



DOCKET #: F1469

PROPOSED ZONING:
IP

EXISTING ZONING:
AG and RS-20

PETITIONER:
The Village of Tobacoville

SCALE: 1" represents 400'

STAFF: King

GMA: 3

ACRE(S): 2.74

MAP(S): 594906



**CITY-COUNTY PLANNING BOARD
DRAFT STAFF REPORT FOR: F-1469**

PETITION INFORMATION			
Docket #	F-1469		
Staff	Aaron King		
Petitioner(s)	The Village of Tobacoville		
Owner(s)	Same		
Subject Property	Tax Lot 118, Tax Block 4742		
Type of Request	General use rezoning from RS-20 & AG to IP.		
Proposal	The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-20 (Residential Single Family; 20,000 sf lot size) and AG (Agricultural District) to IP (Institutional and Public District).		
Zoning District Purpose Statement	The IP District is intended to accommodate public and institutional uses which have a limited land use impact or traffic generation potential upon surrounding uses. The district is intended to accommodate smaller, less intensive public and institutional uses which have concentrated service areas and are located in or near residential areas, or larger, less intensive recreational or institutional facilities in rural areas.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Since this is a general use request, it is difficult to determine the compatibility of this request with the IP purpose statement.		
GENERAL SITE INFORMATION			
Location	South side of Tobacoville Road, west of Doral Drive		
Jurisdiction	Forsyth County		
Site Acreage	Approximately ± 2.74 acres		
Current Land Use	Undeveloped land		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-20	Recreation Center/Park
	East	RS-20	Undeveloped land
	South	AG	Undeveloped land
	West	RS-20	SF home/undeveloped land
Applicable Rezoning Consideration	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		

from Chapter B, Article VI, Section 6-2.1(S)	The general nature of the uses allowed within the IP district would be suitable for this area.			
Physical Characteristics	The subject property is relatively flat, sloping down from east (+/- 994 ft.) to west (+/- 982 ft.). The site contains no streams or wetlands.			
Proximity to Water and Sewer	The subject property has access to public water but has no access to public sanitary sewer.			
Stormwater/ Drainage	No known stormwater issues.			
Watershed and Overlay Districts	The subject property is not located within a water supply watershed.			
Analysis of General Site Information	The proposed rezoning involves 2.74 acres located along the south side of Tobaccoville Road within the Village of Tobaccoville. The site is currently undeveloped and is relatively flat with no streams or wetlands.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Tobaccoville Road	Major Thoroughfare	+/- 317 feet	4,700	11,100
Proposed Access Point(s)	Since this is a general use rezoning request, the exact location of access points is unknown. The subject property does have public road frontage on Tobaccoville Road.			
Planned Road Improvements	The Thoroughfare Plan recommends that Tobaccoville Road be constructed with two widened inside lanes with curb and gutter, parking on one side, and sidewalks.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS-20 & AG</u> $2.74 \times 43,560 / 20,000 = 5 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 48 \text{ Trips per Day}$</p> <p><u>Proposed Zoning: IP</u> No trip generation numbers available for general use IP zoning.</p>			
Sidewalks	None existing			
Analysis of Site Access and Transportation Information	Since this is a general use request, staff cannot fully determine the transportation impacts of this request. Under the existing zoning, the site could be developed with a maximum of 5 single family homes, which would generate approximately 48 trips per day. Many of the uses allowed in the IP district are fairly low traffic generating uses. Staff does not anticipate any negative impacts to the transportation network.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	GMA 3 (Suburban Neighborhoods)			
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Legacy recommends developing "village scale" town centers for the smaller towns in Forsyth County. 			

Relevant Area Plan(s)	<i>The Village of Tobaccoville Development Guidelines (2001)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The <i>Village of Tobaccoville Development Guidelines (VOTDG)</i>, which was prepared at the request of Tobaccoville, recognizes the subject property as being located within the “village center.” The <i>Village Development Guidelines</i> recommends this property be developed as part of the Village Center Concept. The “village center” is a pedestrian oriented public/commercial focal point for the Village of Tobaccoville designed with a mixture of commercial, office, institutional and residential uses. The area plan mentions certain characteristics that are desired within the “village center” such as: <ul style="list-style-type: none"> • Pedestrian oriented • Serves the entire community • Center of civic life • Storefronts built to the road • A limited number of controlled access points • A unique public realm • Traditional Neighborhood Developments
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(S)(4) - Is the requested action in conformance with <i>Legacy</i>?
Yes	
Analysis of Conformity to Plans and Planning Issues	<p>The subject request is in conformance with the general recommendations of <i>Legacy</i>, which recommends developing “village scale” town centers for the smaller towns in Forsyth County. One common element of these village scale town centers in <i>Legacy</i> is institutional or public buildings. These buildings/uses are permitted in the requested IP district. The <i>VOTDG</i> does recognize this area as part of the future “village center” and also sets forth certain characteristics that should be adhered to. The PB district is recommended by the <i>VOTDG</i> as the zoning district that would be most suitable for the mixture of uses and the type of design called for in the area plan. Future rezonings within the designated “village center” should be consistent with these design guidelines and recommendations. Staff recognizes that the petitioner in this case is the Village of Tobaccoville and that they control the development that occurs on this property. Staff encourages the Village to design this property/project in conformance with the design recommendations of their adopted area plan, so that it can set an example of what town officials would like other nearby development to be like.</p>

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1440	LB to RS-20	Approved 11/14/05	Northeast	4.6 acres	Approval	Approval
F-1312	AG to RS-20-S	Approved 9/11/00	West	37.45 acres	Approval	Approval
UDO Sections Relevant to Subject Request		<ul style="list-style-type: none"> Section 2-1.5(A) IP District 				
Complies with Chapter B, Article VII, Section 7-5.3		(A) Legacy policies:		Yes		
		(B) Environmental Ord.		NA		
		(C) Subdivision Regulations		NA		
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
Uses allowed in the IP district would be compatible with adjacent properties.			There is no assurance with IP zoning that development of this property will be consistent with the recommendations of the <i>VOTDG</i> .			
The request is consistent with the recommendations of <i>Legacy</i> .						

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.**