

Motion and
Statement of Consistency with Comprehensive Plan
F-1536

I move that the following statement be adopted in support of a **Motion to Approve** Zoning Map Amendment F-1536:

The proposed general use zoning map amendment of KGP Carolina, LLC, from RS-20 (Residential, Single Family District; 20,000 sf minimum lot size) to GI (General Industrial District), is consistent with the recommendations of the Legacy Comprehensive Plan, and is reasonable and in the public interest because:

1. The uses permitted on the .12 acre subject site under the proposed zoning classification, GI District, would be compatible with uses permitted within the 50 acre adjacent GI zoned property and can be buffered by a Type IV buffer from the less compatible low density residential uses permitted on the adjacent RS20 zoned properties on the opposite side of the site; and
2. The proposed rezoning allows for the possible expansion and/or improved access to an adjacent industrial use.

Based on the foregoing Statement, I move adoption of F-1536.

Second:

Vote:

COUNTY ORDINANCE - GENERAL USE

Zoning Petition of KGP Carolina LLC, Docket F-1536

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 RS20 to GI the zoning classification of the
following described property:

PIN #6911-52-0213

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	F-1536
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	KGP Carolina LLC
Owner(s)	Same
Subject Property	PIN #6911-52-0213
Address	8610 Chipboard Road
Type of Request	General Use rezoning from RS20 to GI
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS20 (Residential, Single Family District; 20,000 sf minimum lot size) to GI (General Industrial District).</p> <p>NOTE: General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use request, all uses in the District must be considered.</p>
Neighborhood Contact/Meeting	The application indicates that at the time of filing, no neighborhood/community meeting had been held.
Zoning District Purpose Statement	The GI District is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of designating appropriate locations and establishing development regulations for uses which may have significant environmental impacts or which require special measures to ensure compatibility with adjoining properties. The district is established to provide locations for major developments in GMAs (Growth Management Areas) 1 (Center City), 2 (Urban Neighborhoods) and 3 (Suburban Neighborhoods).
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<p>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>The site is located within GMA 3 and is directly adjacent to a large, industrially developed area which is zoned GI and consists of approximately 50 acres.</p>
GENERAL SITE INFORMATION	
Location	Southwest side of Chipboard Road, west of Broad Street
Jurisdiction	Forsyth County
Site Acreage	± .12 acre
Current Land Use	The property is currently developed with a single family home.

Surrounding Property Zoning and Use	Direction	Zoning District		Use
	North	RS20		Single family homes
	East	RS20		Railroad and single family homes
	South	GI		Industrial uses
	West	RS20		Single family homes
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	The uses permitted in the proposed GI district are compatible with the uses permitted within the adjacent GI zoned properties and less compatible with the low density residential uses permitted on the adjacent RS20 zoned properties.			
Physical Characteristics	The site has a gentle slope upward toward the southwest.			
Proximity to Water and Sewer	Public water is available to the site from the Town of King. No public sewer is available.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	The small site is constrained by its size and lack of public sewer. Being only 5,227 square feet, it would be practically impossible to construct a single family home on the site meeting the existing RS20 district setback requirements and have enough land area for a septic system.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Chipboard Road	Local street	120'	NA	NA
Proposed Access Point(s)	Because this is a General Use request with no site plan, the exact location of access points is unknown. The vehicular access to the site is currently from Chipboard Road.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS20</u> 1 unit x 9.57 (SFR Trip Rate) = 10 Trips per Day <u>Proposed Zoning: GI</u> No trip generation is available for the proposed general use zoning which has no site plan.			
Sidewalks	There are no sidewalks located in the general area.			
Analysis of Site Access and Transportation Information	The subject property is adjacent to a larger GI zoned site which is in the same ownership. That parcel is developed for industrial use and is now accessed circuitously from Broad Street through another industrially developed site in different ownership. While said larger lot currently has +/- 50' of frontage onto Chipboard Road, rezoning of the subject property to GI would allow for the possibility of having a wider, more direct entrance onto a public street.			

CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management Area 3 – Suburban Neighborhoods
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Promote economic development that is compatible with existing residential neighborhoods and other business developments. Expand existing large and small businesses to provide a broad range of employment opportunities.
Relevant Area Plan(s)	<i>The Rural Hall Area Plan</i> (2011)
Area Plan Recommendations	<ul style="list-style-type: none"> The subject property is identified as Low-Density Residential. No changes are recommended for the property.
Comments from the Town of Rural Hall	Based on discussions with the Rural Hall Town Manager Frank James, Rural Hall has no objections to the request.
Addressing	Changing the access for the building on this property from Broad Street will require a street name change to Chipboard Road and an address number change.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(R)(4) - Is the requested action in conformance with Legacy?
Yes	
Analysis of Conformity to Plans and Planning Issues	The request is to rezone the subject property from RS20 to GI. The site is currently improved with a modest sized single family residence and abuts a large area of GI zoned properties. <i>The Rural Hall Area Plan</i> recommends this site remain low density residential along with the other single family properties located further northwest along Chipboard Road. However, due to its small size and shallow depth and being directly across from a railroad, staff believes the request represents an acceptable minor departure from the plan’s recommendation and would allow for possible expansion/improved access of an adjacent industrial use.
RELEVANT ZONING HISTORIES	
There are no recent rezoning cases within the vicinity of the subject property.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The .12 acre parcel is adjacent to approximately 50 acres of GI zoned property.	The request is not consistent with the recommendation of the area plan.
Allows for the possible expansion/improved access of an adjacent industrial use.	
Based on the small size of the subject property along with setback and bufferyard requirements, it is unlikely that an industrial building could be constructed on this property.	

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.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR F-1536
NOVEMBER 8, 2012**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved approval of the zoning map amendment.

SECOND: Allan Younger

VOTE:

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

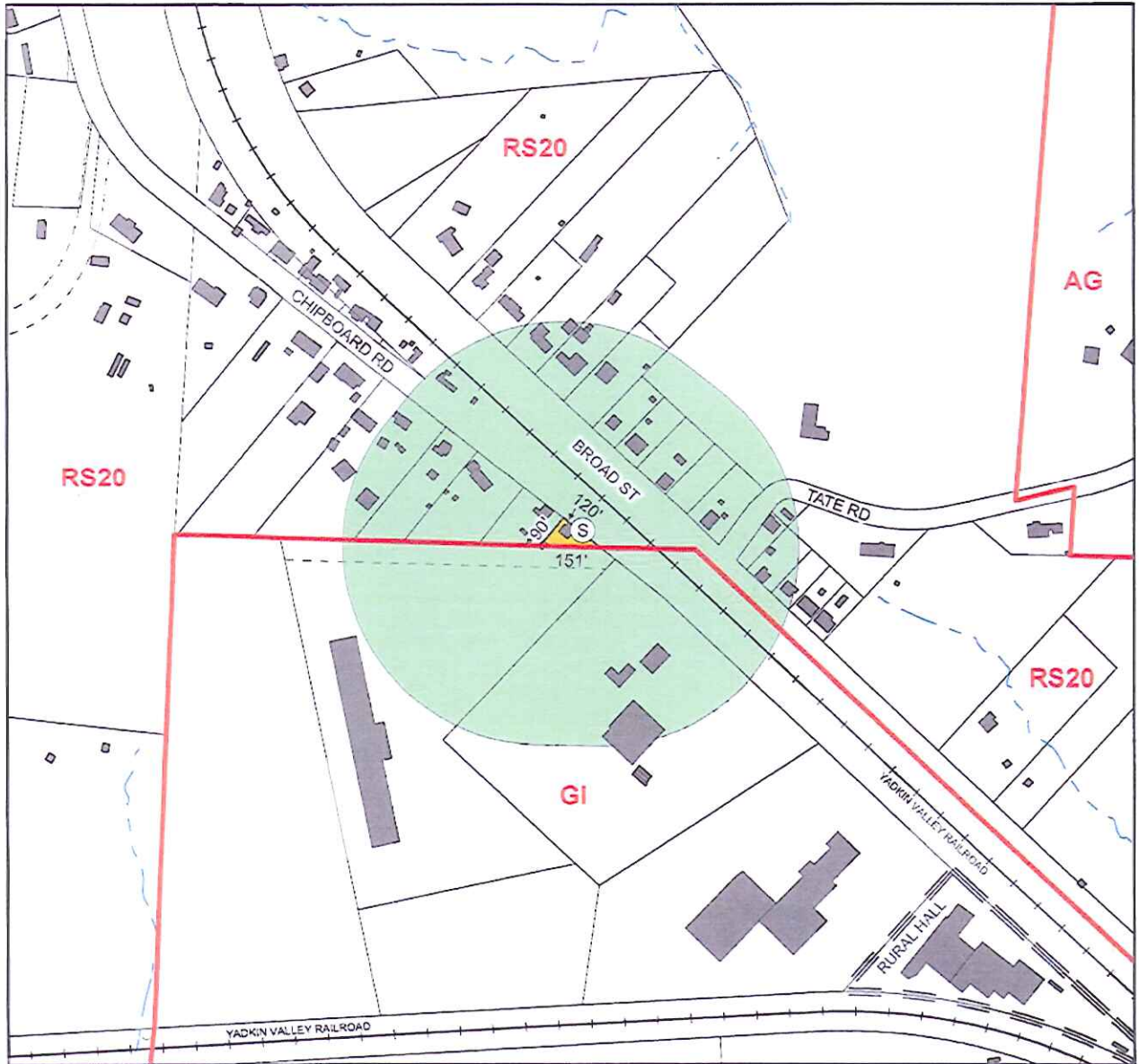
AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor on November 8, 2012, the subject property was in the name of KGP Carolina LLC.



