

Motion and  
Statement of Consistency with Comprehensive Plan  
F-1541

I move that the following statement be adopted in support of a ***Motion to Approve*** Zoning Map Amendment F-1541:

The proposed special use zoning map amendment with its added conditions is not consistent with the Legacy Comprehensive Plan, however, it is reasonable and in the public interest because:

1. the proposed rezoning request from LB to HB-S would provide for construction of a new commercial business building along a major thoroughfare, which is already commercially zoned and adjacent to LB zoning on three sides; and
2. the proposed rezoning request is consistent with the purpose statement of the requested zoning district; and the relatively small list of requested uses are compatible with the commercial uses permitted on the adjacent LB zoned properties; and
3. The petitioner has revised the Site Plan to reduce the impact to the existing single family home located north of the site, and the Site Plan complies with the requirements of UDO.

Based on the foregoing Statement, I move adoption of F-1541.

Second:

Vote:

Motion and  
Statement of Consistency with Comprehensive Plan  
F-1541

I move that the following statement be adopted in support of a **Motion to Deny** Zoning Map Amendment and Special Use District Permit for Zoning Docket F-1541:

The proposed special use zoning map amendment, with its added conditions, is not in conformity with the Legacy Comprehensive Plan and therefore, is not reasonable or in the public interest because:

1. Legacy recommends that residential areas be protected from inappropriate commercial encroachment; and
2. the proposed commercial zoning request is not compatible with the low density residential uses permitted on the adjacent RS20 zoned properties.

Based on the foregoing Statement, I move denial of F-1541.

Second:

Vote:

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

**MEETING DATE:** October 28, 2013 **AGENDA ITEM NUMBER:** -ABC&D

**SUBJECT:-**

- A. Public Hearing on Zoning Petition of Jerry R. Brown, Jr. and Robbin L. Jones from LB to HB-S [Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display, Retail; Restaurant (Without Drive-Through Service); Retail Store; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Offices; and Church or Religious Institution, Neighborhood]; Property is Located on the Northwest Corner of Thomasville Road and Devoe Road (Zoning Docket F-1541)
- 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:** \_\_\_\_\_  
County Manager

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Jerry R. Brown Jr. and Robbin L. Jones, Docket F-1541

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 LB to HB-S [Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display, Retail; Restaurant (without drive-through service); Retail Store; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Offices; and Church or Religious Institution, Neighborhood] the zoning classification of the following described property:

PIN#s 6853-42-9231 and 6853-52-0105

Section 2. This Ordinance is adopted after approval of the site plan entitled Ray Brown, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to Jerry R. Brown Jr. and Robbin L. Jones.

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 Ray Brown. 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 Jerry R. Brown Jr. and Robbin L. Jones (Zoning Docket F-1541). 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 HB-S [Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display, Retail; Restaurant (without drive-through service); Retail Store; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Offices; and Church or Religious Institution, Neighborhood], 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 HB-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 an updated driveway permit from NCDOT; additional improvements may be required as part of the driveway permit.
  
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. All required improvements of the NCDOT driveway permit shall be completed.
  - b. Freestanding signage for the subject property shall be limited to two (2) monument signs with a maximum height of eight (8) feet and a maximum copy area of fifty (50) square feet each.
  - c. A ten (10) foot Type I bufferyard shall be installed along the northwest property line; a fifteen (15) foot Type III bufferyard with 6' privacy fence as shown on the site plan shall be installed along the northeast property line.
  - d. Streetyards shall be installed along the site's frontage on Thomasville Road and Devoe Road. For streetyards labeled on the site plan as five (5) feet wide, the minimum streetyard plantings (with respect to quantity/type) as specified in the UDO shall be installed.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	F-1541
<b>Staff</b>	Gary Roberts, Jr. AICP
<b>Petitioner(s)</b>	Jerry R. Brown Jr. and Robbin L. Jones
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN #s 6853-42-9231 and 6853-52-0105
<b>Address</b>	4391 and 4399 Thomasville Road
<b>Type of Request</b>	Special use rezoning from LB to HB-S
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> LB (Limited Business district) <b>to</b> HB-S (Highway Business- special use district). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display, Retail; Restaurant (without drive-through service); Retail Store; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Offices; and Church or Religious Institution, Neighborhood</li> </ul>
<b>Continuance History</b>	The subject request was continued from the August 8, 2013 Planning Board meeting to the September 12, 2013 Planning Board meeting. During this time the petitioner revised the site plan by reorienting the proposed 2,100 sf building in order to reduce the impact to the existing single family home to the north. The proposed dumpster was also relocated further from said home.
<b>Neighborhood Contact/Meeting</b>	The application indicates that “individual visits” have been made in regard to neighborhood outreach.
<b>Zoning District Purpose Statement</b>	The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in GMAs (Growth Management Areas) 2 (Urban Neighborhoods), 3 (Suburban Neighborhoods), and 4 (Future Area).
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>
	Yes, the site is located within GMA 3 along a major thoroughfare.

