

Motion and  
Statement of Consistency with Comprehensive Plan  
F-1578

I move that the following statement be adopted in support of a **Motion to Approve** Zoning Map Amendment F-1578:

The proposed general use zoning map amendment, as petitioned by R.H. Johnson Construction Company to rezone a 22.83 acre piece of property from HB-S (Highway Business – Special Use – Recreation Services, Outdoor) to LO-S (Limited Office – Special Use), is consistent with the recommendations of the Legacy Comprehensive Plan, and is reasonable and in the public interest because:

1. The uses allowed in the proposed LO-S zoning district are less intensive than those allowed in the current zoning of HB-S; and considering the remote location of the site, the proposed uses are generally compatible with the residential uses permitted on adjacent properties; and
2. The zoning request is necessary to locate a cell tower on the site, which will replace a nearby tower that will be removed by NCDOT for the construction of the Northern Beltway, and the proposed tower is needed for cell service in the area;
3. The site plan proposes a cell tower which would be at least 285 feet from all property lines and approximately 700 feet from the nearest single family home, and the site plan complies with the requirements of the Unified Development Ordinance and the proposed LO-S zoning; and
4. The proposed zoning request would add minimal additional traffic to the area.

Based on the foregoing Statement, I move adoption of F-1578.

Second:

Vote:

Motion and  
Statement of Consistency with Comprehensive Plan  
F-1578

I move that the following statement be adopted in support of a *Motion to Deny* Zoning Map Amendment F-1578:

The proposed general use zoning map amendment, as petitioned by R.H. Johnson Construction Company to rezone a 22.83 acre piece of property from HB-S (Highway Business – Special Use – Recreation Services, Outdoor) to LO-S (Limited Office – Special Use), is inconsistent with the recommendations of the Legacy Comprehensive Plan and not reasonable or in the public interest because:

1. The site is located in the Rural Growth Management Area, with no public sewer service available and beyond the terminus of a public street; and LO zoning is typically not appropriate in such areas;
2. The site is adjacent to property zoned for low density residential uses, and the proposed cell tower would be visible from nearby residential neighborhoods; and
3. Development allowed by the rezoning could add traffic to the area beyond what could be generated by the current zoning.

Based on the foregoing Statement, I move denial of F-1578.

Second:

Vote:

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

**MEETING DATE:** July 19, 2018      **AGENDA ITEM NUMBER:** 3 A-D

**SUBJECT:-**

- A. Public Hearing on Zoning Petition of R.H. Johnson Construction Co. from HB-S to LO-S (Banking and Financial Services; Bed and Breakfast; Church or Religious Institution, Neighborhood; Combined Use; Family Group Home A; Family Group Home B; Funeral Home; Government Offices, Neighborhood Organization, or Post Office; Hospice and Palliative Care; Library, Public; Limited Campus Uses; Museum or Art Gallery; Offices; Park and Shuttle Lot; Police or Fire Station; Recreation Facility, Public; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Transmission Tower; Utilities; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Group Care Facility A; Planned Residential Development; Residential Building, Multifamily; Residential Building, Townhouse; Kennel, Outdoor; Veterinary Services; Access Easement, Private Off-Site; and Kennel, Indoor) Property is Located East of University Parkway and Bray Street (Zoning Docket F-1578)
- B. Ordinance Amending the Forsyth County Zoning Ordinance and Official Zoning Map of the County of Forsyth, North Carolina
- C. Approval of Special Use 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:** July 18, 2018  
County Manager

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of R.H. Johnson Construction Co., Docket F-1578

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 HB-S to LO-S (Bed and Breakfast; Church or Religious Institution, Neighborhood; Combined Use; Family Group Home A; Family Group Home B; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Museum or Art Gallery; Offices; Police or Fire Station; Recreation Facility, Public; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Transmission Tower; Utilities; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Group Care Facility A; Planned Residential Development; Residential Building, Multifamily; Residential Building, Townhouse; Access Easement, Private Off-Site), the zoning classification of the following described property:

