

DOCKET #: F1520

PROPOSED ZONING:
HB-S

EXISTING ZONING:
LI

PETITIONER:
David and Lori Coe
for property owned
by Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRES: 1.03

**NEAREST
BLDG:** 300' southwest

MAP(S): 612902



April 14, 2010

David and Lori Coe
1648 Rosebud Road
Walnut Cove, NC 27052

RE: ZONING MAP AMENDMENT F-1520

Dear Mr. & Ms. Coe:

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

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of David and Lori Coe, Docket F-1520

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 LI to HB-S [Food or Drug Store; Offices; Restaurant (without drive-through service); Retail Store; Arts and Crafts Studio; Building Materials Supply; Implement Sales and Service; Banking and Financial Services; Building Contractors, General; Health Services, Misc; Non-Store Retailer; Services, Business A; Services, Business B; Storage Services, Retail; Testing And Research Lab; Warehousing; Recreation Services, Indoor; Recreation Facility, Public; Academic Medical Center; Government Offices; and Broadcast Studio] the zoning classification of the following described property:

Commencing at the northeast corner of the subject parcel, identified as number 6910-54-8364 in County Records, and identified as Lot 1 on the recorded plat entitled "Phase 1 (Revised) Northridge Business Park", as prepared by Brady Surveying Company, P.A., and recorded in Forsyth County, North Carolina on January 16, 1990, in Plat Book 34, Page 33, currently identified as Tax Block 4967, Lot 1E; said point being in the eastern Right of Way of North Carolina Highway 65, and being in the southern line of Parcel Number 6910-54-9655, Tax Block 4967H, Lot 128; thence along the eastern boundary line the subject parcel, also being the western Right of Way of North Carolina Highway 65 S 12° 28' 28" E with a chord distance of 294.30' and radius of 1408.7' to a point, being the point of BEGINNING; Thence along Bethania Rural Hall Road the next two calls S 18° 58' 36" E a chord distance 24.90' with a radius of 1408.70' to a point, being an existing corner in the eastern boundary of said lot; Thence continuing along Bethania Rural Hall Road S 19° 23' 14" E 160.79' to a point, being an existing property corner at the northwest corner of the intersection of Bethania Rural Hall Road also known as North

Carolina Highway 65 and North Ridge Park Drive; thence along North Ridge Road the next three calls S 20° 31' 25" W with a chord distance of 38.59' and radius of 30.0' to a point, also being an existing corner in the southern boundary line of said lot; Thence continuing along North Ridge Road S 78° 48' 04" W a chord distance 170.22' and a radius of 271.75' to a point, also being an existing corner in the southern boundary of said lot; Thence N 79° 29' 55" W 44.72' a chord distance with a radius of 375.0' to a point; Thence along the proposed western zoning line the next two calls N 00° 11' 13" W 151.99' a chord distance with a radius of 600.0' to a point; Thence N 10° 02' 48" W 54.08' a chord distance with a radius of 600.0' to a point; Thence along the northerly zoning line N 79° 49' 41" E 175.70' to a point being the point and place of beginning containing 1.03 acres.

Section 2. This Ordinance is adopted after approval of the site plan entitled Rural Hall Pharmacy, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to David and Lori Coe.

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 Rural Hall Pharmacy. 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 David and Lori Coe (Zoning Docket F-1520). 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 [Food or Drug Store; Offices; Restaurant (without drive-through service); Retail Store; Arts and Crafts Studio; Building Materials Supply; Implement Sales and Service; Banking and Financial Services; Building Contractors, General; Health Services, Misc; Non-Store Retailer; Services, Business A; Services, Business B; Storage Services, Retail; Testing And Research Lab; Warehousing; Recreation Services, Indoor; Recreation Facility, Public; Academic Medical Center; Government Offices; and Broadcast Studio]", 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 ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a minor subdivision plat in the office of the Register of Deeds.
 - b. The building roof will include overhangs and be of a standing seam metal type. The exterior walls will be built mostly of a red/brown standard sized brick, with a cultured stone water table and base. Large storefront-type windows will be used.