A. Paul Norby, FAICP
Director of Planning





DOCKET #: F1536

PROPOSED ZONING:
GI

EXISTING ZONING:
RS20

PETITIONER:
KGP Carolina LLC
for property owned by Same

 Subject property

 500' notification radius

SCALE: 1" represents 400'

STAFF: Roberts

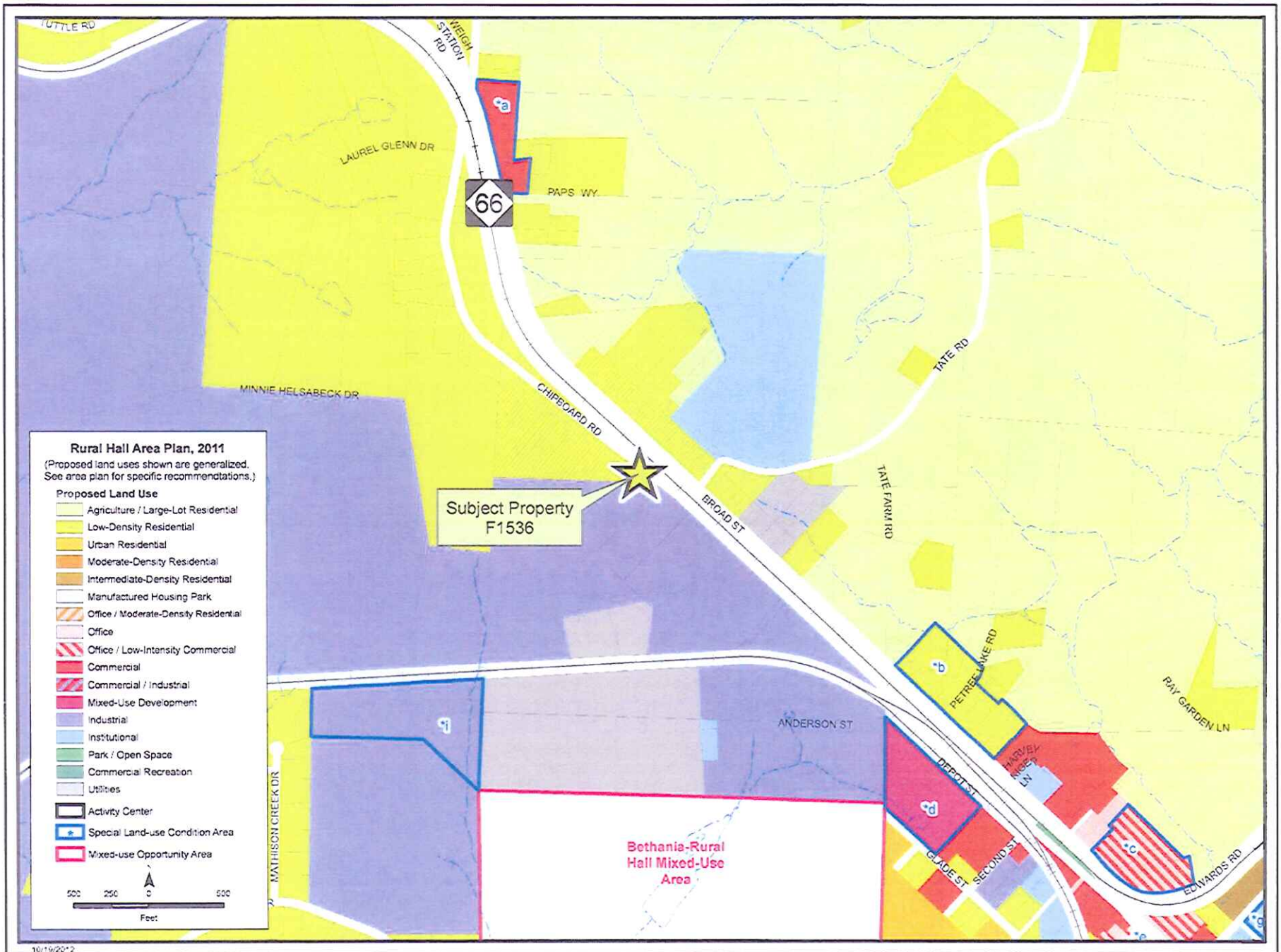
GMA: 3

ACRES: 0.12

NEAREST
BLDG: 30' northwest

MAP(S): 612910

Printed: 10/16/2012



F-1536 Appendix A
EXISTING RS20 USES ALLOWED
Forsyth County Jurisdiction Only

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

Adult Day Care Home
Agricultural Production, Crops
Agricultural Production, Livestock
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Church or Religious Institution, Community
Golf Course
Library, Public
Planned Residential Development
School, Private
School, Public
Utilities

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

Bed and Breakfast
Borrow Site
Child Day Care, Large Home
Dirt Storage
Fishing, Fee Charged
Habilitation Facility A
Kennel, Outdoor
Landfill, Land Clearing/Inert Debris, 2 acres or less
Manufactured Home, Class A
Manufactured Home, Class B
Nursing Care Institution
Park and Shuttle Lot
Riding Stable
Shooting Range, Outdoor
Transmission Tower

F-1536 Appendix A
EXISTING RS20 USES ALLOWED
Forsyth County Jurisdiction Only

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED

BODY (E)

Landfill, Land Clearing/Inert Debris, greater than 2 acres
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses

F-1536 Appendix B
PROPOSED GI USES ALLOWED
Forsyth County Jurisdiction Only

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

Academic Biomedical Research Facility
Adult Establishment
Agricultural Production, Crops