A portion of PIN 6829-38-6101 lying in the Town of Rural Hall, County of Forsyth, State of North Carolina, described in Deed Book 001460 Page 00311, further described as commencing from an existing axle, found on the western side of said property, and having North Carolina State Plane Coordinates E:1623312' N:898490';thence, N 43° 30' 49" E for a distance of 495.31 feet to the Point of Beginning; thence, N 89° 17' 56" E for a distance of 512.51 feet to a point; thence, S 01° 44' 35" E for a distance of 1422.67 feet to a point; thence, S 89° 48' 08" W for a distance of 783.26 feet to a point; thence, N 03° 01' 58" E for a distance of 1207.68 feet to a point; thence S 87° 46' 35" E for a distance of 156.95 feet to a point; thence, N 01° 46' 46" E for a distance of 218.65 feet to the point of beginning, containing 994,416 sq. ft. or 22.82 acres.

Section 2. This Ordinance is adopted after approval of the site plan entitled R.H. Johnson Construction Co., and identified as Attachment A of the Special Use District Permit issued by

the Forsyth County Board of Commissioners the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
to R.H. Johnson Construction Co.

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 R.H. Johnson Construction Co. 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 R.H. Johnson Construction Co. (Zoning Docket F-1578). 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 LO-S (Bed and Breakfast; Church or Religious Institution, Neighborhood; Combined Use; Family Group Home A; Family Group Home B; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Museum or Art Gallery; Offices; Police or Fire Station; Recreation Facility, Public; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Transmission Tower; Utilities; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Group Care Facility A; Planned Residential Development; Residential Building, Multifamily; Residential Building, Townhouse; Access Easement, Private Off-Site), 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 LO-S 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:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall obtain a driveway permit from NCDOT.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. Developer shall install all requirements of the NCDOT driveway permit.
  - b. Developer shall record the thirty (30) foot wide access easement shown on the site plan which connects the subject property to Bray Street.



June 19, 2018

Christopher Johnson for  
R.H. Johnson Construction Co.  
86 Wood Avenue  
Asheville, NC 28803

Re: Zoning Petition F-1578

Bryce A. Stuart Municipal Building  
100 E. First Street  
P.O. Box 2511  
Winston-Salem, NC 27102  
CityLink 311 (336.727.8000)  
Fax 336.748.3163  
[www.cityofus.org/planning](http://www.cityofus.org/planning)

Dear Petitioner:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners. You will be notified by the Board of Commissioner's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP  
Director of Planning and Development Services

pc: Clerk to the Board of Commissioners Forsyth County Government Center, 5<sup>th</sup> Floor, 201  
N. Chestnut Street, Winston-Salem, NC 27101  
Katherine E. Ross, 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601

**CityLink311**

Call 311 or 336-727-8000  
[citylink@cityofws.org](mailto:citylink@cityofws.org)

**City Council:** Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

**County Commissioners:** David R. Plyler, Chairman; Don Martin, Vice Chair, Fleming El-Amin; Ted Kaplan; Richard V. Linville; Gloria D. Whisenhunt; Everette Witherspoon; County Manager: Dudley Watts, Jr.

**City-County Planning Board:** Arnold G. King, Chair, Chris Leak, Vice-Chair; George M. Bryan, Jr.; Melynda Dunigan; Jason Grubbs; Tommy Hicks; Clarence R. Lambe, Jr.; Johnny Sigers; Brenda J. Smith