<b>GENERAL SITE INFORMATION</b>				
<b>Location</b>	Northwest corner of Thomasville Road and Devoe Road			
<b>Jurisdiction</b>	Forsyth County			
<b>Site Acreage</b>	± .87 acre			
<b>Current Land Use</b>	A portion of the site is currently used for car sales.			
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>	
	North	LB	Single family home	
	East	RS20	Single family home	
	South	LB	Convenience store	
	West	LB	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>			
	The proposed uses are compatible with the commercial uses permitted on the adjacent LB zoned properties but less compatible with the low density residential uses permitted on the adjacent RS20 zoned properties.			
<b>Physical Characteristics</b>	The site has a gentle slope downward to the northeast.			
<b>Proximity to Water and Sewer</b>	Public water is available to the site; however, public sewer is not available.			
<b>Stormwater/ Drainage</b>	No known issues.			
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.			
<b>Analysis of General Site Information</b>	The site does not have access to public sewer; however, it includes no regulatory floodplains, steep slopes, or watersheds and appears to be suitable for the proposed improvements.			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Thomasville Road	Major Thoroughfare	200'	10,000	16,100
Devoe Road	Local street	200'	NA	NA
<b>Proposed Access Point(s)</b>	The site will have one access point onto Thomasville Road and one onto Devoe Road.			
<b>Planned Road Improvements</b>	The <i>Comprehensive Transportation Plan</i> indicates that Thomasville Road (NC Highway 109) is recommended as a 2-lane undivided facility with curb and gutter and sidewalks. The preferred alternative for the proposed Future NC Highway 109 has been chosen, and it will be on a different alignment than the existing route.			
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: LB</u> No trip generation is available for the existing general use zoning which has no site plan.			



	<p><u>Proposed Zoning: HB-S</u>  <math>2,100 / 1,000 \times 15.86</math> (Automobile Care Center) = 33 Trips per Day + <math>512 / 1,000 \times 33.34</math> (New Car Sales Trip Rate)* = 17 Trips per Day = 50 Total Trips per Day</p> <p>*Although the site is currently used for preowned car sales, there is no trip rate available for this use.</p>
<b>Sidewalks</b>	There are no sidewalks in the general area.
<b>Transit</b>	Not available.
<b>Connectivity</b>	The proposed site plan includes cross access between the two subject properties.
<b>Analysis of Site Access and Transportation Information</b>	The site has good access and staff does not anticipate any negative transportation impacts from this request. A NCDOT driveway permit will be required.
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy GMA</b>	Growth Management Area - 3
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.</li> <li>Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>Southeast Suburban Area Plan (2009)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>The <i>Southeast Suburban Area Plan</i> recommends the subject property for office/low-intensity commercial development. Low impact commercial uses do not include auto-oriented uses, clubs/bars, or convenience stores.</li> </ul>
<b>Addressing</b>	There are no addressing or street naming concerns.
<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?</b>
	See comments below.
	The site is currently zoned LB. The primary reason for the proposed rezoning to HB-S is due to a use condition for the proposed use of Motor Vehicle, Repair and Maintenance which limits this use in the LB district to GMAs 4 and 5 only. The subject property is located within GMA 3. The existing use of Outdoor Display Retail is classified as a nonconforming because it too is also only allowed in GMAs 4 and 5 in the LB district. All other requested uses are currently allowed in the LB district.



The site has been commercially zoned since 1967 and currently has no landscaping in the form of streetyards or bufferyards. There is a single family home directly to the rear of the site which is partially zoned LB. In response to neighboring concerns and in working with Planning staff, the petitioners have agreed to provide a Type III bufferyard rather than the minimum required Type I along said rear property line. The proposed 2,100 sf building has been reoriented in order to reduce the impact to the existing single family home to the north. The proposed dumpster was also relocated further from said home. Finally, the petitioners have agreed to provide a streetyard along Devoe Road and along the entire frontage of Thomasville Road.

Although the *Southeast Suburban Area Plan* does not support additional auto-oriented uses, staff views the subject request as being consistent with the existing development pattern in the area. The building orientation and said additional buffering and landscaping will help to mitigate any impacts on adjacent residential properties.

