



DOCKET #: F1337

PROPOSED ZONING:
RS15-S (PRD)

EXISTING ZONING:
RS20

PETITIONER:
LandCraft Properties, Inc.,
for property owned by
David W. and Fay C. Southern

SCALE: 1" represents 200'

STAFF: Simmons

GMA: 4B

ACRE(S): 1.19

MAP(S): 660842



April 25, 2001

LandCraft Properties, Inc.
201 N. Tryon Street
Charlotte, NC 28202

RE: Zoning Map Amendment F-1337

Dear Sirs:

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
Thomas E. Terrell, Jr., 300 N. Greene St., Suite 1400, Greensboro, NC 27401

FORSYTH COUNTY
BOARD OF COMMISSIONERS

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

SUBJECT:-

Public hearing on zoning map amendment of LandCraft Properties, Inc. for property owned by David W. and Fay C. Southern

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

Zoning map amendment of LandCraft Properties, Inc. for property owned by David W. Southern and Fay C. Southern from RS-20 to RS-15-S (PRD): property is located on the south side of Glenn Hi Road west of New Garden Road (Zoning Docket F-1337).

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

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of LandCraft Properties, Inc. for property owned by David W. and Fay C. Southern, Docket F-1337

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 RS-15-S (PRD) the zoning classification of the following described property:

Tax Block: 5622; Lot: 14.

Section 2. This Ordinance is adopted after approval of the site plan entitled LandCraft Properties, Inc., and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to LandCraft Properties, Inc., for property owned by David W. Southern and Fay C. Southern.

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 LandCraft Properties, Inc. 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 LandCraft Properties, Inc., for property owned by David W. and Fay C. Southern (Zoning Docket F-1337). 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 RS-15-S (PRD), 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 RS-15-S (PRD) 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: (These conditions are additional requirements for development. All other city or county code regulations still apply.)

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. Developer shall record a final plat in the Office of the Register of Deeds. Final Plat shall show lots, common areas, private access easements and public utilities.

- **PRIOR TO THE SIGNING OF FINAL PLATS**
 - a. Negative access easements shall be recorded for all lots (including common areas) contiguous to Glenn Hi Road.
 - b. All documents including covenants, restrictions, and homeowners association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations.

- c. Developer must dedicate fifty (50) feet of right-of-way from the south side of the existing centerline of Glenn Hi Road to the North Carolina Department of Transportation.
 - d. Developer must build all public streets internal to the project to City of Winston-Salem Department of Public Works public street standards.
 - e.. Developer shall install a minimum five (5) foot wide sidewalk to City of Winston-Salem standards along the entire frontage of the property along the south side of Glenn Hi Road and as noted on the approved site plan on the east side of Brookstone Ridge Drive.
 - g. Public water and sewer shall be shall be installed in accordance with the City-County Utilities Commission.
 - h. Fire hydrants shall be installed in accordance with the Forsyth County Fire Department.
 - i. Developer shall install left and right turn lanes on Glenn Hi Road in accordance with North Carolina Department of Transportation specifications.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. A minimum type II bufferyard must be installed on each lot where lot sizes within the PRD are less than the minimum lot size permitted in the adjoining residential zoning district.
- **OTHER REQUIREMENTS**
 - a. Developer may have one entrance sign at the entrance location on Glenn Hi Road. Said sign shall be a monument type with a maximum height of five (5) feet.

ZONING STAFF REPORT

DOCKET # F-1337

STAFF: Glenn Simmons

Petitioner(s): LandCraft Properties, Inc.

Ownership: David W. and Fay C. Southern

REQUEST

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

To: RS-15-S Residential Single Family District; minimum lot size 15,000 sf (Planned Residential Development)

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

Acreage: 1.32 acres

LOCATION

Street: South side of Glenn Hi Road west of New Garden Road.

Jurisdiction: Forsyth County.

SITE PLAN

Proposed Use: Planned Residential Development.

Density: 2.75 units per acre (overall density of entire 35.3 acre project).

Bufferyard Requirements: Minimum 30' wide type II bufferyard is required adjacent to AG zoning.

Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Existing structures to be removed.

Adjacent Uses:

- North - Developed residential subdivisions on RS-9 zoned properties on north side of Glenn Hi Road.
- East - Residential properties zoned AG and RS-20 and Glenn Acres residential subdivision, zoned RS-20, Glenn High School and Union Cross Road located approximately one mile east.
- South - Undeveloped properties zoned RS-15-S (PRD) same ownership as petitioner.
- West - Undeveloped properties zoned RS-15-S (PRD), same ownership as petitioner and developed Yeaton Glen subdivision zoned RS-20.

GENERAL AREA

Character/Maintenance: Well-maintained single family homes.
Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Existing structures to be removed.
Topography: Site slopes gently downward toward to the south.
Vegetation/habitat: Generally open.
Constraints: No major constraints.
Floodplains: None.