The color of the glass will complement the other building elements. Drive-up or drop-off lanes will be covered by gabled canopies with the same standing seam metal roof as the main portion of the building. These canopies will be supported by columns with a cultured stone base. The columns themselves will be a fiberglass reinforced plastic (FRP) material that will look like wood. All trim and exposed framing elements will be FRP and light in color. All sides of the building will be treated equally with regard to building materials, fenestration, and details, as determined by Planning Staff.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall install all improvements as per driveway permit. Signage shall be limited to one (1) monument sign with a maximum height of six (6) feet.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	F-1520		
Staff	Gary Roberts, Jr. AICP		
Petitioner(s)	David and Lori Coe		
Owner(s)	Same		
Subject Property	Portion of PIN #6910-54-8364		
Address	679 Almondridge Drive		
Type of Request	Special use rezoning from LI to HB-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from LI (Limited Industrial District) to HB-S (Highway Business District). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Food Or Drug Store; Offices; Restaurant Without Drive Through; Retail Store; Arts and Crafts Studio; Building Materials Supply; Implement Sales and Service; Banking and Financial Services; Building Contractors, General; Health Services, Misc; Non-Store Retailer; Services, Business A; Services, Business B; Storage Services, Retail; Testing And Research Lab; Warehousing; Recreation Services, Indoor; Recreation Facility, Public; Academic Medical Center; Government Offices; Broadcast Studio 		
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. This district is intended for application in Growth Management Areas 2, 3, and 4.		
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 site is located along a major thoroughfare within the Suburban Neighborhoods GMA 3.		
GENERAL SITE INFORMATION			
Location	Northwest corner of Bethania-Rural Hall Road and Northridge Park Drive		
Jurisdiction	Forsyth County		
Site Acreage	± 1.03 acres		
Current Land Use	Site is undeveloped		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	LI	Undeveloped
	East	RM-12-S	Multifamily residential
	South	LI	Undeveloped
	West	LI	Undeveloped and Industrial use

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 uses are compatible with the uses permitted on the adjacent LI zoned properties.			
Physical Characteristics	The site has some mature vegetation and has a gentle slope downward to the north and west.			
Proximity to Water and Sewer	Public water and sewer are available.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The site is not within a water supply watershed.			
Analysis of General Site Information	The site appears to possess no constraints and to be suitable for the proposed improvements.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Bethania-Rural Hall Road/NC 65	Major Thoroughfare	211'	8,600	18,500
Northridge Park Drive	Minor Thoroughfare	245'	3,900	16,100
Almondridge Drive (proposed)	Private Street	206'	NA	NA
Proposed Access Point(s)	Access will be provided by two driveways onto the future northward extension of Almondridge Drive. Almondridge Drive intersects with Northridge Park Drive.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: LI</u> No trip rates are available for existing general use zoning. <u>Proposed Zoning: HB-S</u> $3,015 \text{ sf} / 1,000 = 3 \times 88.16$ (Pharmacy/Drugstore w/Drive Through Window Trip Rate) = 264 Trips per Day			
Sidewalks	The Comprehensive Transportation Plan and the Rural Hall Bicycle and Pedestrian Facilities Plan recommend sidewalks along both street frontages of the site. WSDOT has requested that internal and lateral sidewalk connections also be provided.			
Connectivity	The site plan includes a vehicular connection to the adjacent vacant property to the north and west.			
Traffic Impact Study (TIS)	No TIS is required.			
Analysis of Site Access and Transportation Information	The site plan needs to be revised to accommodate the above mentioned pedestrian facilities. A driveway permit from NCDOT will be required.			