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

PETITION INFORMATION	
<b>Docket #</b>	F-1578
<b>Staff</b>	<u>Gary Roberts, Jr. AICP</u>
<b>Petitioner(s)</b>	R.H. Johnson Construction Co.
<b>Owner(s)</b>	Same
<b>Subject Property</b>	Portion of PIN# 6829-38-6101
<b>Address</b>	The new address will be 240 Bray Street.
<b>Type of Request</b>	Special use rezoning from HB-S to LO-S
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> HB-S (Highway Business – special use – Recreation Services, Outdoor) <b>to</b> LO-S (Limited Office – special use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Bed and Breakfast; Church or Religious Institution, Neighborhood; Combined Use; Family Group Home A; Family Group Home B; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Museum or Art Gallery; Offices; Police or Fire Station; Recreation Facility, Public; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Transmission Tower; Utilities; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Group Care Facility A; Planned Residential Development; Residential Building, Multifamily; Residential Building, Townhouse; Access Easement, Private Off-Site</li> </ul>
<b>Neighborhood Contact/Meeting</b>	See Attachment A for a summary of the petitioner’s neighborhood outreach.
<b>Zoning District Purpose Statement</b>	The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in GMAs 2 and 3.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<p><b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>The subject property is located within the Rural Growth Management Area (GMA 5) where no public sewer is available. It is also located beyond the terminus of a residentially developed local street. Therefore, this is not a typical location for the LO district. However, in light of the current HB-S zoning, Planning staff advised the petitioner to consider a less intensive zoning, such as LO-S, which would still accommodate their initial development need which is for a Transmission Tower.</p>



GENERAL SITE INFORMATION						
<b>Location</b>	East of the intersection of University Parkway and Bray Street					
<b>Jurisdiction</b>	Forsyth County					
<b>Site Acreage</b>	± 22.83 acres					
<b>Current Land Use</b>	The site is currently undeveloped.					
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>		<b>Use</b>		
	North	RS20		Single family homes and undeveloped property		
	East	RS20		Single family homes and undeveloped property		
	South	RS20		Undeveloped property		
	West	RM8-S		Undeveloped property		
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>					
	Considering the relatively remote location of the subject property and depending upon how some of the proposed uses may be specifically designed on a future site plan, the proposed uses are generally compatible with the residential uses permitted on the adjacent properties.					
<b>Physical Characteristics</b>	The majority of the site is covered with low level vegetation and has a gentle slope downward to the north.					
<b>Proximity to Water and Sewer</b>	Public water serves Bray Street which is located to the west of the site (although water service will not be needed for the proposed Transmission Tower). There is no public sewer service located in the general area.					
<b>Stormwater/ Drainage</b>	See comments below.					
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.					
<b>Analysis of General Site Information</b>	The undeveloped site is characterized by favorable topography and it is not impacted by any regulatory floodplains or watersheds. However, according to the proposed site plan, the site is traversed by three underground drainage pipes ranging from 30" to 84" in diameter and according to the <i>Rural Hall Area Plan Update</i> , the subject property was previously used as a landfill.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1563	HB-S & RS30-S to HB-L	Approved 11-14-16	±700' to the northwest	30.08	Approval	Approval
F-1092	RS20 to HB-S	Approved 10-9-1995	Current site	24	Approval	Approval

F-1091	RS20 to RM8-S	Approved 10-9-1995	Directly west of current site	22.29	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Bray Street	Local Street	None	NA	NA		
<b>Proposed Access Point(s)</b>	The site will be accessed by a 30' wide access easement which will connect to Bray Street.					
<b>Trip Generation - Existing/Proposed</b>	The proposed Transmission Tower will not generate a noticeable increase in traffic as only occasional service vehicles will access the site.					
<b>Sidewalks</b>	There are no sidewalks located in the general area.					
<b>Analysis of Site Access and Transportation Information</b>	The proposed access easement will traverse across the RM8-S zoned property located directly to the west. This site is in the same ownership as the subject property. While some of the proposed uses (with an approved site plan) may generate additional traffic in the area, the proposed transmission tower will have a negligible impact on the number of trips to and from the site.					
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Parking	Required	Proposed	Layout			
	1 space	1 space	The parking space is directly adjacent to the west side of the fenced tower area			
Impervious Coverage	Maximum		Proposed			
	75%		1%			
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Chapter B, Article II, Section 2-1.3 (B) Limited Office District</li> <li>Chapter B, Article II, Section 2-5.79 Transmission Tower Use Conditions</li> </ul>					
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy 2030 policies:</b>		Legacy 2030 has no relevant recommendations pertaining to Transmission Towers.			
	<b>(B) Environmental Ord.</b>		NA			
	<b>(C) Subdivision Regulations</b>		NA			
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The site plan proposes a 265' lattice Transmission Tower in the southeastern corner of the subject property. The required six foot security fence and Type III bufferyard are shown surrounding the compound at the base of the tower. The minimum setback of the proposed tower from any occupied single family home is tower height (265 feet in this case) plus an additional 20 feet. While there are currently no single family homes close to this portion of the subject property, the tower is shown at a minimum of 285' from all property lines. The closest single family home is located approximately 700' to the northeast. Also, while photosimulations depicting the tower within					