**RELEVANT ZONING HISTORIES**

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1527	HB-S TWO PHASE & RM8-S to HB-S TWO PHASE & RM18-S & RM18-S SPA	Approved 10-10-11	Directly south	20.27	Approval	Approval
F-1303	LB to HB-S	Approved 6-12-2000	200' west	1.07	Approval	Approval

**SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS**

Building Square Footage	Square Footage	Placement on Site
	2,612 sf total	Rear and central portion of the site.
Parking	Required	Proposed
	11 spaces	12 spaces
Building Height	Maximum	Proposed
	60'	One story
Impervious Coverage	Maximum	Proposed
	85%	57.5%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> <li>Chapter B, Article II, Section 2-1.3 (I) Highway Business District</li> </ul>	
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy policies:</i>	See comments above.
	(B) <i>Environmental Ord.</i>	NA
	(C) <i>Subdivision Regulations</i>	NA

<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The proposed site plan illustrates the existing auto sales business along with the proposed 2,100 sf building on the western portion of the site. The site plan meets the requirements of the UDO.
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**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

Positive Aspects of Proposal	Negative Aspects of Proposal
The request would result in additional landscaping on the site in the form of streetyards and bufferyards.	The request is not fully consistent with the recommendations of the area plan.
Request will provide for the construction of a new business/commercial building.	The request would intensify the zoning in close proximity to single family homes.
The site is located along a major thoroughfare.	
The site is already commercially zoned and is adjacent to LB zoning on three sides.	
The request includes a relatively small list of requested uses.	

**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 an updated driveway permit from NCDOT; additional improvements may be required as part of the driveway permit.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. All required improvements of the NCDOT driveway permit shall be completed.
  - b. Freestanding signage for the subject property shall be limited to two (2) monument signs with a maximum height of eight (8) feet and a maximum copy area of fifty (50) square feet each.
  - c. A ten (10) foot Type I bufferyard shall be installed along the northwest property line; a fifteen (15) foot Type III bufferyard with 6' privacy fence as shown on the site plan shall be installed along the northeast property line.
  - d. Streetyards shall be installed along the site's frontage on Thomasville Road and Devoe Road. For streetyards labeled on the site plan as five (5) feet wide, the minimum streetyard plantings (with respect to quantity/type) as specified in the UDO shall be installed.

**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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR F-1541  
AUGUST 8, 2013**

**PUBLIC HEARING regarding continuance request**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Paul Mullican moved continuance of the zoning petition to September 12, 2013.

SECOND: Barry Lyons

VOTE:

FOR: Wesley Curtis, Arnold King, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

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# CITY-COUNTY PLANNING BOARD

## PUBLIC HEARING

### MINUTES FOR F-1541

### SEPTEMBER 12, 2013

Gary Roberts presented the staff report.

#### PUBLIC HEARING

FOR:

Brad Coe, 532 Saddlechase Lane, Winston-Salem, NC 27107

- Last month there were a couple of people here who had questions or were opposed to this. We asked for a continuance and met with the neighbor immediately to the north. He asked for certain changes which we made. He is content for us to proceed.
- We've done some buffering which isn't required to help it fit with the area.
- There is an apartment complex and a McDonald's to the southeast. There's growth in the area. We feel like these uses are not inconsistent with the growth in the area.
- It will be a needed, well-used resource.
- We respectfully request that you approve this.

AGAINST:

William Clay Hall, 4600 Devoe Road, Winston-Salem, NC 27107

- My wife and I oppose this.
- We have approximately seven acres of land which adjoins this site.
- The water from this site and the lot next to it all runs down into a valley which is my property.
- I have pictures from the last rain we had. The banks were overflowing. At Highway 109 they were just about overflowing.
- With the impervious ground they have there now, I don't see any improvement when this building is completed.
- The staff report says this site has a gentle slope. I have pictures that show there is an approximate 29 foot drop from halfway of this lot to the back. [NOTE: According to the site plan, the highest elevation is 888 and the lowest is 870, resulting in a maximum existing grade change of 18 feet.] Then it goes anywhere from 75-100' almost straight downhill. Water from both sides converges on my property.
- The wildlife that drink out of the stream are going to have the rain water in it and it washes all the toxins down the stream into our rivers and the ocean.
- I was never contacted as being one of the close or adjoining neighbors to this. [NOTE: Planning staff mailed a notification letter to William Claybon Hall and Margaret S. Hall, 4600 Devoe Road, Winston-Salem, NC 27107.]

- They haven't addressed the issue of traffic on this small street.
- This proponent has a rent house approximately 300' from here that he's using for junk cars and a scrap yard.
- This is some indication of how this person keeps his property up and cares for the property.
- For these reasons and others, this is not going to improve our neighborhood as they indicate.
- We ask you to deny it and hope that some of these issues will be cleared up and something done about them.

### WORK SESSION

During discussion by the Planning Board, the following points were made:

Since this case is in the County jurisdiction a stormwater permit would have to be received from the State rather than the City Stormwater Department.

