DOCKET #: F1525
(modified petition)

PROPOSED ZONING:
HB-S

EXISTING ZONING:
RS20

PETITIONER:
Kevin N. Stout
for property owned by Same

SCALE: 1" represents 300'
STAFF: Roberts
GMA: 3
ACRES: 1.13
NEAREST BLDG: 15' south
MAP(S): 648830
May 25, 2011

Kevin N. Stout  
264 Pauline Lane  
Lexington, NC  27295

RE:  ZONING MAP AMENDMENT F-1525

Dear Mr. Stout:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners.

When the rezoning is scheduled for public hearing, you will be notified by Carla Holt, Clerk to the County Commissioners, of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, FAICP  
Director of Planning

Attachment

pc: Carla Holt, County Manager's Office  
Garner Mahaffey, 3175 Willard Road, Winston-Salem, NC  27107
MEETING DATE: __________________________ AGENDA ITEM NUMBER: ______

SUBJECT:-

A. Public Hearing on Zoning Map Amendment of Kevin N. Stout from RS20 to HB-S (Car Wash; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display, Retail; Services A; Building Contractors, General): property is located on the northeast side of Thomasville Road and the southwest side of Willard Road (Zoning Docket F-1525).

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 Permit

D. Approval of Site Plan

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

F-1525 May 2011 2
COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Kevin Stout, Docket F-1525

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 RS20 to HB-S (Car Wash; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display, Retail; Services A; Building Contractors, General) the zoning classification of the following described property:

BEGINNING at an existing iron pipe in the western R/W of Willard Road, said point of beginning being the easternmost corner in the southernmost line of FC PIN # 6853-24-8011, said point of beginning also being the easternmost corner in the northernmost line of FC PIN # 6853-33-1620, running thence with their common line S 57 deg 49 min 44 sec W 137.26’ to an existing iron pipe in the eastern R/W of NC Hwy 109, the SW corner of FC PIN 6853-24-8011 and the NW corner of FC PIN 6853-33-1620, running thence with the eastern R/W of NC Hwy 109 N 47 deg 30 min 30 sec W 242.57’ to a point, thence on a “new” line across FC PIN 6853-24-8011 N 42 deg 29 min 30 sec E 236.32’ to a point in the western R/W of Willard Road, thence with the western R/W thereof S 27 deg 03 min 54 sec E 297.61’ to the point and place of beginning, containing 1.125 acres, more or less.

Section 2. This Ordinance is adopted after approval of the site plan entitled Kevin Stout, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of ________________, 20____ to Kevin Stout.

Section 3. The Board of Commissioners 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 Kevin Stout. 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.
COUNTY, SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County
Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Kevin Stout (Zoning Docket F-1525). 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 (Car Wash; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display, Retail; Services A; Building Contractors, General) 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 HB-S zoning district of the Zoning Ordinance of the Unified Development Ordinances of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

• PRIOR TO THE ISSUANCE OF ANY PERMITS:
  a. Developer shall obtain a driveway permit from the NCDOT. Required improvements may include:
     • Dedication of additional right-of-way 35’ from the center of Thomasville Road.
  b. Developer shall obtain building and sign permits for recent improvements made without permits (Existing sign may remain in the right-of-way of Thomasville Road as per NCDOT).
  c. Developer shall record a cross access easement to PIN # 6853-33-1620 and the remainder of PIN # 6853-24-8011.

• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
  a. All required improvements of the NCDOT driveway permit shall be completed.
## CITY-COUNTY PLANNING BOARD
### STAFF REPORT

<table>
<thead>
<tr>
<th>Docket #</th>
<th>F-1525</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Kevin N. Stout</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Portion of PIN #6853-24-8011</td>
</tr>
<tr>
<td>Address</td>
<td>4275 Thomasville Road</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use rezoning from RS20 to HB-S</td>
</tr>
</tbody>
</table>

### Proposal
The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS20 (Residential, Single Family District; 20,000 sf minimum lot size) to HB-S (Highway Business District). The petitioner is requesting the following uses:
- Car Wash; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display, Retail; Services A; and Building Contractors, General.