	its surrounding context are not required in this case, the petitioner has provided them (see Attachment B). The proposed site plan complies with the requirements of the UDO.
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 5 - Rural Area
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>• <i>Legacy 2030</i> has no relevant recommendations pertaining to Transmission Towers.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>Rural Hall Area Plan Update</i> (2016)
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• A former landfill was located on the subject property which considerably limits its potential use.</li> <li>• Prohibit the development of structures on the part of the site which was a landfill.</li> <li>• Allow the rezoning of the property to a zoning district which allows for comprehensive low-density attached residential development on the remainder of the site.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is located approximately 1,800 feet to the east of University Parkway which is a growth corridor.
<b>Site Located within Activity Center?</b>	The site is not located within an activity center.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>
	No
	<b>(R)(4) - Is the requested action in conformance with Legacy 2030?</b>
	<i>Legacy 2030</i> has no relevant recommendations pertaining to Transmission Towers.
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The request is to rezone a 22.83 undeveloped tract which is currently zoned HB-S for a golf driving range, to LO-S. The site plan is designed to accommodate a 265' tall lattice Transmission Tower. Other residential and nonresidential uses (which are allowed in the LO district) are included in the request as well.</p> <p>According to the <i>Rural Hall Area Plan Update</i>, the subject property was previously used as a landfill and as noted previously, the site is traversed by multiple, large underground drainage pipes. Both of these factors, along with its limited access, impact the development potential of this property. The site was rezoned from RS20 to HB-S in 1995 at the same time the adjacent site located directly to the west was rezoned to RM8-S for a multifamily residential development. Both sites remain undeveloped.</p>

Given the current HB-S zoning designation and said developmental constraints of the site, Planning staff sees the subject request as reasonable. Staff notes that because the site plan is designed only to accommodate a Transmission Tower, future development of the site for any of the other requested uses would require a site plan amendment approved by the County Commissioners. In closing, staff also notes that the request is the result of the need to relocate an existing lattice tower which is located nearby. This existing tower is being purchased by NCDOT to make room for the Northern Beltway. Staff recommends approval of the request.

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
The proposed LO-S zoning is less intense than the existing HB-S zoning.	The proposed transmission tower will have some visual impact on the surrounding properties.
Approval of this request will facilitate the replacement of an existing tower being removed by the Northern Beltway.	
The proposed transmission tower should allow for improved cell phone service in the general area.	