Staff explained that all property owners within 500 feet of the property were sent notices explaining the request and given information about the meeting and who to contact if there were questions.

Individual contact was made with property owners on the east, north, and directly across the road (to the south).

The rental house is not on this current site and is not part of today's deliberations.

The current LB zoning allows 75% impervious surface coverage while up to 85% impervious surface coverage would be allowed under the requested HB-S zoning. However the proposed plan shows 57.5%. If they ever want to increase that it would require a site plan amendment which would come back through this same process.

The amount of run-off will be the same if a building is placed on the site as currently allowed or turned as proposed. The water will still drain to the northeast as it has for many years.

Prior to this an abandoned residential structure was located on the site. It probably was about 25-30% impervious.

The site we're talking about is not the whole drainage basin for everything that is going into that creek. This is a small portion of the issue.

MOTION: Paul Mullican moved approval of the zoning petition and certified that the site plan (including staff recommended conditions) meets all code requirements if the petition is approved.

SECOND: Allan Younger

VOTE:

FOR: Tommy Hicks, Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

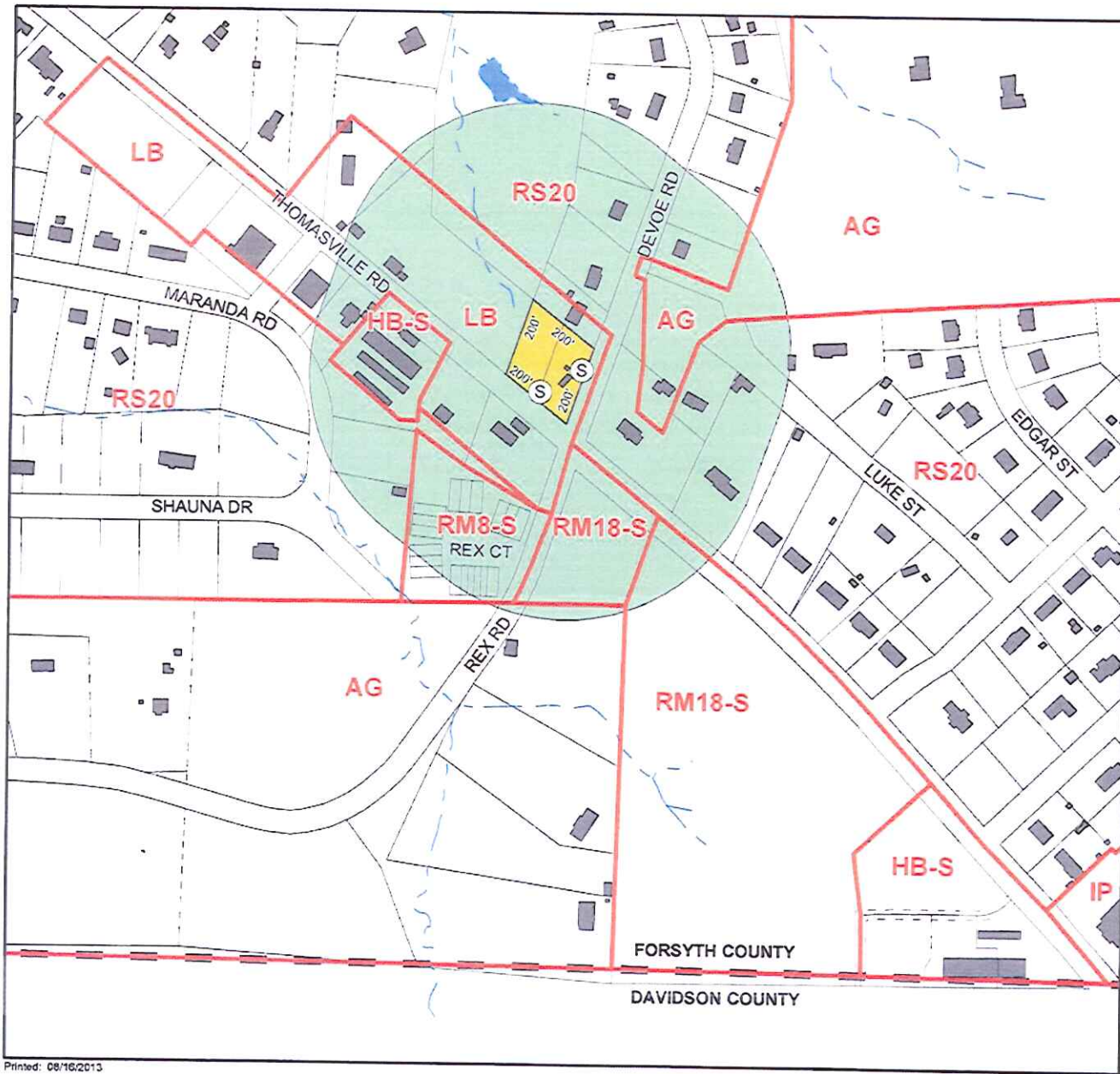
EXCUSED: None

According to information furnished on September 25, 2013 the subject property was in the name of Jerry Raymond Brown, Jr. & Robbin Leigh Jones.