### History
The request was continued from the January 13, 2011 Planning Board meeting to the March 10 meeting in order to convert the requested district from LB-S to HB-S. On 3-10-11 the Planning Board recommended approval of the request with a vote of 5 to 2. On 4-4-11 the petitioner amended the request by adding the use of Building Contractors, General.

### Neighborhood Contact/Meeting
According to an email received from the petitioner’s site plan preparer: “I spoke to Mr. Stout earlier this afternoon. Per that conversation in reference to his efforts toward neighborhood outreach, as of today, 2/16/2011, “he has personally spoken with some of the neighbors and will have spoken to all of them by the first of March.”

### 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 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)?
The site does have good road access, being located along a major and minor thoroughfare; however, if approved it may encourage strip commercial development.
GENERAL SITE INFORMATION

Location
Northeast side of Thomasville Road and the southwest side of Willard Road

Jurisdiction
Forsyth County

Site Acreage
± 1.13 acres

Current Land Use
American Concrete Pumping Inc. (Building Contractor, General) is currently located on the site. According to the Inspections Division the petitioner does have legal nonconforming status for this use on the subject property. The petitioner is also now in the process of obtaining building permits for the recent additions made without a permit.

Surrounding Property Zoning and Use
<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS20</td>
<td>Single family homes</td>
</tr>
<tr>
<td>East</td>
<td>RS20 &amp; LB-S</td>
<td>Neighborhood scale church</td>
</tr>
<tr>
<td>South</td>
<td>RS20</td>
<td>Single family homes</td>
</tr>
<tr>
<td>West</td>
<td>RS20</td>
<td>Undeveloped property</td>
</tr>
</tbody>
</table>

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)
(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 and auto related uses are not compatible with the surrounding residential uses.

Physical Characteristics
The site has a gentle slope downward to the west.

Proximity to Water and Sewer
Public water is available to the site; however, no public sewer is available.

Stormwater/ Drainage
No known issues.

Watershed and Overlay Districts
The site is not within a water supply watershed.

Analysis of General Site Information
Other than the site’s lack of public sewer, there are no apparent constraints and it appears to be suitable for development within the proposed HB-S District.

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>Thomasville Road</td>
<td>Major Thoroughfare</td>
<td>243’</td>
<td>9,500</td>
<td>16,100</td>
</tr>
<tr>
<td>Willard Road</td>
<td>Minor Thoroughfare</td>
<td>298’</td>
<td>1,400</td>
<td>11,100</td>
</tr>
</tbody>
</table>

Proposed Access Point(s)
Two full access points onto Thomasville Road are proposed.

Planned Road Improvements
The Comprehensive Transportation Plan recommends that Thomasville Road be constructed as a four-lane cross section with raised median, curb and gutter, widened outside lanes and sidewalks. Willard Road is recommended as a two-lane section with parking on one side, curb and gutter, and sidewalks.
| Trip Generation - Existing/Proposed | Existing Zoning: RS20  
1.13 acres x 43,560 sf / 20,000 = 2 units x 9.57 (SFR Trip Rate) = 19 Trips per Day  
Proposed Zoning: HB-S  
4,088 / 1,000 x 24.87 (Tire Store Trip Rate) = 102 Trips per Day |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalks</td>
<td>There are no sidewalks located in the general area. The Comprehensive Transportation Plan recommends sidewalks along both Thomasville Road and Willard Road.</td>
</tr>
<tr>
<td>Transit</td>
<td>Not available.</td>
</tr>
<tr>
<td>Connectivity</td>
<td>Staff recommends the petitioner provide cross access easements to the adjacent properties to the south and north.</td>
</tr>
<tr>
<td>Traffic Impact Study (TIS)</td>
<td>No TIS is required.</td>
</tr>
<tr>
<td>Analysis of Site Access and Transportation Information</td>
<td>Assuming the above recommended cross access easements are provided, staff does not anticipate any negative transportation impacts associated with this request.</td>
</tr>
</tbody>
</table>

### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy GMA</th>
<th>Growth Management Area 3 – Suburban Neighborhoods</th>
</tr>
</thead>
</table>
| Relevant Legacy Recommendations | - Retail and office buildings should be near the street and sidewalk. This reduces the distance pedestrians and transit users have to travel and provides direct access to buildings along the street. Locating buildings close to the street, lining the street with trees, buffering the street with parked cars, ensuring buildings have display windows at the sidewalk edge all provide an interesting walking environment where pedestrians feel a sense of activity, enclosure and safety. Parking should be located to the rear and sides or under retail and office buildings.  
- Concentrate economic development activity in locations identified in the *Legacy* development guide including Winston-Salem’s Downtown, Activity Centers, and urbanized areas with established infrastructure.  
- Protect residential areas from inappropriate commercial and industrial encroachment. |
| Relevant Area Plan(s) | *Southeast Suburban Area Plan, 2009* |
| Area Plan Recommendations | - The *Southeast Suburban Area Plan* recommends commercial development for the subject property as part of the Willard Road/Thomasville Road Neighborhood Activity Center (NAC). New development in this NAC should take the form of comprehensive redevelopment with buildings placed close to Willard and Thomasville Road. The development should include on-street parking and pedestrian-oriented design features. |
There are no address number or street naming concerns.

(R)(3) - Have changing conditions substantially affected the area in the petition?
No

(R)(4) - Is the requested action in conformance with Legacy?
No

The subject request is to rezone the site from RS20 to HB-S. As noted previously, the site does have a history of commercial use, with the current approved nonconforming use as a general contractor business.

The Southeast Suburban Area Plan recommends commercial development for the site as part of a larger activity center. However, as shown on Exhibit A, the recommendation is for a comprehensive, pedestrian-oriented redevelopment with buildings placed close to Willard and Thomasville Road. Planning staff realizes the difficulty in assembling multiple properties for a comprehensive development. Staff also recognizes the commercial history of the site and would be supportive of a less intense request which would allow for some intermediate use of the site while not diminishing the long term vision for this area.

There is a large amount of undeveloped and single family residential property in this general area. It was intended that the effort put into the recently adopted area plan will serve as a guide for how this area develops in the future. If approved, the proposed HB District and the auto related uses could have a negative influence on these properties and potentially undermine the maximum redevelopment potential.

According to information gathered from the Inspections Division and Forsyth County Tax records, Mr. Stout purchased the property in February of 2005 with the current RS20 zoning in place. At that time the site consisted of a 2,240 sf structure with a gravel parking area. A 560 sf addition and a 1,288 sf carport were later added without a building permit.

<table>
<thead>
<tr>
<th>RELEVANT ZONING HISTORIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Case</td>
</tr>
<tr>
<td>------</td>
</tr>
<tr>
<td>F-1371</td>
</tr>
<tr>
<td>F-509</td>
</tr>
</tbody>
</table>
### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4,088</td>
<td>Central portion</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7 spaces</td>
<td>8 spaces</td>
<td>To the side and rear of the building</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>40'</td>
<td>One Story</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>75%</td>
<td>73.19%</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Chapter B, Article II, Section 2-1.3 (I) Highway Business District</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
<th>(A) Legacy policies:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(B) Environmental Ord.</td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td>(C) Subdivision Regulations</td>
<td>NA</td>
</tr>
</tbody>
</table>

| Analysis of Site Plan Compliance with UDO Requirements | The site plan complies with 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>Request would establish commercial zoning on a commercially developed site.</td>
<td>The request is not consistent with the recommendations of the <em>Southeast Suburban Area Plan</em> by diminishing the redevelopment potential of the proposed Willard Road/Thomasville Road Neighborhood Activity Center.</td>
</tr>
<tr>
<td></td>
<td>Request is not consistent with the recommendations of <em>Legacy</em>.</td>
</tr>
<tr>
<td></td>
<td>The request is not consistent with the purpose statement of the proposed HB District in that it could encourage strip commercial development.</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. Developer shall obtain a driveway permit from the NCDOT. Required improvements may include:
     • Dedication of additional right-of-way 35’ from the center of Thomasville Road.
  b. Developer shall obtain building and sign permits for recent improvements made without permits (Existing sign may remain in the right-of-way of Thomasville Road as per NCDOT).
  c. Developer shall record a cross access easement to PIN # 6853-33-1620 and the remainder of PIN # 6853-24-8011.

• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
  a. All required improvements of the NCDOT driveway permit shall be completed.

