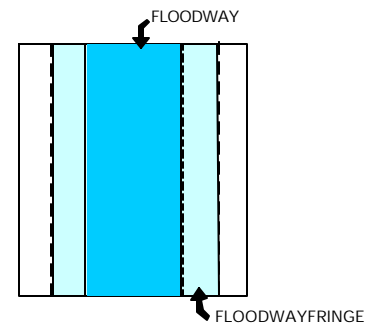


**DOCKET #:** F1367

**PROPOSED ZONING:**  
LI

**EXISTING ZONING:**  
GI

**PETITIONER:**  
Martha S. Whicker  
and C. F. Spaugh, Jr.



**SCALE:** 1" represents 200'

**STAFF:** Roberts

**GMA:** 3

**ACRE(S):** 1.79

**MAP(S):** 606830



May 22, 2002

Martha S. Whicker and Carl F. Spaugh Jr.  
2437 W. Clemmons Road  
Winston-Salem, NC 27127

RE: ZONING MAP AMENDMENT F-1367

Dear Ms. Whicker and Mr. Spaugh:

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  
Bob Richardson, 3809-C Forrestgate Drive, Winston-Salem, NC 27103

**FORSYTH COUNTY**  
**BOARD OF COMMISSIONERS**

**MEETING DATE:** \_\_\_\_\_ **AGENDA ITEM NUMBER:**  
\_\_\_\_\_

**SUBJECT:-**

Zoning map amendment of Martha S. Whicker and Carl F. Spaugh Jr.

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-**

**SUMMARY OF INFORMATION:-**

Zoning map amendment of Martha S. Whicker and Carl F. Spaugh Jr. from GI to LI: property is located on the north side of Clemmonsville Road west of Griffith Road (Zoning Docket F-1367).

After consideration, the Planning Board recommended approval of the rezoning petition.

**ATTACHMENTS:-**     YES             NO

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

—

COUNTY ORDINANCE - GENERAL USE

Zoning Petition of Martha S. Whicker and Carl F. Spaugh, Jr., Docket F-1367

AN ORDINANCE AMENDING  
THE FORSYTH COUNTY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF THE  
COUNTY OF FORSYTH,  
NORTH CAROLINA

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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 GI to LI the zoning classification of the following described property:

Tax Block 3930, Tax Lot 4V

## ZONING STAFF REPORT

**DOCKET #** F-1367

**STAFF:** Gary Roberts

Petitioner(s): Martha S. Whicker and Carl F. Spaugh, Jr.

Ownership: Same

### **REQUEST**

From: GI General Industrial District

To: LI Limited Industrial 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: 1.79 acres

### **LOCATION**

Street: North side of Clemmonsville Road west of Griffith Road.

Jurisdiction: Forsyth County.

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Single family residence.

Adjacent Uses:

- North - Undeveloped property zoned GI.
- East - RH & AH LLC zoned GI.
- South - Industrial facility zoned GI.
- West - Single family residence zoned GI.
- Northwest - American Concrete Products zoned GI.

### **GENERAL AREA**

Character/Maintenance: Well maintained industrial uses.

Development Pace: Slow.

### **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: No specific impact determined with general use request.

Topography: Site slopes gradually downward from the northwest to the southeast.

Streams: None

Vegetation/habitat: Typical residential yard with minimal trees.

Watershed: Site is not within the boundaries of a water supply watershed.

## **TRANSPORTATION**

Direct Access to Site: Clemmonsville Road; Griffith Road.

Street Classification: Clemmonsville Road - major thoroughfare; Griffith Road - minor thoroughfare.

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

Clemmonsville Road between Griffith Road and Stratford Road: 7,600/17,700

Griffith Road between Kimwell Drive Extension and Clemmonsville Road: N/C/16,100

Sidewalks: None.

## **HISTORY**

Relevant Zoning Cases:

1. F-1191; GI to GB; approved April 28, 1997; west side of Griffith Road, 800 feet east of current site; 0.49 acre; Planning Board and staff recommended approval.
2. F-1132; GI to LI-S (Professional Office; and Warehousing); approved October 23, 1995; north side of Clemmonsville Road, 500 feet west of current site; 0.56 acre; Planning Board and staff recommended approval.
3. F-772; R-6 to I-3; approved February 26, 1986; includes current site; 16.23 acres; Planning Board and staff recommended approval.

## **CONFORMITY TO PLANS**

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

Relevant Comprehensive Plan Recommendation(s): *Legacy* considers Suburban Neighborhoods appropriate for future urban or suburban development where much of the future residential, commercial and industrial development should occur.

Area Plan/Development Guide: *South Stratford Road Development Guide* (1988/89)

Relevant Development Guide Recommendation(s): The subject property was already being used as industrial space when the area plan was completed. The "Development Plan" (map #7 on page # 17 of the area plan) recommends that the subject property remain as an industrial use. The plan does recommend that West Clemmonsville Road be widened to a 5-lane cross-section from South Stratford Road to Old Lexington Road and recommends that development projects along this route dedicate sufficient right-of-way to have 50' on each side of the road from the centerline.

## **ANALYSIS**

The current petition is a general use request to rezone a 1.79 acre lot located on the north side of Clemmonsville Road from GI to LI. Presently located on the site is a single family residence. Adjoining the property to the west is another single family residence. However the general character of the area is predominantly industrial and all the surrounding property is zoned GI.

The subject property was included in the rezoning of a ±16 acre tract from single family residential to General Industrial with staff approval in 1986 (Zoning Docket F-772). The *South Stratford Road Development Guide* was adopted in 1989 and recommends no change to the land use. Staff generally views the current request as that of an owner initiated down zoning. The proposed LI District would allow smaller 10,000 square foot lots as compared with GI 's one acre minimum. However, the permitted uses of the LI zone are not as broad nor as intense as those found within the GI District.

The general character of the immediate area is industrial in nature and staff recommends approval of the request.

## **FINDINGS**

1. *Legacy* considers Suburban Neighborhoods as potentially appropriate for industrial development.
2. *South Stratford Road Development Guide* recommends industrial use for the subject property.
3. The uses allowed within the requested LI District are compatible with the surrounding GI District uses.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

## **PUBLIC HEARING**

FOR: None

AGAINST: None

## **WORK SESSION**

MOTION: Arnold King moved approval of the zoning map amendment.

SECOND: Kerry Avant

VOTE:

FOR: Avant, Bost, Clark, Doyle, Folan, King, Norwood, Powell

AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor, the subject property was in the name of Martha S. Whicker and C. F. Spaugh Jr. as of April 5, 2002.

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A. Paul Norby, AICP  
Director of Planning