A handwritten signature in black ink, appearing to read "A. Paul Norby". The signature is written in a cursive style with a large initial "A" and a long, sweeping underline.

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



**DOCKET #:** F1541  
 (Continued from August 8, 2013)

**PROPOSED ZONING:**  
 HB-S

**EXISTING ZONING:**  
 LB

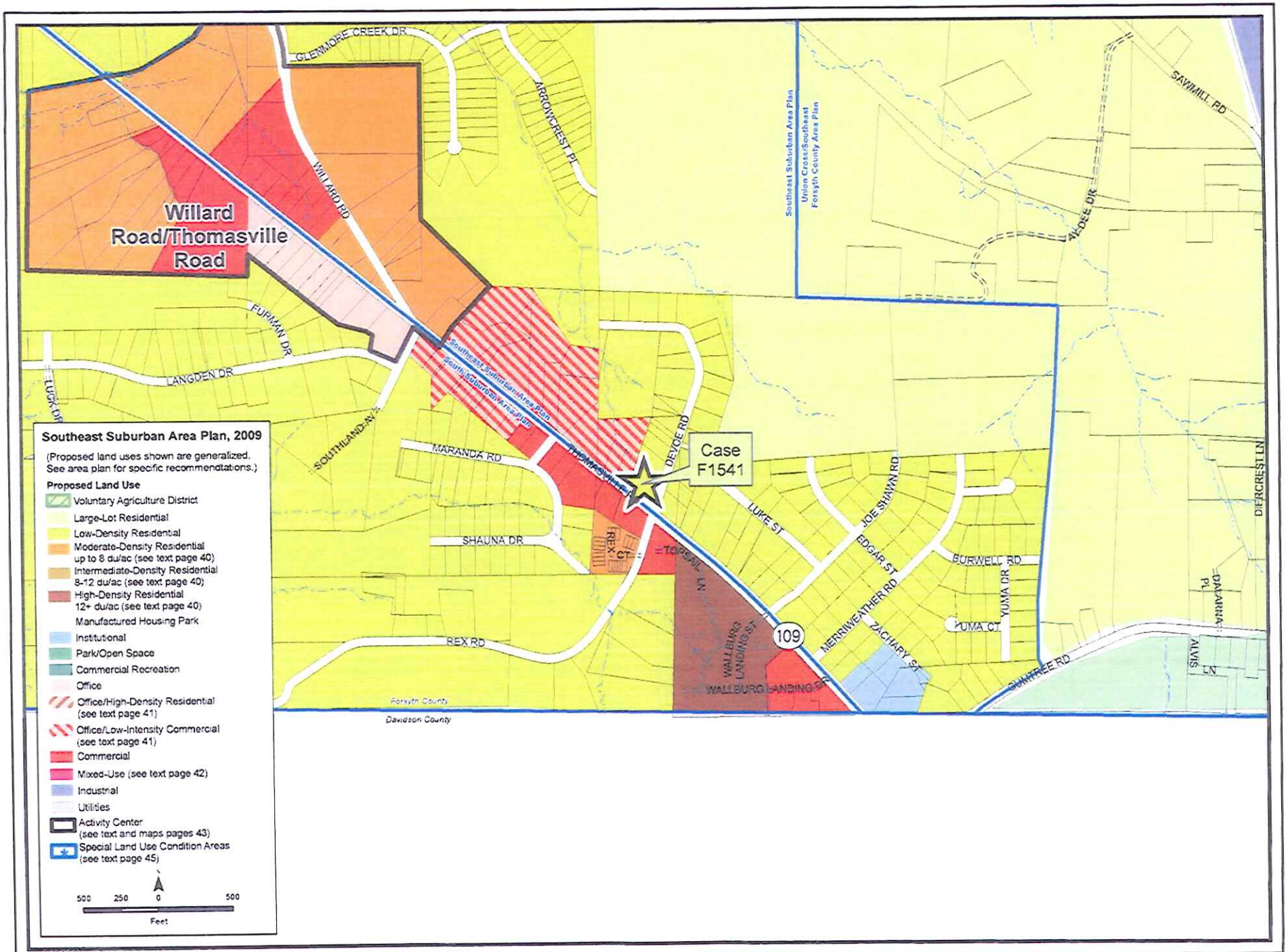
**PETITIONER:**  
 Jerry R. Brown Jr. and  
 Robin L. Jones for property  
 owned by Same

- Subject property
- 500' notification radius

**SCALE:** 1" represents 400'  
**STAFF:** Roberts   
**GMA:** 3  
**ACRES:** 0.87  
**NEAREST BLDG:** 24' northeast  
**MAP(S):** 654830

Printed: 08/16/2013





THIS MAP IS SUBJECT TO ANY  
EASEMENTS OR RIGHTS-OF-WAY OF  
RECORD PRIOR TO THE DATE OF  
THIS MAP WHETHER VERBALLY OR NOT.  
TITLE SEARCH NOT PROVIDED.



