Chestnut Street, Winston-Salem, NC 27101
Stephen G. Calaway, 380 Knollwood Street, Winston-Salem, NC 27103
Billy McHone, 1875 Griffin Road, Rural Hall, NC 27045
Dennis Shore, 1728 Old Griffin Road, Rural Hall, NC 27045
Dan Corder, Village of Tobaccoville, P. O. Box 332, Tobaccoville, NC 27050
Myron Marion, 3500 Richardson Avenue, Tobaccoville, NC 27050
Drew Southern, 5560 Angel Oaks Drive, Winston-Salem, NC 27105
__FORSYTH COUNTY__
BOARD OF COMMISSIONERS

MEETING DATE: ___________________________ AGENDA ITEM NUMBER: _____

SUBJECT:-

A. Public Hearing on Special Use District - No Site Plan of Jerry Stoltz from HB to GI-L (Manufacturing C): property is located on the southeast corner of US 52 and Shore Road (Zoning Docket F-1535).

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

C. Approval of Special Use District - No Site Plan Permit

COUNTY MANAGER’S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the special use district - no site plan.

ATTACHMENTS:-  _X_ YES      _ _ NO

SIGNATURE: ________________________________ DATE: ________________

County Manager
COUNTY ORDINANCE - SPECIAL USE DISTRICT - NO SITE PLAN

Zoning Petition of Jerry Stoltz, Docket F-1535

AN ORDINANCE AMENDING THE FORSYTH COUNTY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF FORSYTH COUNTY, N.C.

BE IT ORDAINED by the Board of Commissioners of Forsyth County as follows:

Section 1. The Forsyth County Zoning Ordinance and the Official Zoning Map of the County of Forsyth, N.C. are hereby amended by changing from HB to GI-L (Manufacturing C) the zoning classification of the following described property:

PIN# 6900-93-7966

Section 2. This Ordinance is adopted after approval of the Special Use District - No Site Plan Permit issued by the Board of Commissioners the _____ day of ________________, 20___ to Jerry Stoltz.

Section 3. The Board of Commissioners hereby directs the issuance of a Special Use District - No Site Plan Permit pursuant to the Zoning Ordinance of the Unified Development Ordinances for a development to be known as Jerry Stoltz. Said Special Use District - No Site Plan Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
COUNTY
SPECIAL USE DISTRICT - NO SITE PLAN PERMIT

Issued by the Board of Commissioners
of Forsyth County, NC

The Board of Commissioners of Forsyth County, NC issues a Special Use District - No Site Plan Permit for the zoning petition of Jerry Stoltz, (Zoning Docket F-1535). The site shall be developed in accordance with the conditions approved by the Board and the following uses: Manufacturing C, approved by the Forsyth County Board of Commissioners the _____ day of _________________, 20___ " and signed, provided the property is developed in accordance with requirements of the GI-L 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 ISSUANCE OF GRADING PERMITS:
  a. Developer shall obtain a driveway permit from NCDOT.
  b. The developer shall flag in the field the 50’ undisturbed buffer along US 52 and Shore Road and record an easement and flag in the field the 200’ undisturbed off-site buffer along the southern and eastern property lines. The existing vegetation along Shore Road shall be augmented in order to achieve a 40’ Type IV Bufferyard.

• OTHER REQUIREMENTS:
  a. Developer shall comply with all the requirements of the NCDOT driveway permit prior to operation of the use
  b. As volunteered by the petitioner, the Manufacturing C use is further limited to the North American Industry Classification System 32111 Sawmills and Wood Preservation.
### CITY-COUNTY PLANNING BOARD
#### STAFF REPORT

<table>
<thead>
<tr>
<th>PETITION INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Docket #</strong></td>
</tr>
<tr>
<td><strong>Staff</strong></td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
</tr>
</tbody>
</table>
| **Proposal**         | The petitioner is requesting to amend the Official Zoning Maps for the subject property from HB Highway Business District to General Industrial District – Special Use Limited – No Site Plan zoning. The petitioner is requesting the following uses:  
  - Manufacturing C |