TRANSPORTATION

Direct Access to Site: Glenn Hi Road.
Street Classification: Minor thoroughfare.
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Glenn Hi Road between Union Cross and Oak Grove Road = 4,700/19,900 (model capacity)
Trip Generation/Existing Zoning: RS-20
 $1.19 \times 43,560/20,000 = 2$ dwelling units $\times 9.57$ (SFR Trip Rate) = 19 trips
Trip Generation/Proposed Zoning: RS-15-S (PRD) 8 dwelling units (proposed) $\times 9.57$ (SFR Trip Rate) = 76 trips
Glenn Hi Road from High Point Road to Oak Grove Road = 2,100/8,500
Planned Road Improvements: Northern Beltway proposed to the west of the site. TIP #2579A on new location from Business 40 to US 311. Right-of-way and construction scheduled for beyond 2008.
Bike Route: # 24 along High Point Road.

HISTORY

Relevant Zoning Cases:

1. F-1334; AG to RS-15-S (PRD); approved February 26, 2001; south side of Glenn Hi Road east of Yeaton Glen Drive, adjoining current site on the south and west; 56.0 acres; Planning Board and staff recommended approval.
2. F-1318; AG to RS-15-S (Planned Residential Development); withdrawn September 11, 2000; south side of Glenn Hi Road across from Oak Grove Church Road; 99.7 acres; Planning Board and staff recommended approval. NOTE: Current site consists of the western half of this tract.
3. F-1294; AG to RS-20; approved May 8, 2000; southeast side of Glenn Hi Road; 1.26 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 4B: Long Range Growth.

Relevant Comprehensive Plan Recommendation(s): The plan recommends the orderly provision of infrastructure (sewer, water, improved roads) to serve increased densities in the long-range growth area.

Area Plan/Development Guide: *US 311 Area Plan* (1984).

Relevant Development Guide Recommendation(s): This property lies within the Union Cross and Hastings Roads Subarea in the *US 311 Area Plan* and adjacent to an urban service district boundary on Glenn High Road. The land use plan on page 26 identifies this area for agricultural uses. However, this plan is 16 years old and has had some deviations over the years.

ANALYSIS

The current RS-15-S (PRD) proposal is a simple request to add 1.32 acres of property to the existing RS-15-S (PRD) development previously approved on February 26, 2001, (F-1334). The project consists of 8 additional lots added to the previously approved 151 lots at a total density of 2.75 units per acre. Under UDO provisions for Planned Residential Development (PRD), the developer proposes to cluster home sites on substantially smaller lots than the standard 15,000 square feet for conventional RS-15 zoned property in exchange for 14.05 acres (25.5%) of land reserved for common open space as shown on the comprehensive plan for the entire 35.3 acre development.

This proposal is consistent with the concept and previously approved site plan provisions of the associated RS-15 (PRD) located south and west of the current site. Staff considers the proposed request to a logical and appropriate extension of the previously approved RS-15-S (PRD).

FINDINGS

1. The property consists of 1.32 acres of existing RS-20 zoned property.
2. The proposed expansion is a logical and appropriate extension of the previously approved RS-15-S (PRD) located west and south of the current site.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
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- **PRIOR TO THE SIGNING OF FINAL PLATS**
 - a. Negative access easements shall be recorded for all lots (including common areas) contiguous to Glenn Hi Road.
 - b. All documents including covenants, restrictions, and homeowners association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations.
 - c. Developer must dedicate fifty (50) feet of right-of-way from the south side of the existing centerline of Glenn Hi Road to the North Carolina Department of Transportation.
 - d. Developer must build all public streets internal to the project to City of Winston-Salem Department of Public Works public street standards.
 - e.. Developer shall install a minimum five (5) foot wide sidewalk to City of Winston-Salem standards along the entire frontage of the property along the south side of Glenn Hi Road and as noted on the approved site plan on the east side of Brookstone Ridge Drive.
 - g. Public water and sewer shall be installed in accordance with the City-County Utilities Commission.
 - h. Fire hydrants shall be installed in accordance with the Forsyth County Fire Department.
 - i. Developer shall install left and right turn lanes on Glenn Hi Road in accordance with North Carolina Department of Transportation specifications.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. A minimum type II bufferyard must be installed on each lot where lot sizes within the PRD are less than the minimum lot size permitted in the adjoining residential zoning district.

- **OTHER REQUIREMENTS**
 - a. Developer may have one entrance sign at the entrance location on Glenn Hi Road. Said sign shall be a monument type with a maximum height of five (5) feet.

[For information purposes only: The draft Legacy plan indicates that the petitioner's site is in the future growth area on the growth management plan. This is an area where additional development should not be encouraged until lands within the municipal services area are more fully developed. Adequate public facilities like sewer, water and improved roads should be in place in the future growth when more intense development occurs there.]

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Kem Schroeder moved approval of the zoning map amendment.

SECOND: James Rousseau

VOTE:

FOR: Bost, Johnson, King, Powell, Rousseau, Schroeder, Snelgrove

AGAINST: None

SITE PLAN MOTION: Kem Schroeder certified that the site plan meets all code requirements and recommended staff conditions.

SECOND: James Rousseau

VOTE:

FOR: Bost, Johnson, King, Powell, Rousseau, Schroeder, Snelgrove

AGAINST: None

According to information furnished by the Office of the Tax Assessor, the subject property was in the name of David W. and Fay C. Southern as of April 25, 2001.

A. Paul Norby, AICP
Director of Planning