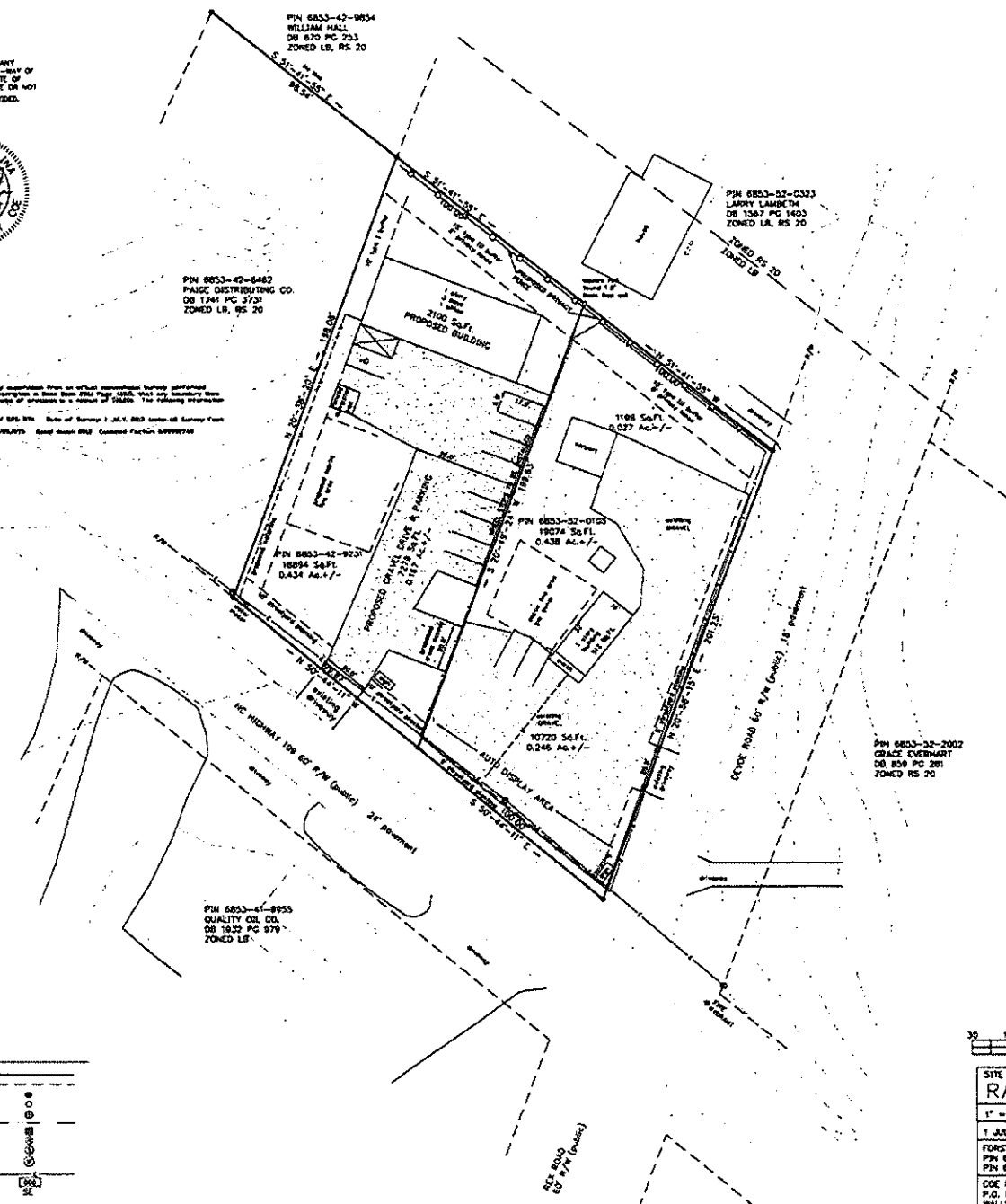
This is not a reproduction  
of the original survey.  
It is a copy of the original  
survey as recorded in the  
public records.

I, Bradley C. Forestry, certify that this map was drawn under my supervision from an original professional survey performed by me or under my direct supervision and that I am a duly licensed professional surveyor in the State of North Carolina. I am not a party to any other survey of the same premises to which this map is a part.