**NOTE:** General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented.

<table>
<thead>
<tr>
<th>Neighborhood Contact/Meeting</th>
</tr>
</thead>
<tbody>
<tr>
<td>The application indicates that no neighborhood/community meeting has been held “but meeting held with individual neighbors.”</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning District Purpose Statement</th>
</tr>
</thead>
<tbody>
<tr>
<td>The GI District is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of designating appropriate locations and establishing development regulations for uses which may have significant environmental impacts or which require special measures to ensure compatibility with adjoining properties. The district is established to provide locations for major developments in GMAs (Growth Management Areas) 1 (Center City), 2 (Urban Neighborhoods) and 3 (Suburban Neighborhoods).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</td>
</tr>
<tr>
<td>The site is located within GMA 3 but is adjacent to AG and RS9 zoned properties.</td>
</tr>
</tbody>
</table>

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Southeast corner of US 52 and Shore Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Forsyth County</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 4.02 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The property owner was served with a Notice of Violation by the Inspections Division on 5-15-12 for conducting a Manufacturing C use on property zoned HB. Specifically, this activity consists of grinding stumps. The petitioner is seeking GI-L zoning to legitimize this use.</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>

**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)**

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

Manufacturing C is a very intense use that permits outdoor activity which would not be compatible with the low density residential uses permitted on the adjacent properties in regard to noise, vibration, dust, etc.

**Physical Characteristics**
The site has a moderate to steep slope downward to the east. There are some mature trees located along the northern and eastern property lines. According to a notation on the 2005 topographic map, the site was used as a landfill.

**Proximity to Water and Sewer**
Public water is available to the site; however public sewer is not available.

**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 central portion of the site has been cleared for several years and may have been used as a landfill which might impact its development potential. The outer perimeter of the site remains heavily wooded.

## 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>US 52 southbound</td>
<td>Freeway</td>
<td>628'</td>
<td>46,000</td>
<td>61,200</td>
</tr>
<tr>
<td>on-ramp</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shore Road</td>
<td>Minor Thoroughfare</td>
<td>251'</td>
<td>500</td>
<td>13,800</td>
</tr>
<tr>
<td>Proposed Access Point(s)</td>
<td>Because this is a Special Use Limited rezoning request with no site plan or access conditions, the exact location of access points is unknown. The site currently has a driveway onto Shore Road across from Griffin Road.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Trip Generation - Existing/Proposed**
Existing and Proposed Zoning:
No trip generation is available for the existing general use or the proposed special use limited – no site plan zonings. The proposed use will primarily involve truck traffic.

**Analysis of Site Access and Transportation Information**
The site has good access with frontage onto a minor thoroughfare adjacent to a freeway interchange. The existing HB district includes many high trip generating uses which are not included in the proposed GI-L request. Therefore, it should be expected that the proposed trip generation would be less than what could occur under the present zoning.

## CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy GMA**
Growth Management Area 3 - Suburban Neighborhoods
| Relevant Legacy Recommendations | • Protect residential areas from inappropriate commercial and industrial encroachment. |
| Relevant Area Plan(s) | *Village of Tobaccoville Development Guidelines-2020 (Adopted by the Village of Tobaccoville and the Forsyth County Board of Commissioners in 2001)* |
| Area Plan Recommendations | • The site is included in an area designated as “Commercial Center” on the Tobaccoville Land Use Plan. |
| Comments from the Village of Tobaccoville | On September 6, 2012 Village of Tobaccoville Council unanimously adopted a resolution requesting that the City-County Planning Board and the Forsyth County Board of Commissioners deny the subject request (see Attachment A). |
| 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?*  
No |
| Analysis of Conformity to Plans and Planning Issues | The subject request is to zone an undeveloped 4.02 acre parcel located at the southeast corner of US 52 and Shore Road from HB to GI-L. The single requested use is Manufacturing C with a further limitation to only allow North American Industry Classification System (NAICS) 32111 Sawmills and Wood Preservation which would accommodate the stump grinding activity which was recently occurring on the site. The Inspections Division received a complaint about the stump grinding activity and began the enforcement process as Manufacturing C is not allowed in the existing HB district.  
The site is located within the study area of the *Village of Tobaccoville Development Guidelines* and is recommended for commercial use. The subject industrial request is therefore not consistent with said plan. Furthermore, this is the first area of Forsyth County which is scheduled for an area plan update. The existing plan was adopted in 2001. The existing land use inventory portion of the plan is currently under way. The goal is to submit the completed draft of the plan to the Planning Board in March 2013. It is not the practice of Planning staff to recommend intensifying the zoning of a site while an area plan is in process.  
The proposed stump grinding use can have negative off-site impacts which include: noise, dust, vibration, smoke from compost fires, dirt on the road, and heavy truck and equipment traffic. The use may also decrease the opportunity to attract business development to the general area. While Planning staff does not support the request, a 50’ undisturbed buffer along the frontages of Shore Road and US 52, has been
recommended in an effort to mitigate the visual impact of the requested activity. The petitioner has agreed to this recommendation and also proposes a 200’ undisturbed off-site buffer along the southern and eastern property lines. This off-site buffer would be secured through a recorded easement.

### RELEVANT ZONING HISTORIES

<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>
</tr>
</thead>
<tbody>
<tr>
<td>F-1229</td>
<td>RS9 to Gl</td>
<td>Approved 6-22-98</td>
<td>1,830’ north</td>
<td>.34</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### 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 subject property is located directly adjacent to a four-lane divided freeway.</td>
<td>The request is not consistent with the Village of Tobaccoville Area Plan. The Village of Tobaccoville Council recommends denial of the request.</td>
</tr>
<tr>
<td>The current HB zoning allows for a wide array of intense commercial uses which would no longer be an option as the subject request is for only one use.</td>
<td>The proposed use may decrease the opportunity to attract quality business development to the general area.</td>
</tr>
<tr>
<td>The request includes a condition to require a 50’ undisturbed buffer along Shore Road and US 52.</td>
<td>The proposed use can have negative off-site impacts including noise, dust, vibration, compost fires, dirt on the road, and heavy truck and equipment traffic.</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 ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from NCDOT.
  b. The developer shall flag in the field the 50’ undisturbed buffer along US 52 and Shore Road and record an easement and flag in the field the 200’ undisturbed off-site buffer along the southern and eastern property lines. The existing vegetation along Shore Road shall be augmented in order to achieve a 40’ Type IV Bufferyard.

- **OTHER REQUIREMENTS:**
  a. Developer shall comply with all the requirements of the NCDOT driveway permit prior to operation of the use
  b. As volunteered by the petitioner, the Manufacturing C use is further limited to the North American Industry Classification System 32111 Sawmills and Wood Preservation.

### STAFF RECOMMENDATION: Denial

**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-1535
SEPTEMBER 13, 2012

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Stephen G. Calaway, 380 Knollwood Street, Winston-Salem, NC 27103
- The uses on this site will be limited to the stump-grinding operation.
- For this use you have to be licensed by the State with an annual renewal required. That requires paperwork to the State showing the amount of product, what you've done with it, etc.
- It cannot be sold on site.
- Mr. Stoltz owns much of the property surrounding this site.
- This is a four acre site with a three acre buffer.
- The State permit requires water control, noise control, dust control. The site has to be cleaned up regularly.
- The product will not stay on site and nothing will be buried on site.
- DEHNR sent a letter of violation last year. Since then my client has received a letter saying there were no longer any violations.
- My client's property is not in Tobaccoville. It's across the street from it.
- If they have an area plan at this point, it's been without neighborhood meetings that we're aware of. If so, it's a planner's dream and probably not a zoning reality.
- It is almost impossible to see this site. The woods are heavy.
- This is a good place to reclaim land, to allow business to proceed, to provide a place for the community to get the products, and help the development community have a place to put their stuff.

