

Motion and
Statement of Consistency with Comprehensive Plan
F-1539

I move that the following statement be adopted in support of a **Motion**
to Approve Zoning Map Amendment F-1539:

The proposed special use zoning map amendment with its added conditions is consistent with the Legacy Comprehensive Plan and is reasonable and in the public interest because:

1. the zoning request would allow for the expansion of an existing manufacturing industry;
2. the zoning request includes substantial buffering and does not include buildings adjacent to single family homes or a vehicular connection to the adjacent residential street; and
3. the proposed use of the subject property is compatible with the approved uses permitted on adjacent LI zoned property to the northwest.

Based on the foregoing Statement, I move adoption of F-1539.

Second:

Vote:

Motion and
Statement of Consistency with Comprehensive Plan
F-1539

I move that the following statement be adopted in support of a **Motion**
to Deny Zoning Map Amendment for Zoning Docket F-1539:

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

1. The zoning request is not in conformity with the applicable Rural Hall Area Plan.
2. The zoning request would extend LI-S zoning directly adjacent to an established single family neighborhood.

Based on the foregoing Statement, I move denial of F-1539.

Second:

Vote:

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: August 26, 2013 **AGENDA ITEM NUMBER:** _____

SUBJECT:-

- A. Public Hearing on Zoning Petition of Capital Bank (Formerly Southern Community Bank & Trust) from RS9 to LI-S (Academic Biomedical Research Facility; Academic Medical Center; Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Contractors, Heavy; Building Materials Supply; Fuel Dealer; Kennel, Indoor; Kennel, Outdoor; Manufacturing A; Manufacturing B; 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; Recycling Center; School, Vocational or Professional; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Utilities; Warehousing; Wholesale Trade A; Wholesale Trade B; Transmission Tower; Helistop; Solid Waste Transfer Station; and Access Easement, Private Off-Site): Property is Located on the East Side of U.S. 52, West of Bethania-Rural Hall Road (Zoning Docket F-1539)
- 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 Capital Bank (formerly Southern Community Bank & Trust), Docket F-1539

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 RS9 to LI-S (Academic Biomedical Research Facility; Academic Medical Center; Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Contractors, Heavy; Building Materials Supply; Fuel Dealer; Kennel, Indoor; Kennel, Outdoor; Manufacturing A; Manufacturing B; 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; Recycling Center; School, Vocational or Professional; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Utilities; Warehousing; Wholesale Trade A; Wholesale Trade B; Transmission Tower; Helistop; Solid Waste Transfer Station; and Access Easement, Private Off-Site) the zoning classification of the following described property:

Beginning at an existing iron pipe located in the eastern right-of-way of N.C. Hwy #52, said point being the northwest property corner of Lot #27-A of the Berkley Forest Subdivision, Section 2 as recorded in P.B.28, Pg.122 in the Forsyth County Register of Deeds Office, thence with said right-of-way N 34°12'43" W 66.43 feet to an existing concrete monument, thence S 55°43'40" W 29.85 feet to an existing concrete monument, thence continuing with said eastern right-of-way of N.C. Hwy #52 N 34°14'06" W 279.23 feet to a point, thence with a curve to the

left and having a Chd. Bearing and Distance of N 35°22'11" W 460.19 feet and a Radius of 11,619.16 feet to an existing iron pipe, said point being the southeast property corner of the Big Hat,LLC property as recorded in D.B.2010,Pg.2819 in the Forsyth County of Register of Deeds Office, thence leaving said right-of-way and with the southern property line of Big Hat,LLC and the southern property line of Sara Lee Knits Products S88°48' 17" E 1933.94 feet to an existing iron pipe, said point being the southeast property corner of Sara Lee Knits Products as recorded in D.B.4967,Pg.102 in the Forsyth County Register of Deeds Office, thence S 01° 31' 34" W 335.40 feet, thence with said property line S 01°30'58, W 317.69 feet to an existing iron pipe, said point being the northeast corner of Lot #39 of the Berkley Forest, Section 1 Subdivision recorded in P.B.26, Pg.187 in the Forsyth County Register of Deeds Office, thence with said property line N 88°02'26" W 688.60 feet to an existing iron pipe, thence N 88°01 '56" W 742.98 feet to the Point and Place of Beginning. Containing 24.98 acres more or less.