CONFORMITY TO PLANS AND PLANNING ISSUES						
Legacy GMA	Growth Management Area 3, Suburban Neighborhoods					
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • <u>Commercial Development</u>: Encourage convenient commercial services to support neighborhood needs. Promote a mix of housing types and prices in infill development consistent with the market. • <u>Services</u>: Permit services near where people live in a manner that is compatible with surrounding uses, and provide retail and service uses within walking and bicycling distance of neighborhoods. 					
Relevant Area Plan(s)	The site is not within the boundaries of an area plan or development guide. Work is scheduled to begin on the Rural Hall Area Plan in the summer of 2010.					
Town of Rural Hall comments	The Town of Rural Hall is supportive of the request; however both the town and staff have concern regarding the appearance of the structure along Bethania-Rural Hall Road.					
Addressing	Change North Ridge Park Drive to Northridge Park Drive. The assigned address for this proposed building is 679 Almondridge Dr. This address assignment is subject to change with changes in the building location or orientation on this site plan.					
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	<p>The request is consistent with the recommendations of <i>Legacy</i> because it permits convenient commercial services near where people live and work. Planning staff does however caution further commercial rezonings in the general area until an area plan is completed to give specific guidance. Due to the orientation of the proposed building, the back would face Bethania-Rural Hall Road. This concern is shared by the Town of Rural Hall and staff as noted above. The volunteered condition under “PRIOR TO THE ISSUANCE OF BUILDING PERMITS” addresses this concern.</p> <p>The proposed HB district would allow a freestanding sign of 35’ in height and 150 square feet in size. Considering the existing monument sign for the industrial park located on the subject property, and the condition placed on the RM-12-S zoned site across the street, staff recommends a signage condition.</p>					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1439	RS-9 & RM-12-S to RM-12-S	Approved 11-14-05	Directly east	21.54	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS		
Building Square Footage	Square Footage	Placement on Site
	3,015 sf	Central portion of site
Parking	Required	Proposed
	13 spaces	19 spaces
Building Height	Maximum	Proposed
	60'	One story
Impervious Coverage	Maximum	Proposed
	85%	55%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.3 (I) HB Highway Business District 	
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy policies:</i>	Yes
	(B) <i>Environmental Ord.</i>	NA
	(C) <i>Subdivision Regulations</i>	NA
Analysis of Site Plan Compliance with UDO Requirements	The revised site plan complies with the requirements of the UDO.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal	Negative Aspects of Proposal	
Request would be consistent with the recommendations of <i>Legacy</i> because it permits convenient commercial services near where people live and work.	Request includes no assurance regarding the appearance of the back of the building which would face Bethania-Rural Hall Road.	
Request is consistent with the purpose statement of the proposed HB district.	Approval of HB zoning at this location may establish a precedent for other intense commercial rezonings along this corridor.	
Request is supported by the Town of Rural Hall.	Request would result in the loss of industrial zoned property.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL		
<p>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.</p> <ul style="list-style-type: none"> <u>PRIOR TO ISSUANCE OF GRADING PERMITS:</u> <ol style="list-style-type: none"> Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit. <u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u> <ol style="list-style-type: none"> Developer shall record a minor subdivision plat in the office of the Register of Deeds. The building roof will include overhangs and be of a standing seam metal type. The exterior walls will be built mostly of a red/brown standard sized brick, with 		

a cultured stone water table and base. Large storefront-type windows will be used. The color of the glass will complement the other building elements. Drive-up or drop-off lanes will be covered by gabled canopies with the same standing seam metal roof as the main portion of the building. These canopies will be supported by columns with a cultured stone base. The columns themselves will be a fiberglass reinforced plastic (FRP) material that will look like wood. All trim and exposed framing elements will be FRP and light in color. All sides of the building will be treated equally with regard to building materials, fenestration, and details, as determined by Planning Staff.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall install all improvements as per driveway permit. Signage shall be limited to one (1) monument sign with a maximum height of six (6) 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

1. Lynne Mitchell: Why couldn't the building be oriented toward the street? David Coe, 1648 Rosebud Road, Walnut Cove, NC 27052 responded that this is a corner lot. It seems like the Town of Rural Hall doesn't want something that looks like a metal warehouse-type building. I don't know of any reason we couldn't reorient the building, but we are going to put brick on the walls. The front door of the building will be off the internal street rather than facing the highway.