Jerry Stoltz, 4355 Mashie Dr., Pfafftown, NC 27040
- Ever since the first Moravians came here, my family has been born and raised on this farm. It has been a family farm since then.
- I can see how a lot of your decisions are very difficult. How you care for people on both sides of the issue.
- I find it difficult to understand how you can tell a person they can not have an enterprise which is fully regulated, does not produce pollution, and provides a service to the community.
AGAINST:

Billy McHone, 1875 Griffin Road, Rural Hall, NC 27045
- I'm the mayor of Tobaccoville but am here today as a resident of this immediate area. Most of the time when I leave my home I have to look directly into this site.
- We've been putting up with smoke, fires, heavy traffic, noise, and debris in the road for approximately 15 years. We did not know it was illegal.
- There used to be a home on this site.
- This is detrimental to the neighborhood.

Dennis Shore, 1728 Old Griffin Road, Rural Hall, NC 27045
- The lawyer said this would be here for a while and then be gone. It's been here a long time. Evidently there haven't been any regulations for 10-15 years.
- There have been fires out there and the fire department has even had roads blocked where we could not get out.
- This kind of business is not going to be beneficial to our community.
- I live right here in this community. We've had issues with the current operation for a long time but thought we couldn't do anything about them.
- I like Mr. Stoltz very much and hate having to come speak today.

Dan Corder, Village of Tobaccoville, P. O. Box 332, Tobaccoville, NC 27050
- I represent the Village of Tobaccoville.
- There are several citizens here tonight in opposition to this request.
- We did not know that this site was not already zoned for the current use.
- At our Council's September 6th public hearing on this matter, several residents spoke in opposition to the request. The petitioner was not present. After discussion and consideration, the Council unanimously adopted a resolution recommending denial of this request and unanimously asked me to request that you deny this request.
- Referenced Village of Tobaccoville's Village Development Guidelines, used to make development and zoning decisions for Tobaccoville. This document was adopted by the County Commissioners.
- This area is adjacent to Tobaccoville Village limits. It is in a protected area as per the agreement between Tobaccoville and Rural Hall.
- It is an area which would be a good commercial area. Tobaccoville commercial development would add value to the community.
- The Council determined that this rezoning does not meet the requirements for a Commercial Center or for Light Industrial which we would encourage.
- The petitioner has been operating without the correct zoning for a period of time.

Myron Marion, 3500 Richardson Avenue, Tobaccoville, NC 27050
- Both people inside and outside the Village limits got together to compile our Village Guidelines.
- Please take into account what the citizens of our town are asking for.
WORK SESSION

During discussion by the Planning Board, the following points were made:

The Forsyth County Board of Commissioners have the zoning authority in this area; Tobacconville does not.

There does not seem to be any support at all for what is being requested.

When I look at property rights versus the greater good for the community, in this case the greater good of the community wins out.

This is across the street from Industrial and is bounded by an interstate and the petitioner's own land. It is a very rural area. That makes it hard to deny this request.

Being so close to interstate access makes more sense than expecting the needed vehicles to go further into neighborhoods.

They are offering significantly more buffer than is required.

MOTION: Wesley Curtis moved denial of the zoning map amendment.
SECOND: Lynne Mitchell
VOTE:
   FOR: Wesley Curtis, Lynne Mitchell
   AGAINST: Arnold King, Clarence Lambe, Darryl Little, Brenda Smith
   EXCUSED: None

MOTION FAILED.

