



DOCKET #: F1402

PROPOSED ZONING:
LB

EXISTING ZONING:
RS20

PETITIONER:
Old Richmond Grange

SCALE: 1" represents 200'

STAFF: Hall

GMA: 3

ACRE(S): 0.89

MAP(S): 588894



January 14, 2004

Old Richmond Grange No. 675
c/o Lonnie V. Ring, President
7821 Ridge Road
P. O. Box 307
Tobaccoville, NC 27050

RE: ZONING MAP AMENDMENT F-1402

Dear Mr. Ring:

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 Jane Cole, Clerk to the County Commissioners, of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

Attachment

pc: Jane Cole, County Manager's Office

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: _____ **AGENDA ITEM NUMBER:** _____

SUBJECT:-

- A. Public Hearing on zoning map amendment of Old Richmond Grange from RS-20 to LB: property is located at the southeast corner of Tobaccoville Road and Turner Road (Zoning Docket F-1402).
- B. Ordinance Amending the Forsyth County Zoning Ordinance and Official Zoning Map
- C. Approval of Special Use Zoning 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:- YES NO

SIGNATURE: _____ **DATE:** _____

County Manager

COUNTY ORDINANCE - GENERAL USE

Zoning Petition of Old Richmond Grange, Docket F-1402

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 RS-20 to LB the zoning classification of the following described property:

Tax Block 4744, Tax Lot 121

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # F-1402
STAFF: S. Chad Hall

Petitioner(s): Old Richmond Grange
Ownership: Same

REQUEST

From: RS-20 Residential Single Family District; minimum lot size 20,000 sf
To: LB Limited Business District

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

NOTE: This is a general use zoning petition; therefore, ALL uses permitted in the above requested district should be considered.

Acreage: 0.89 acre

LOCATION:

Street: Southeast corner of Tobaccoville Road and Turner Road.
Jurisdiction: Forsyth County.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: (Former) Youth Center zoned RS-20.

Adjacent Uses:

East-	Undeveloped land zoned RS-20.
Southeast-	A sprinkling of (vacant) buildings zoned LB.
South-	Developed residential properties across NC 67 zoned RS-20.
Southwest-	The old volunteer fire station, zoned LB.
West-	Convenience store/motor vehicle repair zoned LB.

GENERAL AREA

Character/Maintenance: The area is comprised of several uses and zoning districts which are moderately and well-maintained.

Development Pace: Slow.

HISTORY

Relevant Zoning Cases:

1. F-1387; RS-20 to LB; approved August 11, 2003; northeast corner of Turner Road and Highway 67; 0.08 acre; Planning Board and staff recommended approval.
2. F-1378; LI-S to LI-S; approved January 13, 2003; south side of NC 67 between Joyce Norman Road and Vienna-Dozier Road; 25.39 acres; Planning Board and staff recommended approval.
3. F-1335; RS-40 to LB; approved April 9, 2001; north side of Reynolda Road/NC 67 west of Joyce Norman Road; 2.1 acres; Planning Board and staff recommended denial.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Because this is a general use petition, the impact of this proposal on existing features cannot be determined at this time.

Topography: The subject property experiences an elevation change of about eight feet, from about 996 feet along the western edge of the site down to about 988 feet at the northern tip of the site.

Streams: A small branch that eventually connects to Mill Creek is located directly across the street from the subject property.

Vegetation/habitat: No significant vegetation is on the subject property.

Floodplains: None

Wetlands: None - *Vienna Quad*

Environmental Resources Beyond The Site: Because this is a general use petition, the impact of this proposal to environmental resources beyond the site cannot be determined at this time.

Water Supply Watershed: The subject property is located in the Yadkin River (WS-IV) water supply watershed. Tobacoville Road forms the eastern boundary of the Yadkin River water supply watershed.

Compliance with Watershed Protection Regulations: The petitioner is responsible for complying with all regulations associated with the Yadkin River WS-IV water supply watershed.

Compliance with Federal/State requirements for wetland/stream protection: The petitioner is responsible for complying with all Federal and State wetland and stream protection regulations.

TRANSPORTATION

Direct Access to Site: Tobacoville Road; Turner Road; Reynolda Road

Street Classification: Tobacoville Road – Major Thoroughfare; Turner Road – Local Road; Reynolda Road – Major Thoroughfare

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Tobacoville Road between Reynolda Road and Boiling Springs Road = 4,200/16,100

Reynolda Road between the Northern Beltway and Tobacoville Road = 9,000/13,100

Planned Road Improvements: None
Sight Distance: Good
Traffic Impact Study recommended: No
Sidewalks: None
Transit: None
Bicycle Route: None

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3)

Relevant Comprehensive Plan Recommendation(s): *Legacy* supports compact walkable commercial centers and commercial close to neighborhoods that supply daily retail and service needs.

Area Plan/Development Guide: *Village of Tobacoville, Village Development Guidelines – 2020* (adopted in 2001)

Relevant Development Guide Recommendation(s): The *Village of Tobacoville, Village Development Guidelines – 2020* recommends a Neighborhood Village Center (NVC) centered on the intersection of Reynolda Road (NC 67 and Tobacoville Road). The subject property falls within the NVC designation. The recommended zoning for the NVC is either LB or NB.

INCORPORATED AREA COMMENTS

Incorporated Jurisdiction: Village of Tobacoville

Expressed Concern: The Village Manager has expressed support for this rezoning as the zoning district corresponds to those recommended in the *Village Development Guidelines*.

ANALYSIS

The current request is to rezone 0.89 acre of land in Forsyth County from RS-20 to LB. The property is located on the southeast corner of Tobacoville Road and Turner Road. Most of the business zoning in the area is LB. Other zoning in the area is large lot residential, ranging from RS-20 to AG.

The site is located in the Future Growth Management Area (GMA 4) and is also located in a proposed “Neighborhood Village Center” as indicated by the *Village of Tobacoville Development Guidelines*. The recommended zoning district for the Neighborhood Village Center is either Limited Business or Neighborhood Business. This request is consistent with that development plan.

The Village of Tobacoville has been contacted regarding this rezoning request and is supportive of the LB general use zoning request.

FINDINGS

1. The site is located in a proposed “Neighborhood Village Center” as indicated by the *Village of Tobaccoville Development Guidelines*.
2. The recommended zoning district for the Neighborhood Village Center is either Limited Business or Neighborhood Business.
3. This request is consistent with Tobaccoville’s development plan.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Jimmy Norwood moved approval of the zoning map amendment.

SECOND: Carol Eickmeyer

VOTE:

FOR: Bost, Clark, Eickmeyer, Glenn, King, Lambe, Mullican, Norwood

AGAINST: None

EXCUSED: None

According to information furnished on December 5, 2003, the subject property was in the name of Old Richmond Grange.

A. Paul Norby, AICP
Director of Planning