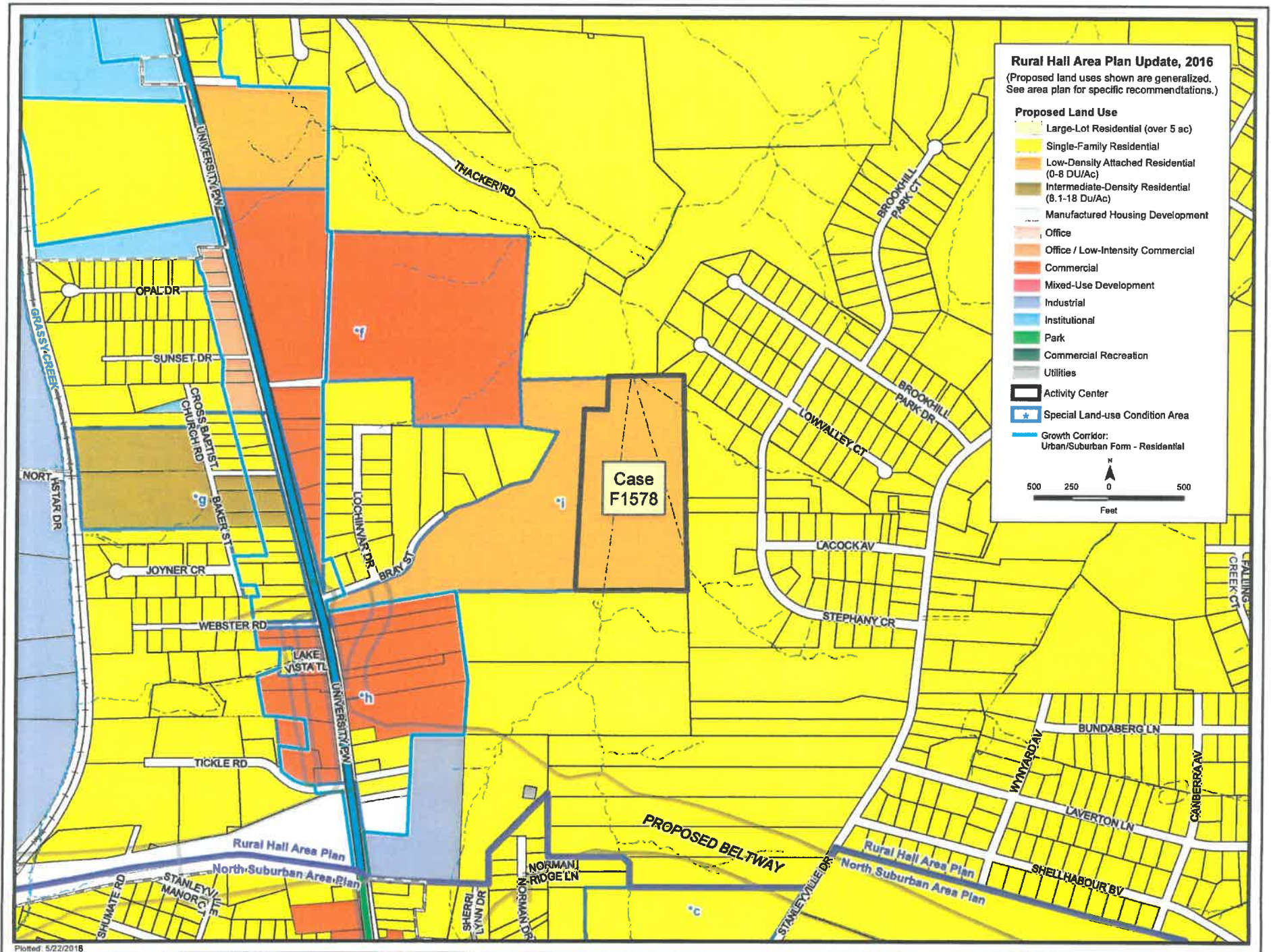
**SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