MOTION: Clarence Lambe moved approval of the zoning map amendment.
SECOND: Brenda Smith
VOTE:
   FOR: Arnold King, Clarence Lambe, Darryl Little, Brenda Smith
   AGAINST: Wesley Curtis, Lynne Mitchell
   EXCUSED: None

According to information furnished by the Office of the Tax Assessor on September 19, 2012, the property was in the name of Jerry D. Stoltz.

A. Paul Norby, FAICP
Director of Planning
DOCKET #: F1535

PROPOSED ZONING:
GI-L

EXISTING ZONING:
HB

PETITIONER:
Jerry Stoltz
for property owned by Sarne

Subject property
500' notification radius

SCALE: 1" represents 500'

STAFF: Roberts

GMA: 3

ACRES: 4.02

NEAREST BLDG: 675' northeast

MAP(S): 606902
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
Bed and Breakfast
Boarding or Rooming House
Building Contractors, General
Building Materials Supply
Car Wash
Cemetery
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Club or Lodge
College or University
Convenience Store
Correctional Institution
Food or Drug Store
Fuel Dealer
Funeral Home
Furniture and Home Furnishings Store
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Hospital or Health Center
Hotel or Motel
Institutional Vocational Training Facility
Kennel, Indoor
Kennel, Outdoor
Library, Public
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Motorcycle Dealer
Museum or Art Gallery
Nursery, Lawn and Garden Supply Store, Retail
Offices
Outdoor Display Retail
EXISTING HB USES ALLOWED
Forsyth County Jurisdiction Only

Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Recreational Vehicle Park
Restaurant (with drive-through service)
Restaurant (without drive-through service)
Retail Store
School, Vocational or Professional Services A
Services B
Shooting Range, Indoor
Shopping Center
Signs, Off-Premises
Stadium, Coliseum, or Exhibition Building
Storage and Salvage Yard
Storage Services, Retail
Terminal, Bus or Taxi
Testing and Research Lab
Theater, Drive-In
Theater, Indoor
Utilities
Veterinary Services
Warehousing

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Habilitation Facility C
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris, 2 acres or less
Landfill, Land Clearing/Inert Debris, greater than 2 acres
School, Private
School, Public
Transmission Tower
EXISTING HB USES ALLOWED
Forsyth County Jurisdiction Only

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Borrow Site
Dirt Storage
Helistop
Landfill, Sanitary

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
RESOLUTION OF DENIAL OF STOLTZ ZONING REQUEST

WHEREAS Jerry Stoltz, owner of property located at the southeast corner of US 52 and Shore Road, PIN # 6900-93-7966 has requested rezoning of 4.02 acres from HB to GI-L General Industrial –Special Use Limited with no site plan for the use of Manufacturing C in order to allow a current chub/stump grinding operation to continue. (Docket #: F1535); and

WHEREAS this parcel and operation are located within the area which is protected by an annexation agreement by the Village of Tobaccoville with the Town of Rural Hall and is within the area covered the Village of Tobaccoville Land Use Plan and Village Development Guidelines adopted November 2, 2000 by the Village Council and May 14, 2001 by the Forsyth County Board of Commissioners; and

WHEREAS the Village of Tobaccoville wishes to encourage industrial development which is environmentally sensitive, non-noxious, having all processes enclosed within facilities, effectively buffered from surrounding properties, and which will protect the quality of life and environment in the area and the proposed operation is not in harmony with the Village Development Guidelines and Land Use Plan; and

WHEREAS surrounding property owners have contacted the Village Council with their opposition to this rezoning request with concerns including noise, debris on roadways, inadequate buffer zone, fire hazards, and odor, etc.

NOW THEREFORE LET IT BE RESOLVED that the Village of Tobaccoville Council does hereby request the City-County Planning Board and Forsyth County Commissioners to deny the Jerry Stoltz rezoning request (Docket #F1535).

ADOPTED this 6th day of September, 2012 by the Council of the Village of Tobaccoville by unanimous vote.

ATTEST:

Robin S. Key, Village Clerk

Billy W. McHone, Mayor

F-1535 Attachment A