



**DOCKET #:** F1338

**PROPOSED ZONING:**  
LI

**EXISTING ZONING:**  
RS9 and LI

**PETITIONER:**  
Land Investments

**SCALE:** 1" represents 200'

**STAFF:** Hughes

**GMA:** 3

**ACRE(S):** 1.208

**MAP(S):** 660862



May 23, 2001

Land Investments  
c/o Raymond D. Thomas  
116 South Cherry Street  
Kernersville, NC 27284

RE: ZONING MAP AMENDMENT F-1338

Dear Mr. Thomas:

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  
Land Investments, 125 Allen Street, Kernersville, NC

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

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

**SUBJECT:-**

Zoning map amendment of Land Investments

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

**SUMMARY OF INFORMATION:-**

Zoning map amendment of Land Investments from RS-9 and LI to LI: property is located at the northeast corner of Peddycord Road and Peddycord Park Drive (Zoning Docket F-1338).

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

**ATTACHMENTS:-**     YES             NO

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

COUNTY ORDINANCE - GENERAL USE

Zoning Petition of Land Investments,  
Docket F-1338

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 RS-9 and LI to LI the zoning classification of the  
following described property:

Tax Block 3267A, Tax Lot 1

Section 2. This ordinance shall become effective upon adoption.

## ZONING STAFF REPORT

**DOCKET #** F-1338  
**STAFF:** Suzy Hughes

Petitioner(s): Land Investments  
Ownership: Same

### **REQUEST**

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf and LI Limited 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: 1.21 acres

### **LOCATION**

Street: Northeast corner of Peddycord Road and Peddycord Park Drive.  
Jurisdiction: Forsyth County.

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

Existing Structures on Site: Vacant, grassy land.

Adjacent Uses:

- North - Peddycord Industrial Park zoned LI.
- East - Small industrial building zoned LI.
- South - Across Peddycord Road, Southern Railroad, and West Mountain Street is residential zoned land.
- West - Single family home zoned RS-9 and Peddycord Industrial Park, zoned LI.

### **GENERAL AREA**

Character/Maintenance: A moderately well maintained single family home directly southwest, the remainder of surrounding property is undeveloped industrially zoned property.

Development Pace: Slow.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Site is currently undeveloped but has minimal vegetation.

Topography: Fairly flat.

Vegetation/habitat: Minimal vegetation in the form of grass.

Constraints: None.

Is the project in a water supply watershed? Salem Lake (WS-III).

Compliance with Watershed Protection Regulations: Built upon area for nonresidential projects shall not exceed 24% unless the developer uses a storm water quality or Special Intense Development Allocation (SIDA) option. Certain uses, such as hazardous materials, mining, and manufacturing, are prohibited in this watershed.

## **TRANSPORTATION**

Direct Access to Site: Peddycord Road; West Mountain Street.

Street Classification: Peddycord Road - local; West Mountain Street - major thoroughfare.

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

West Mountain Street between Hastings Mill and Hopkins Road = 8,200/12,000

Planned Road Improvements: 1999 Transportation Needs Report Priority #8 - Widen West Mountain Street from Old Greensboro Road to Hopkins Road to 3-lanes with bicycle accommodations and sidewalk.

Bike: #15 along West Mountain Street.

## **HISTORY**

Relevant Zoning Cases:

1. W-1964; RS-9 to LI; approved July 10, 1995; west side of Peddycord Road north of West Mountain Street; 1.25 acres; Planning Board and staff recommended approval.
2. W-1515; R-6 to I-2-S (Services; Storage Yards; and Offices); approved July 5, 1988; south side of Southern Railroad right-of-way and north side of West Mountain Street, northeast of Hastings Hill Road; 4.31 acres; Planning Board recommended approval, and staff recommended denial.
3. W-909; R-6 to I-2; approved May 17, 1982; north side of West Mountain Street; 17.0 acres; Planning Board and staff recommended approval.
4. W-516; R-6 to I-2; approved November 17, 1975; northwest corner of West Mountain Street and Peddycord Road; 115.0 acres; Planning Board and staff recommended denial.

## **CONFORMITY TO PLANS**

Legacy GMP Area: Future Growth Area.

Relevant Legacy Recommendation(s): Future growth areas do not have a full complement of urban infrastructure but should be provided with these facilities so that they can be developed in an orderly fashion.

Area Plan/Development Guide: *Salem Lake Watershed Area Plan* (1986).

Relevant Development Guide Recommendation(s): Although the land use plan identifies a cluster of potential industrial development along Peddycord Road, the proposed site is not included within the cluster. Rather, it is designated for Rural Residential (0-1 dwelling unit/acre), Agricultural, or Open Space.

## **ANALYSIS**

This is a request to rezone a property consisting of 1.21 acres from RS-9 and LI to LI. This request would complete the zoning lot for this property as a portion is currently zoned LI.

Although this property is not in the area specified by the *Salem Lake Watershed Area Plan* to be developed as industrial, LI is not inconsistent with the surrounding uses. The majority of the surrounding property is zoned LI. This property lies north across Peddycord Road from Southern Railroad, which is ideal for industrial uses, but not desirable for residential.

As the property is located within the Salem Lake Watershed non-residential development is limited in intensity, staff is of the opinion rezoning this property to LI would not be a negative impact on the adjacent properties.

## **FINDINGS**

1. This is a request to rezone a property consisting of 1.21 acres from RS-9 and LI to LI.
2. The majority of the surrounding property is zoned LI.
3. Rezoning this property to LI would not be a negative impact on the adjacent properties.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

## **PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Johnson moved approval of the zoning map amendment.

SECOND: Schroeder

VOTE:

FOR: Doyle, Johnson, King, Powell, Schroeder, Williams

AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor, the subject property was in the name of Land Investments as of March 21, 2001.

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A. Paul Norby, AICP  
Director of Planning