Date of Survey: Parcel: Parcel Area: Type of Survey: Date of Survey: 1 JULY 2013 Survey No.: 1200  
Sheet/Block: 6853-02-0105 Parcel/Plot: 0229 0229/0229 Total Area: 0.438 Acre(s) Contained Parcel: 049992749

LEGEND

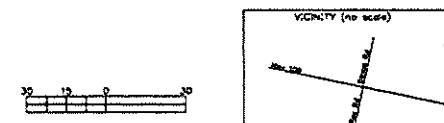
- Line Surveyed (or calculated)
- Line Not Surveyed
- Iron Found
- Iron Set
- Point not monumented
- Stream or Creek
- Concrete monument
- Power Pole
- Sanitary Sewer Man Hole
- Well
- Electric Overhead Line
- Street Address
- Sight Easement



<b>ZONING</b>	
Existing Zoning:	PIN 6853-42-9804 LB
Existing Zoning:	PIN 6853-42-0105 LB
Proposed Zoning:	H3-S
Type of Review Requested:	Rezoning
<b>PIN 6853-42-9231 SITE SIZE AND COVERAGES</b>	
Total Acreage:	0.434 Ac +/- 18894 Sq Ft
Site Coverages:	
Building to Land:	31 %
Pavement to Land:	30 %
Open Space:	39 %
TOTAL:	100 %
Building Square Footage:	2100 Sq Ft
Building Height:	1 STORY
<b>PIN 6853-42-0105 SITE SIZE AND COVERAGES</b>	
Total Acreage:	0.438 Ac +/- 19074 Sq Ft
Site Coverages:	
Building to Land:	03 %
Pavement to Land:	62 %
Open Space:	35 %
TOTAL:	100 %
Building Square Footage:	310 Sq Ft
Building Height:	1 STORY
<b>INFRASTRUCTURE</b>	
Water:	PUBLIC
Sewer:	PRIVATE
<b>OFF-STREET PARKING PIN 6853-42-9231</b>	
Proposed Use:	motor vehicle repair and maintenance
Parking Calculation:	3 spaces/100 sq ft
Required Parking:	10
Parking Provided:	10
<b>OFF-STREET PARKING PIN 6853-42-0105</b>	
Proposed Use:	motor vehicle sales
Parking Calculation:	3spaces/212 sq ft
Required Parking:	2
Parking Provided:	2
<b>Uses:</b>	
Nursery, lawn and garden supply store, retail	
Retail store	
Outdoor Display retail	
Motor vehicles, rental and leasing	
Motor vehicle repair and maintenance	
Offices	
Church or Religious institution, community	
Restaurant (without drive-through service)	

**PURPOSE STATEMENT:**  
The purpose of this submission is to rezone both parcels shown herein to H3-S to meet OIA requirements. FORSYTH CO. Jurisdiction

**owner/applicant:**  
RAY BROWN  
8460 N. NC HIGHWAY 108  
WINSTON-SALEM, NC 27107  
ph 336-789-4042  
cell 336-407-8173  
email: rbf@raybrown.com



**SITE PLAN FOR RAY BROWN**

1" = 30'

AREA BY COORDINATES

1 JULY 2013 PRECISION 1 : 10,000 +

FORSYTH CO. NC TAX MAP 654630 BLOCK 2638  
PIN 6853-42-9231 RFP: DB 2961 PG 4152  
PIN 6853-42-0105 RFP: DB 2475 PG 4275

COE FORESTRY & SURVEYING F-01411 email: coefor@coefor.com JOB #  
P.O. Box 26 coefor@coefor.com  
WALBURG, NC 27375 (336) 788-4675 060125PR2

F-1541 Attachment A  
**EXISTING LB USES ALLOWED**  
Forsyth County Jurisdiction Only

**USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)**

Agricultural Production, Crops  
Agricultural Production, Livestock  
Animal Shelter, Public  
Arts and Crafts Studio  
Banking and Financial Services  
Bed and Breakfast  
Car Wash  
Child Care, Drop-In  
Church or Religious Institution, Community  
Church or Religious Institution, Neighborhood  
Club or Lodge  
Combined Use  
Convenience Store  
Food or Drug Store  
Funeral Home  
Furniture and Home Furnishings Store  
Government Offices, Neighborhood Organization, or Post Office  
Kennel, Indoor  
Kennel, Outdoor  
Library, Public  
Limited Campus Uses  
Motor Vehicle, Rental and Leasing  
Motor Vehicle, Repair and Maintenance  
Motorcycle Dealer  
Museum or Art Gallery  
Nursery, Lawn and Garden Supply Store, Retail  
Offices  
Outdoor Display Retail  
Park and Shuttle Lot  
Parking, Commercial  
Police or Fire Station  
Recreation Facility, Public  
Recreation Services, Indoor  
Restaurant (without drive-through service)  
Retail Store  
School, Vocational or Professional  
Services A  
Shopping Center  
Utilities  
Veterinary Services