Section 2. This Ordinance is adopted after approval of the site plan entitled Hanesbrands - Rural Hall, and identified as Attachment A of the special use district permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to Capital Bank (formerly Southern Community Bank & Trust).

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 Hanesbrands - Rural Hall. 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 Capital Bank (formerly Southern Community Bank & Trust) (Zoning Docket F-1539). 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 LI-S (Academic Biomedical Research Facility; Academic Medical Center; Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Contractors, Heavy; Building Materials Supply; Fuel Dealer; Kennel, Indoor; Kennel, Outdoor; Manufacturing A; Manufacturing B; 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; Recycling Center; School, Vocational or Professional; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Utilities; Warehousing; Wholesale Trade A; Wholesale Trade B; Transmission Tower; Helistop; Solid Waste Transfer Station; and 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 LI-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 condition be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall flag in the field all areas where trees are shown on the site plan to remain.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	F-1539
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Capital Bank (formerly Southern Community Bank & Trust)
Owner(s)	Same
Subject Property	Portion of PIN #6910-41-5244
Address	There is no address currently assigned to the subject property which is adjacent to 521 Northridge Park Drive.
Type of Request	Special use rezoning from RS9 to LI-S
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS9 (Residential, Single Family district; 9,000 sf minimum lot size) to LI-S (Limited Industrial – special use district). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Academic Biomedical Research Facility; Academic Medical Center; Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Contractors, Heavy; Building Materials Supply; Fuel Dealer; Kennel, Indoor; Kennel, Outdoor; Manufacturing A; Manufacturing B; 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; Recycling Center; School, Vocational or Professional; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Utilities; Warehousing; Wholesale Trade A; Wholesale Trade B; Transmission Tower; Helistop; Solid Waste Transfer Station; and Access Easement, Private Off-Site
Neighborhood Contact/Meeting	The application indicates that a neighborhood/community meeting has been held. See also comments from the Town of Rural Hall in the Conformity to Plans and Planning Issues section.
Zoning District Purpose Statement	The LI District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial and service activities which, in their normal operations, have little or no adverse effect upon adjoining properties. The district is established to provide locations for industrial development in This district is intended for application in GMAs (Growth Management Areas) 1 (Center Cities), 2 (Urban Neighborhoods), 3 (Suburban Neighborhoods), 4 (Future Area) and Metro Activity Centers.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?
	The site is located within GMA 3 and is directly adjacent to industrially zoned and developed properties to the north.

GENERAL SITE INFORMATION				
Location	East side of U.S. 52, west of Bethania-Rural Hall Road			
Jurisdiction	This site is located within the Rural Hall corporate limits but is still subject to Forsyth County's zoning jurisdiction.			
Site Acreage	±24.98 acres			
Current Land Use	The site is currently undeveloped.			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	LI	Undeveloped and industrial use	
	East	RS9	Single family homes and Bitting Hall subdivision which is currently under construction.	
	South	RS9	Single family homes	
	West	RS9	US 52	
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 LI district are compatible with the uses permitted within the adjacent LI zoned properties and less compatible with the single family residential uses permitted on the adjacent RS9 zoned properties.			
Physical Characteristics	A majority of the site has been cleared. It has variable topography with moderate slope.			
Proximity to Water and Sewer	It appears the site could be served with public water and sewer.			
Stormwater/ Drainage	The proposed site plan includes a stormwater management device to be located in the north central portion of the lot. No stormwater study is required.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	The site is located directly between a very large industrial building to the north and a single family neighborhood to the south and is adjacent to US 52 to the west. The site appears to possess no development constraints such as steep slopes, floodplains, or wetlands.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Crooked Run Road	Local street	60'	NA	NA
Bethania/Rural Hall Road/NC 65 Via an adjacent site fronting on Northridge Park Drive	Major Thoroughfare	0'	9,300	15,800