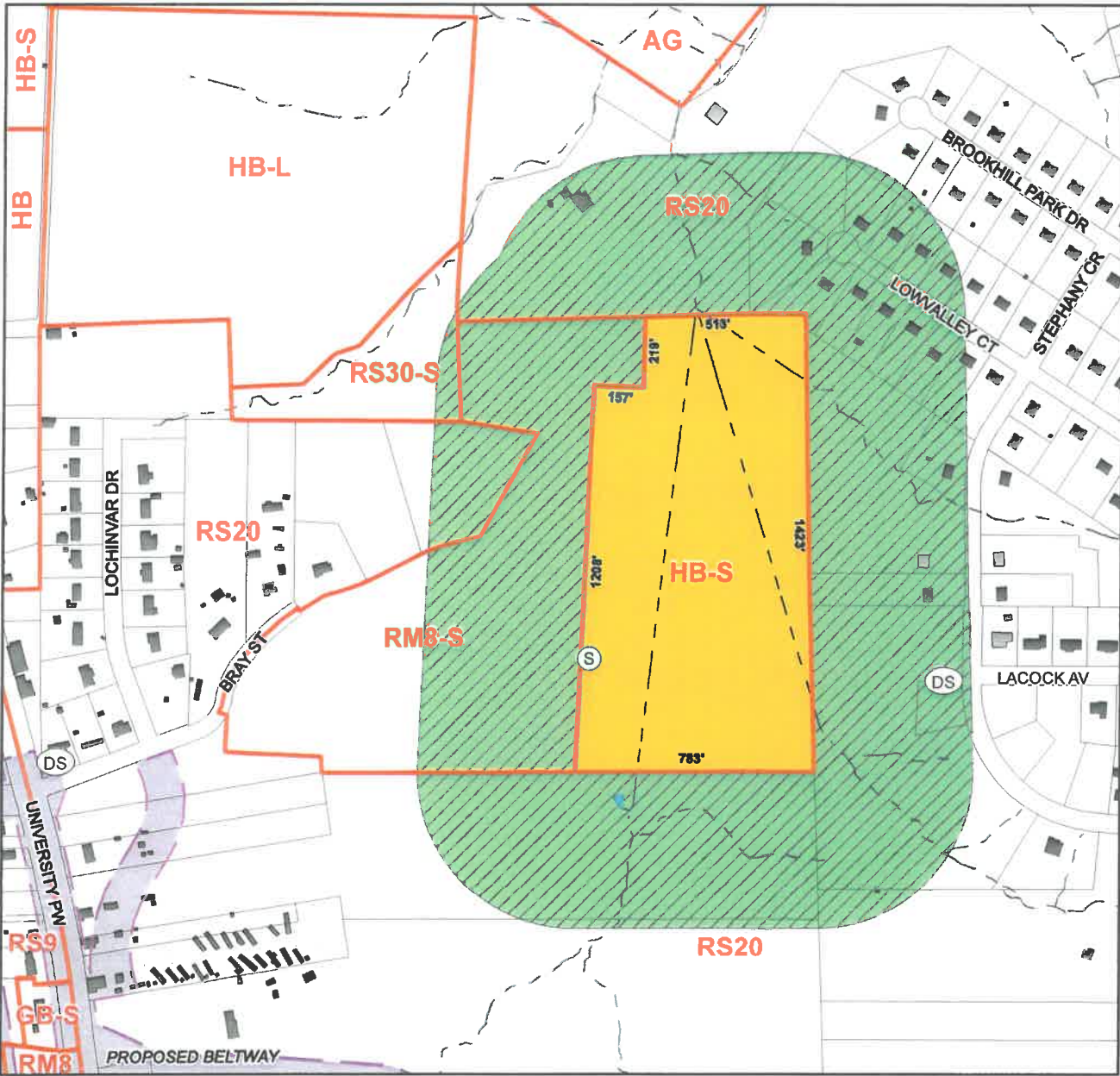
- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall obtain a driveway permit from NCDOT.
  
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. Developer shall install all requirements of the NCDOT driveway permit.
  - b. Developer shall record the thirty (30) foot wide access easement shown on the site plan which connects the subject property to Bray Street.

**STAFF RECOMMENDATION: Approval**

**NOTE:** These are **staff comments** only; **final recommendations** on projects are made by the City-County Planning Board, with **final decisions** being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**



Plotted: 5/22/2018




**DOCKET #:** F1578

**PROPOSED ZONING:**  
LO-S

**EXISTING ZONING:**  
HB-S

**PETITIONER:**  
R. H. Johnson Construction Co.

 Property included in zoning request.

 500' mail notification radius. Property not in zoning request.