**F-1541 Attachment A**  
**EXISTING LB USES ALLOWED**  
**Forsyth County Jurisdiction Only**

**USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Adult Day Care Center  
Child Care, Sick Children  
Child Day Care Center  
Landfill, Land Clearing/Inert Debris, 2 acres or less  
School, Private  
School, Public  
Transmission Tower

**USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

Borrow Site  
Dirt Storage

**USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**

Access Easement, Private Off-Site

# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: F-1541

## PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. Further, please note that additional information may be forthcoming from Departments that indicate "See Emailed Comments" or other similar phrase. 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-1541 **PROJECT TITLE:** Ray Brown **DATE:** July 24, 2013

**PROJECT DESCRIPTION:** Northwest corner of Thomasville Road and Devoe Road

**NCDOT- Phone # - 336.747.7900 Email:** skjones@ncdot.gov

Driveway Permit Required; Provide paved aprons at all driveway connections; Only one connection to NC 109 will be allowed; Cross connection between the lots is recommended

\_\_\_\_\_  
Signature

**WSDOT- Phone # - 336.747.6872 Email:** conniec@cityofws.org

Provide a cross-access between the two parcels/uses. NCDOT may require right-of-way for the NC 109 project (R-2568).

  
\_\_\_\_\_  
Signature

**City Engineer- Phone # - 336.747.6846 Email:** albertcg@cityofws.org

No comments

  
\_\_\_\_\_  
Signature

**City Streets Division- Phone # - 336.734.1550 Email:** robbys@cityofws.org

\_\_\_\_\_  
Signature

**Inspections (Zoning)- Phone # - 336.727.2626 Email:** jeffv@cityofws.org

10' Type I buffer required on side property line against LB zoning; Cannot use azaleas or crepe myrtles in buffer; Required parking for display does not minimum dimensional requirements; Condition that buffer and streetyards for both parcels to be installed prior to C.O.

  
\_\_\_\_\_  
Signature

**Erosion Control - Phone # - 336.727.2388 Email:** matthewo@cityofws.org

An Environmental Grading and Erosion Control permit will be required if more than 10,000 sq. ft. of area is disturbed during construction. An Erosion and Sedimentation Control Plan should be submitted for review at least 30 days prior to the intended start date of construction.

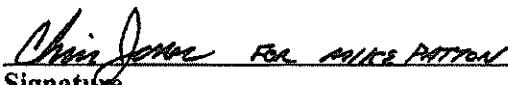
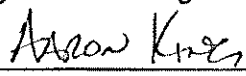
  
\_\_\_\_\_  
Signature

**Stormwater Division- Phone # - 336.747.6961 Email:** josephf@cityofws.org

No comments

# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: F-1541

<u>Signature</u>
Fire (City)- Phone # - 336. 734.1290 Email: <a href="mailto:douglasc@cityofwsfire.org">douglasc@cityofwsfire.org</a> Fire (County)- Phone # - 336.703-2550 Email: <a href="mailto:smithbj@forsyth.cc">smithbj@forsyth.cc</a>
<u>Signature</u>
Utilities- Phone # - 336.747.7499 Email: <a href="mailto:mikep@cityofws.org">mikep@cityofws.org</a> No comments
 <u>Signature</u>
Sanitation- Phone # - 336.748.3080 Email: <a href="mailto:randallb@cityofws.org">randallb@cityofws.org</a> No comments
<u>Signature</u>
Planning- Phone # - 336.747.7043/747.7068 Email: <a href="mailto:aaronk@cityofws.org">aaronk@cityofws.org</a> Staff recommends providing interconnectivity between the two sites; also a Type III bufferyard along the northern property line against the adjacent single family home; remove Convenience Store, Motorcycle Dealer, and Banking and Financial Services; install streetyard on Devoe; recommended sign condition either one 15' high sign with 50sf of copy area for the entire site or two 8' high monument signs with 50sf each.
 <u>Signature</u>
Forsyth County Health Department - 336.703-3110 Email: <a href="mailto:rakescd@forsyth.cc">rakescd@forsyth.cc</a>
<u>Signature</u>
Vegetation Management -336.748.3020 Email: <a href="mailto:keithf@cityofws.org">keithf@cityofws.org</a>
<u>Signature</u>
Street Names/Addresses -336.747.7048 Email: <a href="mailto:benfs@cityofws.org">benfs@cityofws.org</a> No address number or street naming concerns.
<u>Signature</u>