Proposed Access Point(s)	The site will be accessed from the existing industry directly north of the site which has access onto Northridge Park Drive.
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS9</u> 24.98 acres x 43,560 / 9,000 = 120 units x 9.57 (SFR Trip Rate) = 1,148 Trips per Day</p> <p><u>Proposed Zoning: LI-S</u> The request is for an additional parking area which in itself will not generate additional traffic. However, an increase in traffic resulting from increased shipping activity associated with the adjacent industry is anticipated.</p>
Sidewalks	There are no sidewalks located in the general area.
Connectivity	A public street which serves a single family neighborhood, stubs into the site to the south. However, the site will be accessed from an industrially developed site to the north.
Traffic Impact Study (TIS)	A TIS is not required. However, WSDOT recommends that the petitioner provide a signal warrant analysis for the intersection of Northridge Park Drive and Bethania/Rural Hall Road/NC 65 as a result of the anticipated increase in truck traffic.
Analysis of Site Access and Transportation Information	<p>The site will be accessed through an adjacent site which has access onto Northridge Park Drive. Considering the size of the proposed parking lot, it should be anticipated that there will be a noticeable increase in tractor trailer traffic along Northridge Park Drive and along Bethania/Rural Hall Road/NC 65.</p> <p>The site does have one point of public street access via Crooked Run Road which stubs into the site from the south. However, no connection to this residential street is proposed.</p>
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management Area 3 – Suburban Neighborhoods
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • Increase infill development in the serviceable land area. • Recognize the scarcity of good industrial land and promote the wisest economic use of those limited resources to generate needed jobs and create wealth for our community.
Relevant Area Plan(s)	<i>Rural Hall Area Plan (2011)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The <i>Rural Hall Area Plan</i> recommends the site for Low-Density Residential use with a density of up to five dwelling units per acre.
Comments from the Town of Rural Hall	As per an email from the Rural Hall Town Manager, Frank James: “The Town Council and I have been meeting with Hanes Brands and their representatives to keep abreast of this rezoning request. We had a drop in session here at Town Hall for the Public to comment and response was favorable from the Public. The Elected Officials wanted the public informed and have their input. The Town Council supports this request and feels NCDOT should study the possibility of a traffic signal at

	Highway 65 and Northridge Park Drive as traffic already backs up in this area. Should you have questions please feel free to call. Thank you and the planning staff for a job well done. Thanks, Frank”
Addressing	There are no addressing or street naming concerns.
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	<p>The subject request is to rezone 24.98 acres from RS9 to LI-S. The site is located directly adjacent to an existing ±930,000 sf textile manufacturing industry. The site plan proposes no buildings but does include a large truck trailer parking area to be used in conjunction with said adjacent industry. Staff notes that while the current use is proposed for parking, the request includes other nonresidential uses such as: Animal Shelter, Public; Banking and Financial Services; Fuel Dealer; Manufacturing B; Motor Vehicle, Body or Paint Shop; Recycling Center; and Solid Waste Transfer Station. Because these uses are not presently included in the design of the proposed site plan, a Site Plan Amendment would be required.</p> <p>As noted previously, the site is adjacent to LI zoning to the north and US 52 to the west. To the east and south it is adjacent to RS9 zoned properties. The <i>Rural Hall Area Plan</i> recommends the site for low density residential use. That recommendation was largely based on a preliminary subdivision approval for Bitting Hall which consisted of the subject property and additional property to the east. The first half of Bitting Hall is under construction; however, the rear half (the subject property) has been re-claimed by the bank.</p> <p><i>Legacy</i> recognizes the scarcity of good industrial land and recommends increased infill development in the serviceable land area. Having almost 2,000’ of common property line with the adjacent textile industry, the subject property is well positioned to provide a logical expansion of said industry. Planning staff understands the impacts and concerns associated with placing industrial zoning adjacent to single family homes. The petitioner has proposed a site plan that: (1) does not include any buildings; (2) does not have access through the adjacent residential areas; (3) provides a 50’ to 100’ setback between residential zoning and the parking area; and (4) offers good buffering and screening. It is because of these items that staff can support LI-S zoning at this location.</p>
RELEVANT ZONING HISTORIES	
There are no recent rezoning cases within the vicinity of the subject property.	