**SCALE:** 1" represents 500'

**STAFF:** Roberts

**GMA:** 5

**ACRES:** 22.83

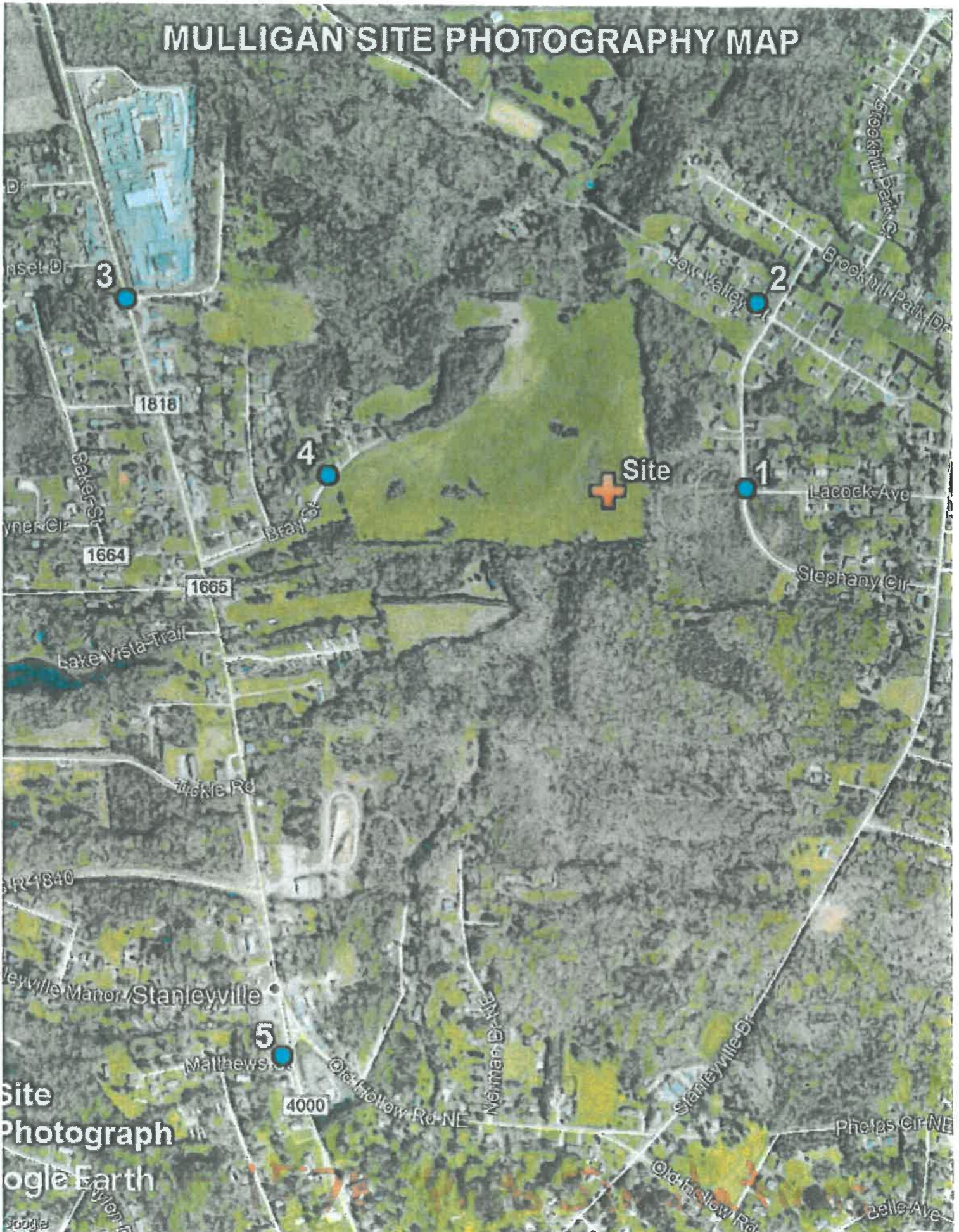
**NEAREST BLDG:** 96' northeast

**MAP(S):** 6829.01



Printed: 5/16/2018

# MULLIGAN SITE PHOTOGRAPHY MAP



Existing View



**CROWN  
CASTLE**

**MULLIGAN 830699**

210 Bray St., Rural Hall, NC 27045

**265FT. SELF SUPPORT  
TOWER SIMULATION**

View #1 from Stephany Circle  
approximately 790ft. east of site



Existing View



**CROWN  
CASTLE**

**MULLIGAN 830699**

210 Bray St., Rural Hall, NC 27045

**265FT. SELF SUPPORT**

**TOWER SIMULATION**

View #2 from Low Valley Court  
approximately 1,350ft. northeast of site

Existing View



**CROWN  
CASTLE**

**MULLIGAN 830699**

210 Bray St., Rural Hall, NC 27045

**265FT. SELF SUPPORT  
TOWER SIMULATION**

View #3 from University Parkway  
approximately 2,810ft. northwest of site

**Existing View**



**CROWN  
CASTLE**

**MULLIGAN 830699**

210 Bray St., Rural Hall, NC 27045

**265FT. SELF SUPPORT  
TOWER SIMULATION**

View #4 from Bray Street  
approximately 1,450ft. west of site

Existing View



**CROWN  
CASTLE**

**MULLIGAN 830699**

210 Bray St., Rural Hall, NC 27045

**265FT. SELF SUPPORT  
TOWER SIMULATION**

View #5 from Stephany Circle  
approximately 790ft. east of site

---

---

**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR F-1578  
JUNE 14, 2018**

Aaron King presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved approval of the zoning petition and certified the site plan (including staff recommended conditions) meets all UDO requirements if the petition is approved.

SECOND: Chris Leak

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Brenda Smith

AGAINST: None

EXCUSED: None

---

A. Paul Norby, FAICP  
Director of Planning and Development Services

# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: F-1578

## PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests, Subdivisions, and Planning Board Review items; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

**PROJECT CASE NUMBER:** F-1578 **PROJECT TITLE:** R.H. Johnson Construction Co. **DATE:** May 30, 2018

**PROJECT DESCRIPTION:** East of the intersection of University Parkway and Bray Street

**NCDOT (Wright Archer)- Phone # - 336.747.7900 Email:** [warcher@ncdot.gov](mailto:warcher@ncdot.gov)

NCDOT driveway permit required. Encroachment agreement needed for any utility ties within right-of-way.