Agricultural Production, Livestock
Animal Feeding Operation
Animal Shelter, Public
Arts and Crafts Studio
Asphalt and Concrete Plant
Banking and Financial Services
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Bulk Storage of Petroleum Products
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Correctional Institution
Fish Hatchery
Fuel Dealer
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Kennel, Indoor
Kennel, Outdoor
Manufacturing A
Manufacturing B
Manufacturing C
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Recycling Center
Recycling Plant
Restaurant (with drive-through service)
Restaurant (without drive-through service)
School, Vocational or Professional
Services A
Services B

F-1536 Appendix B
PROPOSED GI USES ALLOWED
Forsyth County Jurisdiction Only

Shooting Range, Indoor
Signs, Off-Premises
Solid Waste Transfer Station
Storage and Salvage Yard
Storage Services, Retail
Storage Trailer
Terminal, Bus or Taxi
Terminal, Freight
Testing and Research Lab
Utilities
Veterinary Services
Warehousing
Wholesale Trade A
Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Airport, Private
Heliport
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris, 2 acres or less
Landfill, Land Clearing/Inert Debris, greater than 2 acres
Meat Packing Plant
Motor Vehicle Dismantling and Wrecking Yard
Transmission Tower

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

Airport, Public
Borrow Site
Dirt Storage
Helistop
Landfill, Sanitary
Shooting Range, Outdoor

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

Access Easement, Private Off-Site
Hazardous Waste Management Facility
Mining, Quarry, or Extractive Industry
Shelter for Homeless