MOTION: Clarence Lambe moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Wesley Curtis

VOTE:

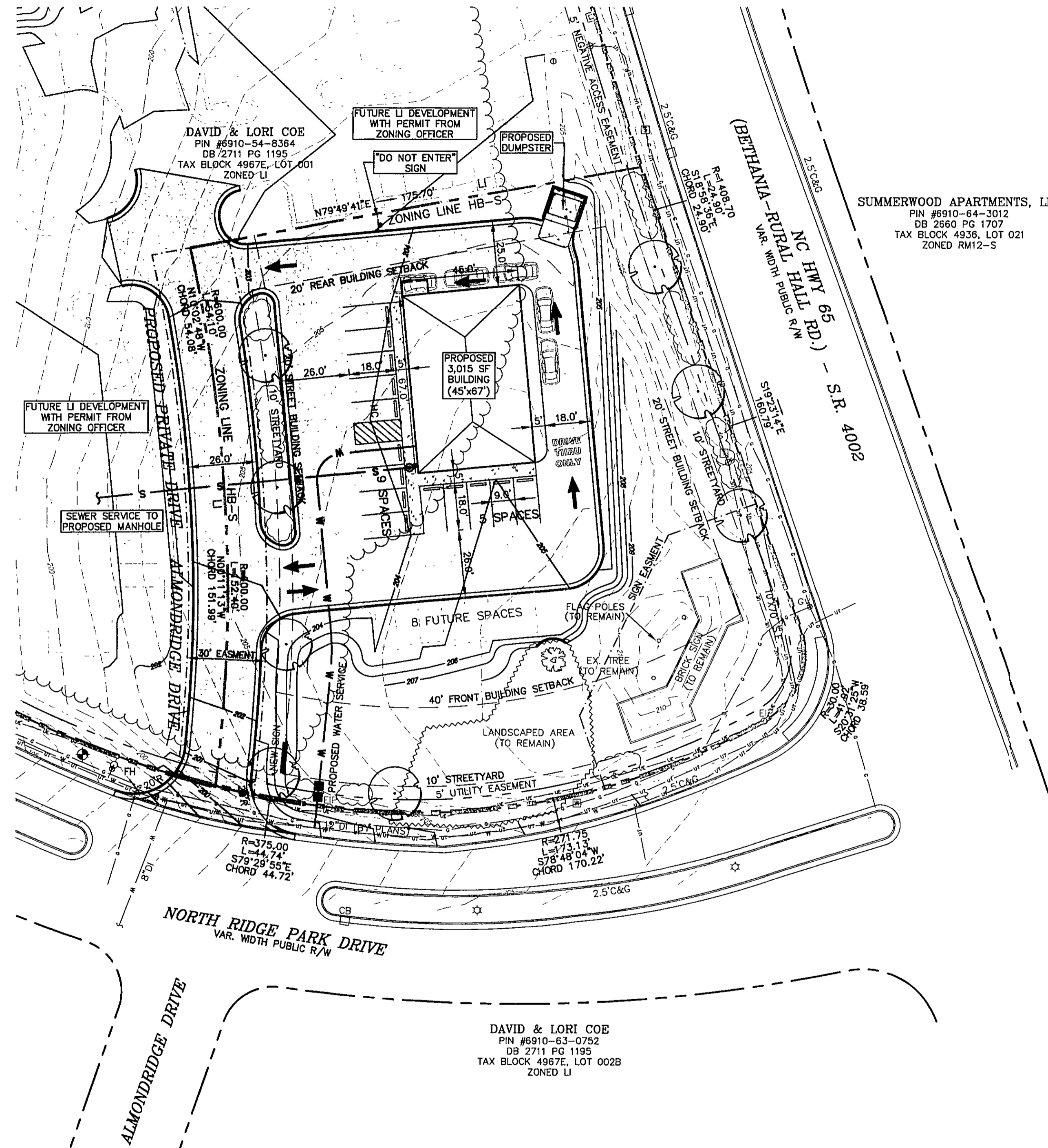
FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Paul Mullican

AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor on April 14, 2010, the subject property was in the name of David M. and Lori O. Coe.