**WSDOT (Jeff Fansler)- Phone # - 336.747.6883 Email:** [jeffreygf@cityofws.org](mailto:jeffreygf@cityofws.org)

**Engineering (Al Gaskill)- Phone # - 336.747.6846 Email:** [albertcg@cityofws.org](mailto:albertcg@cityofws.org)

No Comments

**Inspections - Phone # - Aaron King - 336.747.7068 Email:** [aaronk@cityofws.org](mailto:aaronk@cityofws.org)

**Erosion Control (Matt Osborne)- Phone # - 336.747.7453 Email:** [matthewo@cityofws.org](mailto:matthewo@cityofws.org)

If the proposed project creates more than 10,000 sq. feet of land disturbance, an Erosion Control/Grading Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/>

**Stormwater Division (Joe Fogarty)- Phone # - 336.747.6961 Email:** [josephf@cityofws.org](mailto:josephf@cityofws.org)

**County Fire- (Tony Stewart)- Phone # - 336.703.2562 Email:** [stewaraj@forsyth.cc](mailto:stewaraj@forsyth.cc)

1. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

2. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (The one shown does not meet the intent of the code)

# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: F-1578

**Utilities (Todd Lewis)- Phone # - 336.747.6842 Email: [toddl@cityofws.org](mailto:toddl@cityofws.org)**

No Comments

**Sanitation (Johnnie Taylor)- Phone # - 336.748.3080 Email: [johnniet@cityofws.org](mailto:johnniet@cityofws.org)**

**Planning (Aaron King)- Phone # - 336.747.7068 Email: [aaronk@cityofws.org](mailto:aaronk@cityofws.org)**

Staff recommends removing some of the proposed land uses that don't make sense for this location.

**Street Names/Addresses (Matt Hamby) -336. 747.7074 Email: [hambyme@mapforsyth.org](mailto:hambyme@mapforsyth.org)**

**Street Names/Addresses (Stacy Tolbert) -336. 747.7497 Email: [tolbersy@mapforsyth.org](mailto:tolbersy@mapforsyth.org)**

Address issued: 240 Bray St.

**Forsyth County Health Department - 336.703-3110 Email: [rakescd@forsyth.cc](mailto:rakescd@forsyth.cc)**

**Vegetation Management -336.748.3020 Email: [keithf@cityofws.org](mailto:keithf@cityofws.org)**