



DOCKET #: F1387

PROPOSED ZONING:
LB

EXISTING ZONING:
RS20

PETITIONER:
Old Richmond Volunteer
Fire Department
and Rescue Squad

SCALE: 1" represents 200'

STAFF: Hall

GMA: 4

ACRE(S): 0.04

MAP(S): 588894



July 23, 2003

Old Richmond Volunteer Fire Department and Rescue Squad
c/o Hubert Brent Stokes, Chairman
7975 Reynolda Road
Pffafftown, NC 27040

RE: ZONING MAP AMENDMENT F-1387

Dear Mr. Stokes:

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
John A. Meadows, 2596 Reynolda Road, Winston-Salem, NC 27106

COUNTY ORDINANCE - GENERAL USE

Zoning Petition of Old Richmond Volunteer Fire Department and Rescue Squad, Docket F-1387

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 Lots 026R and 120

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # F-1387
STAFF: S. Chad Hall

Petitioner(s): Old Richmond Volunteer Fire Department and Rescue Squad
Ownership: Same

REQUEST

From: RS-20 (Residential, Single Family; Min. 20,000 square foot lot size)
To: LB (Limited Business)

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: 0.08 acre

LOCATION:

Street: Northeast corner of Turner Road and Highway 67
Jurisdiction: Forsyth County

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: The old fire department is on site and currently has split zoning through the structure.

Adjacent Uses:

Northeast- Youth Center zoned RS-20

East- Some existing structures at intersection of Hwy. 67 and Tobacoville Road zoned LB. Said structures are vacant.

South- Developed residential zoned RS-20

Southwest- Mixture of homes and manufactured housing zoned RS-30.

West- Convenience store/motor vehicle repair zoned LB

GENERAL AREA

Character/Maintenance: The area is comprised of several uses as well as zoning jurisdictions.

Development Pace: Slow to moderate

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Being a general use request, no determination to existing features can be made.

Topography: The subject property has only a very slight elevation change, from about 998.3 feet to 997.7 feet.

Streams: There are no streams on or near the subject property.

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

Floodplains: No floodplains are on or near the subject property.

Wetlands: No wetlands are located on the subject property - Vienna Quad

Natural Heritage Sites: None

Farmland Preservation Sites: None

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

Water Supply Watershed: The subject property is not located in a water supply watershed.

TRANSPORTATION

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

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

Tobaccoville Road – Major Thoroughfare

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

Reynolda Road between Vienna Dozer Road and Joyce Norman Road = 6,100

/13,100 Tobaccoville Road between Reynolda Road and Briggs Road = 4,200 / 16,100

Planned Road Improvements: Reynolda Road/Tobaccoville Road Intersection Improvements; 2021 – 2025; Not Regionally Significant

Sight Distance: Good

Traffic Impact Study recommended: No

Connectivity of street network: Good

Sidewalks: None existing

Transit: None

Bicycle Route: None

HISTORY

Relevant Zoning Cases:

1. 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.

2. 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.
3. F-1183; RS-20 to NB; approved May 11, 1998; Southwest side of Reynolda Road/NC 67 between Montford Road and Tobaccoville Road; 0.97 acre; Planning Board and staff recommended approval.
4. F-1133; AG to HB-S (Building Contractors, General); approved November 13, 1995; Northeast of Tobaccoville Road and northwest of Turner Road (no public street frontage); 1.71 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Future Growth Area (GMA 4)

Relevant Comprehensive Plan Recommendation(s): Development in the Future Growth Area should be staged so that infrastructure and services are provided in conjunction with new development

ANALYSIS

The current request is to rezone 0.08 acre from RS-20 to LB (Limited Business). The site is located on the northeast corner of Turner Road and Highway 67. Development in this area is informal and is comprised of several different uses and zoning classifications.

A structure that exists on the site currently has split zoning districts within it. Most likely, the present rezoning request is in order to establish one zoning district for said building. Allowing this rezoning to occur would clean up the split zoning jurisdictions and make the structure on site more suitable for business purposes. The structure is commercial in appearance, being the former fire station.

FINDINGS

1. A structure that exists on the site currently has split zoning districts.
2. The structure is commercial in appearance.
3. Allowing this rezoning to occur would clean up the split zoning jurisdictions and make the structure on site more suitable for business purposes.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: Philip Doyle

VOTE:

FOR: Bost, Clark, Doyle, Eickmeyer, Folan, Glenn, King, Lambe, Norwood

AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor on May 20, 2003, the subject property was in the name of Old Richmond Volunteer Fire Department and Rescue Squad.

A. Paul Norby, AICP
Director of Planning