A. Paul Norby, FAICP
Director of Planning



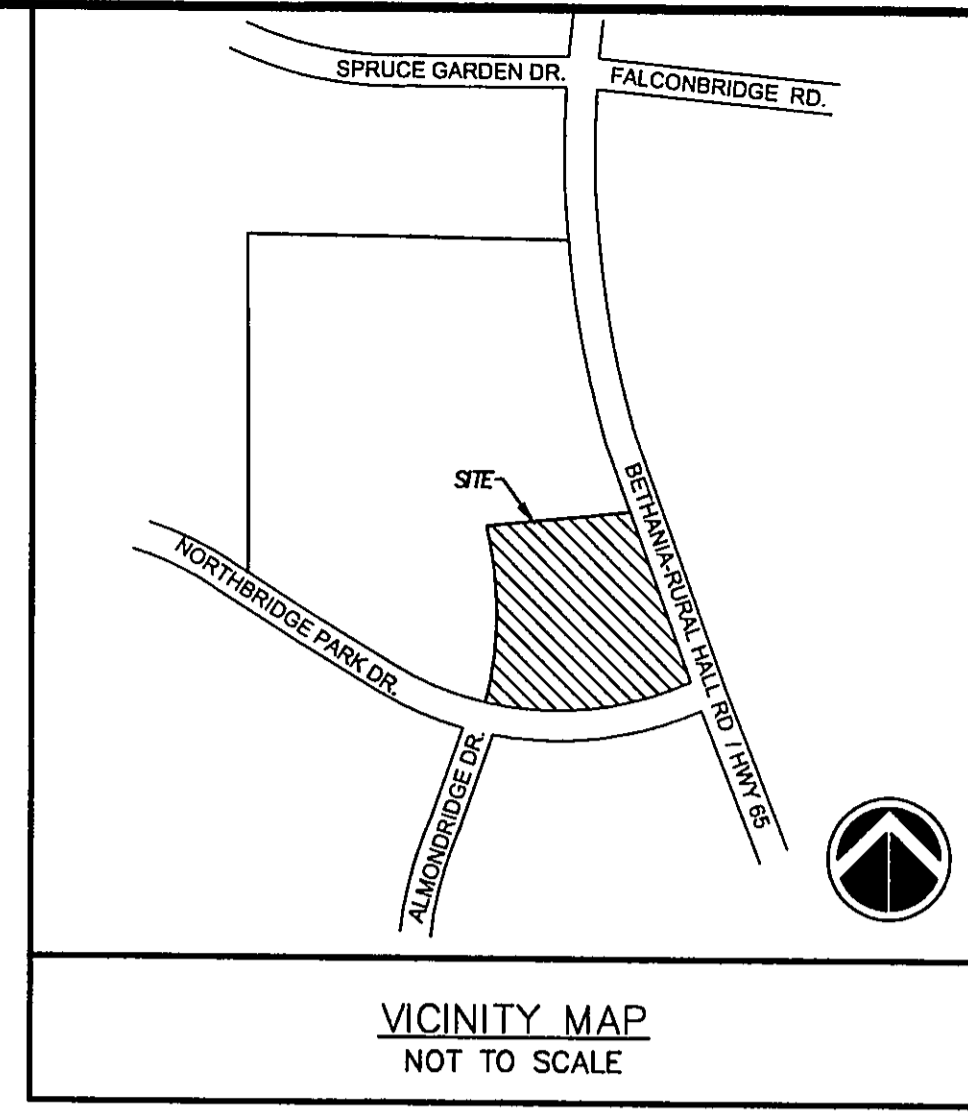
SUMMERWOOD APARTMENTS, LLC
 PIN #6910-64-3012
 DB 2660 PG 1707
 TAX BLOCK 4936, LOT 021
 ZONED RM12-S