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-1525
MARCH 10, 2011

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Brad Coe, P. O. Box 36, Wallburg, NC 27373
  • I’m representing the petitioner.
  • This building has a long history of commercial use. We discussed this issue with Inspections and they suggested we go for a permanent zoning rather than repeatedly renewing the nonconforming status.
  • The purpose of the petition is to remove the concrete use and replace it with a tire store.
  • Due to growth in the area (Union Cross Road), his business is being taken by NCDOT. We have an existing business which we’d like to keep in Forsyth County.
  • There is no opposition from neighbors who were visited personally. One elderly lady was afraid to come to the door, but we have heard of no opposition.
  • We are asking for something a little more intensive than what is in the plan but not entirely inconsistent with it.

AGAINST: None

WORK SESSION

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

  • When a year elapses during which a non-conforming use is not in use, it then loses its non-conforming status and becomes an illegal use.
  • The initial request was for LB; however, LB does not allow the requested uses in GMA3. Therefore the request had to be changed to HB.
  • Wesley Curtis: We are looking to put a high intense use in a residential area. Having an HB zoning district here opens the door for other businesses down the road that may have a bigger impact.
• Brenda Smith: I seconded this because it is a destination where you drive specifically to get your tires. It won’t attract drive-by traffic. With the restrictions on the site I don’t feel this is setting a precedent.
• Arnold King: With the amount of AG zoning around here I don’t see this as a pedestrian district. This area develops as densely as staff and the area plan suggest, this site would have that opportunity too.
• Clarence Lambe: There is AG zoning on three sides of this site. The uses in AG are much more intense than the proposed uses.
• Paul Mullican: This site is between two roads which greatly limits what can be done with the land.

MOTION: Clarence Lambe moved approval of the zoning map amendment, certified that the site plan conforms, and recommends staff conditions.
SECOND: Brenda Smith
VOTE:
   FOR: Arnold King, Clarence Lambe, Paul Mullican, Brenda Smith, Allan Younger
   AGAINST: Wesley Curtis, Barry Lyons
   EXCUSED: None
CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR F-1525
MAY 12, 2011

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Kevin Stout, 264 Pauline Lane, Lexington, NC 27295
- I bought this building 6-7 years ago and have had American Concrete Company in there the whole time.
- I’ve worked hard to update the building to make it more presentable.
- I don’t use this shop a lot but hope that in the future it can be used more.
- We asked for several uses to allow more flexibility for its use in the future.
- Staff and I have worked together on this request.

Garner Mahaffey, 3175 Willard Road, Winston-Salem, NC 27107
- I live just behind this property.
- I see nothing wrong with what he’s trying to do.
- The building looks better and we’re happy to have him as a neighbor.
- None of the neighbors have anything against this.

AGAINST: None

WORK SESSION

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

1. Lynne Mitchell: This is not a pedestrian oriented facility, but is located in a Neighborhood Activity Center (NAC). Gary Roberts described how this site fits into the long-range plans for the NAC.

2. Clarence Lambe: The area plan for this area is great but it’s about 20 years too early. This area is rural. This is a great use for the property until the area is ready for redevelopment and assemblage.

3. Wesley Curtis: I think the area plan can still come into fruition.
MOTION: Clarence Lambe moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.
SECOND: Paul Mullican
VOTE:
   FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger
   AGAINST: Barry Lyons
   EXCUSED: None

According to information furnished by the Office of the Tax Assessor on March 17, 2011, the subject property was in the name of Kevin Nile Stout.

A. Paul Norby, FAICP
Director of Planning
EXISTING RS20 USES ALLOWED
Forsyth County Jurisdiction Only

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

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Borrow Site
Child Day Care, Large Home
Dirt Storage
Fishing, Fee Charged
Habilitation Facility A
Kennel, Outdoor
Landfill, Land Clearing/Inert Debris, 2 acres or less
Manufactured Home, Class A
Manufactured Home, Class B
Nursing Care Institution
Park and Shuttle Lot
Riding Stable
Shooting Range, Outdoor
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
**INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE**

**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 lists. 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:** F-1525  **PROJECT TITLE:** Kevin Stout  **DATE:** December 29, 2010