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS		
Parking	Required	Proposed
	0 spaces	692 10' x 55' trailer spaces
Impervious Coverage	Maximum	Proposed
	90%	59.05%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.4 (A) Limited Industrial District Chapter B, Article II, Section 2-1.6 (B) Thoroughfare Overlay District Chapter B, Article II, Section 2-5 Various Use Conditions 	
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy</i> policies:	See comments below
	(B) <i>Environmental Ord.</i>	NA
	(C) Subdivision Regulations	NA
Analysis of Site Plan Compliance with UDO Requirements	The site plan shows a proposed 692 space parking lot for truck trailers. A 50' Type IV bufferyard is shown adjacent to RS9 zoned properties to the east and south. The 20' Thoroughfare Overlay District is shown along the right-of-way of US 52.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
	Positive Aspects of Proposal	Negative Aspects of Proposal
	The request would allow for the expansion of an existing manufacturing industry.	The request is not consistent with the recommendation of the <i>Rural Hall Area Plan</i> .
	The request (which is adjacent to single family homes) includes no buildings.	The request would extend LI-S zoning directly adjacent to an established single family neighborhood.
	The site plan includes no vehicular connection to the adjacent residential street.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL		
The following proposed condition is from interdepartmental review comments and is proposed in order to meet codes or established standards, or to reduce negative off-site impacts.		
<ul style="list-style-type: none"> <u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u> <ol style="list-style-type: none"> Developer shall flag in the field all areas where trees are shown on the site plan to remain. 		

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-1539
JULY 11, 2013**

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Doug Stimmel, 601 N. Trade St, Suite 200, Winston-Salem, NC 27101

- All circulation is internal so roads won't be connected between residential areas and existing roads.
- It is well buffered, especially to the south. It is a lot more than is required, including a double row of evergreens, a double row of shade trees, and then another double row of evergreens.
- At our neighborhood meeting, the folks living to the south overall were pleased that the road was not connecting and felt this option was better for them than 95 small lot single family residential homes with no buffer.
- On average there will be 250 employees spread across two shifts. This is 100 fewer employees than the previous peak period in 1996.
- The rezoning will not change the number of employees.
- Approving the zoning will reduce the number of average tractor-trailer moves in and out of the property from 88 trips to 58.
- Without this approval there will be more trailer truck traffic on Hwy 65.
- We had a very good neighborhood meeting and met with the Rural Hall Town Council to seek their opinions. They approved our plans and support this rezoning.
- The main concern shared at the neighborhood meeting was a separate issue, not related to this, concerning existing traffic on Hwy 65. There will be less tractor-trailer traffic by locating this use at this location.

AGAINST:

Steven M. Ferguson, 913 Thrush Wood Circle, Rural Hall, NC 27045

- We've fought the traffic on US 52 and it has quieted down some.
- The buffers would be nice but there will be two shifts and I don't think that will be enough to quiet the noise.
- People go to bed at 9, 10, 11 o'clock at night and you know how much noise an 18-wheeler makes.
- Our property abuts the said property from the east side to US 52.
- We are opposed to this request.

WORK SESSION

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

Clarence Lambe: Hanes is not prohibited from running a second shift now and there's no prohibition with the land use. They can run three shifts if they want to.

In response to a question from the Board, Doug Stimmel stated that running a second shift should not increase the traffic. It would disperse it. The challenge on NC 65 has always been during peak traffic. Dispersing the traffic away from peak hours would make it better. Items will be stored in these tractor-trailers until orders are filled. There won't be constant movement and noise.

Arnold King: You see a lot less activity from the storage facilities than you would from 95 single family homes.

The sound issue did not come up at the neighborhood meeting which was well attended by neighbors.

Lynne Mitchell stated that Mr. Ferguson's concerns have been heard and considered. At the same time there are some benefits from granting this proposal. Often we have to make tough decisions.

Wesley Curtis: After meeting with the neighborhood and hearing support for the plan, I can support this.

Arnold King: This is within the limits of the Town of Rural Hall so if there are sound issues they have someone to address it.

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 and approved withdrawal of the previous preliminary subdivision approval located on the property.