DAVID & LORI COE
 PIN #6910-54-8364
 DB 2711 PG 1195
 TAX BLOCK 4967E, LOT 001
 ZONED LI

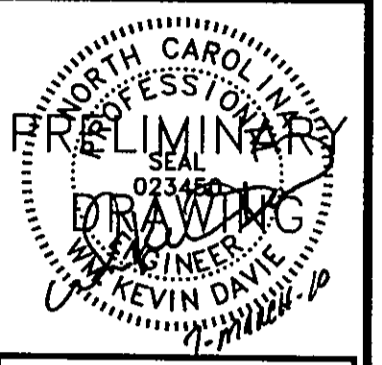
DAVID & LORI COE
 PIN #6910-63-0752
 DB 2711 PG 1195
 TAX BLOCK 4967E, LOT 002B
 ZONED LI

SITE DATA
 PROPERTY OWNER: DEED BOOK 2711 PAGE 1195
 PIN: 6910-54-8364
 TAX BLOCK 4967E LOT 001
 DAVID AND LORI COE
 1648 ROSEBUD RD.
 WALNUT COVE, NC 27052
 PHONE: (336) 416-4441

ENGINEER/SURVEYOR: ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON-SALEM, N.C. 27103
 PHONE: (336) 765-2377
 FAX: (336) 760-8888
 KEVIN DAVE, P.E.
 E-MAIL: kdavie@allied-engsurv.com



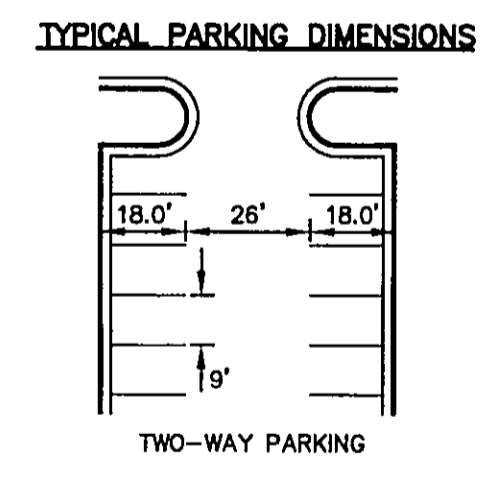
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 http://www.allied-engsurv.com