**PROJECT DESCRIPTION:** Northeast side of Thomasville Road and the southwest side of Willard Road

<table>
<thead>
<tr>
<th>Department</th>
<th>Phone #</th>
<th>Email</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>NCDOT</td>
<td>336.703.6600</td>
<td><a href="mailto:wtuner@ncdot.gov">wtuner@ncdot.gov</a></td>
<td>Obtain Driveway Permit; Reduce width of driveways to meet policy; dedicate 45' ROW from center; Prove sight distance. (per email from Jeff Turner)</td>
</tr>
<tr>
<td>WSDOT</td>
<td>336.747.6872</td>
<td><a href="mailto:conniec@cityofws.org">conniec@cityofws.org</a></td>
<td>NC 109 – check with NCDOT on Right-of-Way and R-2568. (per email from Connie Curtis)</td>
</tr>
<tr>
<td>City Engineer</td>
<td>336.747.6846</td>
<td><a href="mailto:albertcg@cityofws.org">albertcg@cityofws.org</a></td>
<td>No comments (per email from Al Gaskill)</td>
</tr>
<tr>
<td>City Streets Division</td>
<td>336.734.1550</td>
<td><a href="mailto:robbys@cityofws.org">robbys@cityofws.org</a></td>
<td>No Comment (per email from Robby Stone)</td>
</tr>
<tr>
<td>Inspections (Zoning)</td>
<td>336.727.2626</td>
<td><a href="mailto:jeffv@cityofws.org">jeffv@cityofws.org</a></td>
<td>What is the proposed use? What use was the parking calculations based on? Outdoor Display Retail and Motor Vehicle Repair and Maintenance is allowed in the LB zoning district, but not in this Growth Management Area (3). Do not include in Proposed Uses. 45 degree parking must provide a 15' aisle width and 16.5' stall length. It cannot extend into the street yard. Label buffer width against the adjacent NW lot. Label zoning of the adjacent lot. What type of fencing is existing? (per email from Jeff Vaughn)</td>
</tr>
<tr>
<td>Inspections (Erosion Control)</td>
<td>336.727.2388</td>
<td><a href="mailto:jeffk@cityofws.org">jeffk@cityofws.org</a></td>
<td>No comments (per email from Jeff Kopf)</td>
</tr>
</tbody>
</table>

**Signature**
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Stormwater Division- Phone # - 336.747.6961 Email: josephf@cityofws.org

Signature

Fire (County)- Phone # - 336.703-2550 Email: smithbj@forsyth.cc
"As long as the building occupancy does not change there will be no requirements. If it does change there will need to be a fire hydrant within 400ft of the building as the fire truck will drive."
(per email from Brock Smith)

Signature

Utilities- Phone # - 336.747.7499 Email: billjs@cityofws.org
"City/County Utilities does not assume responsibility for due diligence on behalf of the owner, developer, or consulting engineer. Water services larger than 2-inch and all fire services are required to be permitted by NCDENR. Subject to Utilities plan review for Building Permit. Contact Bob Kitchens, Utilities, 336-734-1332, for meter, backflow preventer, and/or grease interceptor requirements. Contact Charles Hendrick, Records Center, 336-747-6850, for applicable impact fees or rates, and record drawings. Contact CityLink, 727-8000 for Utility locates of water and sewer mains and or service laterals. Existing water and/or sewer connections may require evaluation for serviceability and/or termination at the main."
(per email from Bill Shookman)

Signature

Sanitation- Phone # - 336.748.3080 Email: chrisc@cityofws.org

Signature

Planning- Phone # - 336.747.7043/747.7068 Email: aarons@cityofws.org
"Remove bearings/distances from remainder of tract; list adjoining zoning to the north; how does this parcel fit in to NCDOT’s plans for realignment of Willard Road? Cross access to remainder of property; Staff recommends removing these uses: Banking and Financial Services; Car Wash; Convenience Store; Food or Drug Store; Kennel, Outdoor; Limited Campus Uses; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display, Retail; Shopping Center, LCID; Borrow Site; Dirt Storage. Staff recommends that any outdoor storage be screened; staff will recommend a sign condition."
(per email from Aaron King)

Signature

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

Signature