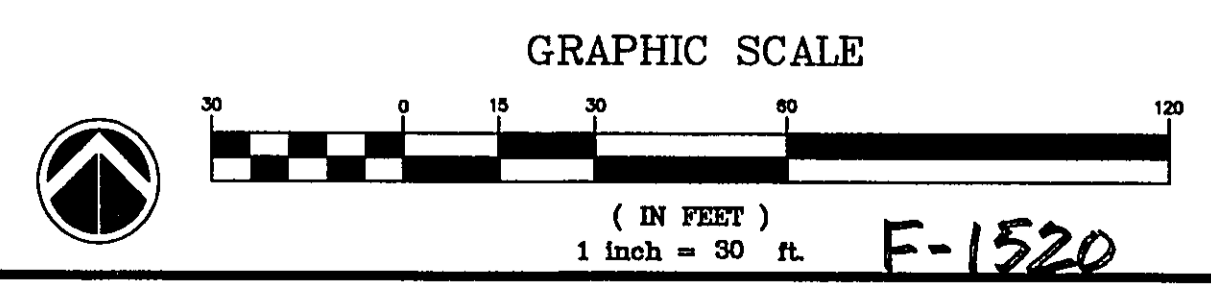
REZONING AND PRELIMINARY SITE PLAN
 FOR PLANNING BOARD REVIEW ONLY

RURAL HALL PHARMACY
 DAVID AND LORI COE
 RURAL HALL, NORTH CAROLINA

REVIEW INFORMATION		PROPERTY INFORMATION													
TYPE OF REVIEW:	<input checked="" type="checkbox"/> SPECIAL USE REZONING	PIN #'S:	A PORTION OF 6910-54-8364												
JURISDICTION:	<input checked="" type="checkbox"/> RURAL HALL	ZONING	EXISTING ZONING: LI PROPOSED ZONING: HB-S												
PURPOSE STATEMENT:	THE PURPOSE OF THIS REQUEST IS TO: REZONE A PORTION OF PIN # 6910-54-8364 FROM LI TO HB-S.	PROPOSED USES:	FOOD OR DRUG STORE; HARDWARE STORE; RESTAURANT WITHOUT DRIVE THROUGH; RETAIL STORE, SPECIALTY OR MISC.; ARTS AND CRAFTS STUDIO; BUILDING MATERIALS SUPPLY; IMPLEMENT SALES AND SERVICE; BANKING AND FINANCIAL SERVICES; BUILDING CONTRACTORS, GENERAL; HEALTH SERVICES, MISC.; MEDICAL OR DENTAL LAB; MEDICAL AND SURGICAL OFFICES; NON-STORE RETAILER; OFFICES, MISC.; PROFESSIONAL OFFICES; SERVICES, BUSINESS A; SERVICES, BUSINESS B; STORAGE SERVICES, RETAIL; TESTING AND RESEARCH LAB; WAREHOUSING; RECREATION SERVICES, INDOOR; RECREATION FACILITY, PUBLIC; ACADEMIC MEDICAL CENTER; GOVERNMENT OFFICES; BROADCAST STUDIO												
INFRASTRUCTURE	<table border="1"> <thead> <tr> <th></th> <th>PUBLIC</th> <th>PRIVATE</th> </tr> </thead> <tbody> <tr> <td>WATER:</td> <td></td> <td>X</td> </tr> <tr> <td>SEWER:</td> <td></td> <td>X</td> </tr> <tr> <td>STREETS:</td> <td></td> <td>X</td> </tr> </tbody> </table>		PUBLIC	PRIVATE	WATER:		X	SEWER:		X	STREETS:		X		
	PUBLIC	PRIVATE													
WATER:		X													
SEWER:		X													
STREETS:		X													
SITE SIZE AND COVERAGES															
TOTAL ACREAGE:	1.03	ACRE(S)													
SITE COVERAGES:															
PROPOSED BUILDING TO LAND	6.69	%													
PROPOSED PAVEMENT TO LAND	37.93	%													
EXISTING BRICK SIGN (TO REMAIN)	2.55	%													
FUTURE PAVEMENT	2.94	%													
TOTAL IMPERVIOUS	50.11	%													
OPEN SPACE	49.89	%													
TOTAL	100	%													
MAXIMUM IMPERVIOUS ALLOWED:	85	%													
BUILDING SQUARE FOOTAGE:	3,015	SF													
BUILDING HEIGHT:	60'	(MAXIMUM) FT													
OFF-STREET PARKING															
PROPOSED USE(S):	FOOD OR DRUG STORE														
REQUIRED PARKING:	1 SPACES / 225 SF GFA														
REQUIRED PARKING:	3,015 SF/225 = 13 SPACES														
BUFFERYARDS															
ADJOINING ZONING:	LI														
TYPE REQUIRED:	NONE														
WIDTH PROVIDED:	NONE	FT													
OFF-STREET LOADING															
LOADING/UNLOADING SPACES REQUIRED:	1														
LOADING/UNLOADING SPACES PROVIDED:	1														
SIZE:	12 FT X 25 FT														



- GENERAL NOTES**
- ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, BACK OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
 - ALL PAINT STRIPING, PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
 - EXISTING SITE BOUNDARY, TOPOGRAPHY, LOCATION AND UTILITY INFORMATION TAKEN FROM A SURVEY COMPLETED BY ALLIED ASSOCIATES, P.A.
 - CURB AND GUTTER SHALL BE INSTALLED IN ENTRANCE DRIVE BUT MAY BE OPTIONAL IN PARKING AREAS SURROUNDING PROPOSED PHARMACY.



PROJECT NO: 09-033/PA07028
 DRAWN BY: JMN
 CHECKED BY: WJD
 DATE: 01/29/10

NO.	DATE	DESCRIPTION
A	01/29/10	ISSUED FOR SKETCH PLAN REVIEW
B	03/02/10	ISSUED FOR PRE-SUBMITTAL REVIEW
C	03/07/10	ISSUED FOR FINAL ZONING & INTERDEPARTMENTAL REVIEW

REZONING PLAN
 SHEET
 C1

Site Plan File Copy