SECOND: Allan Younger

VOTE:

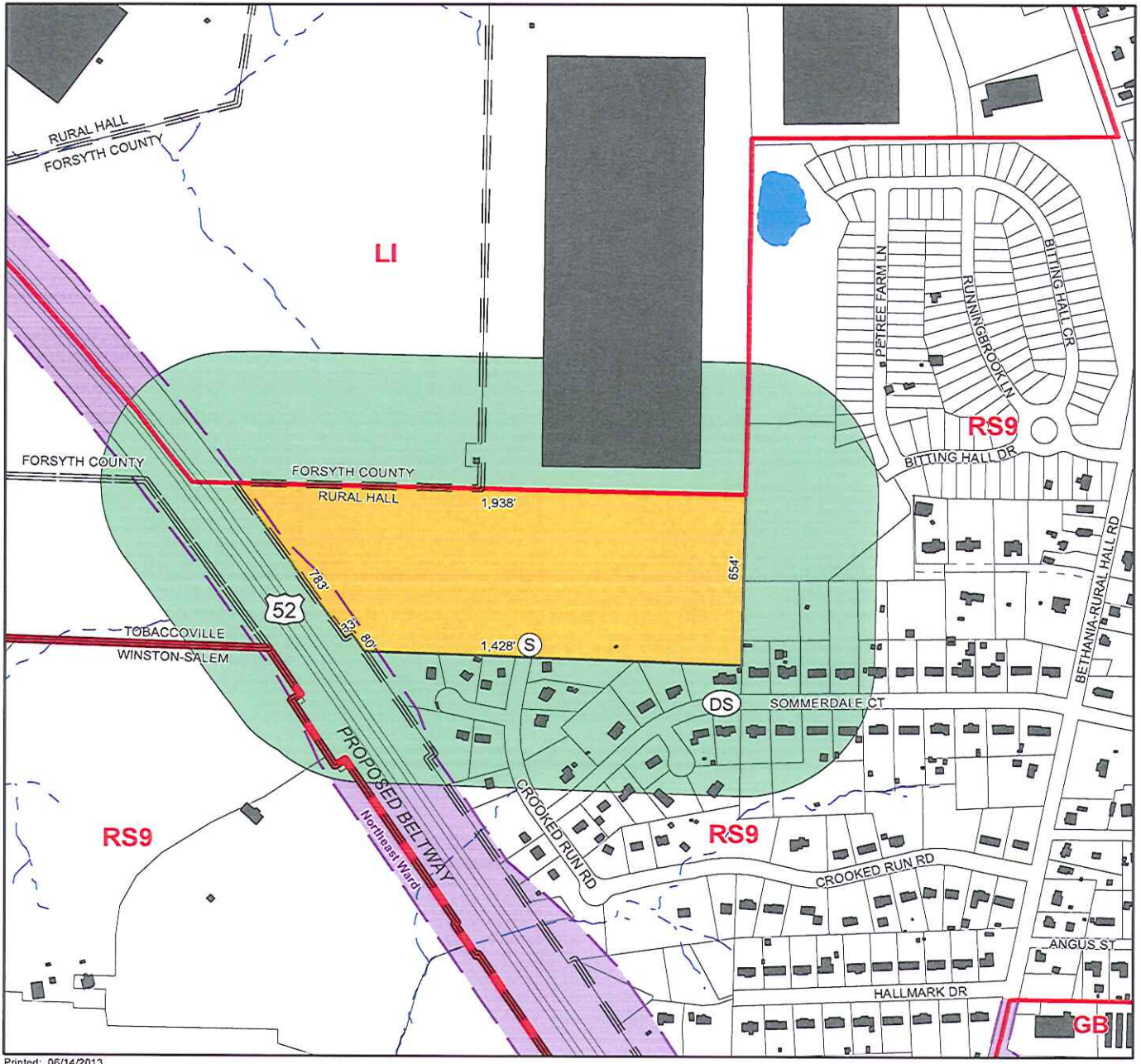
FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor, the subject property was in the name of Southern Community Bank & Trust on July 24, 2013.

A. Paul Norby, FAICP
Director of Planning



DOCKET #: F1539

PROPOSED ZONING:
LI-S

EXISTING ZONING:
RS9

PETITIONER:
Capital Bank for
property owned by Same

- Subject property
- 500' notification radius

SCALE: 1" represents 600'

STAFF: Roberts

GMA: 3

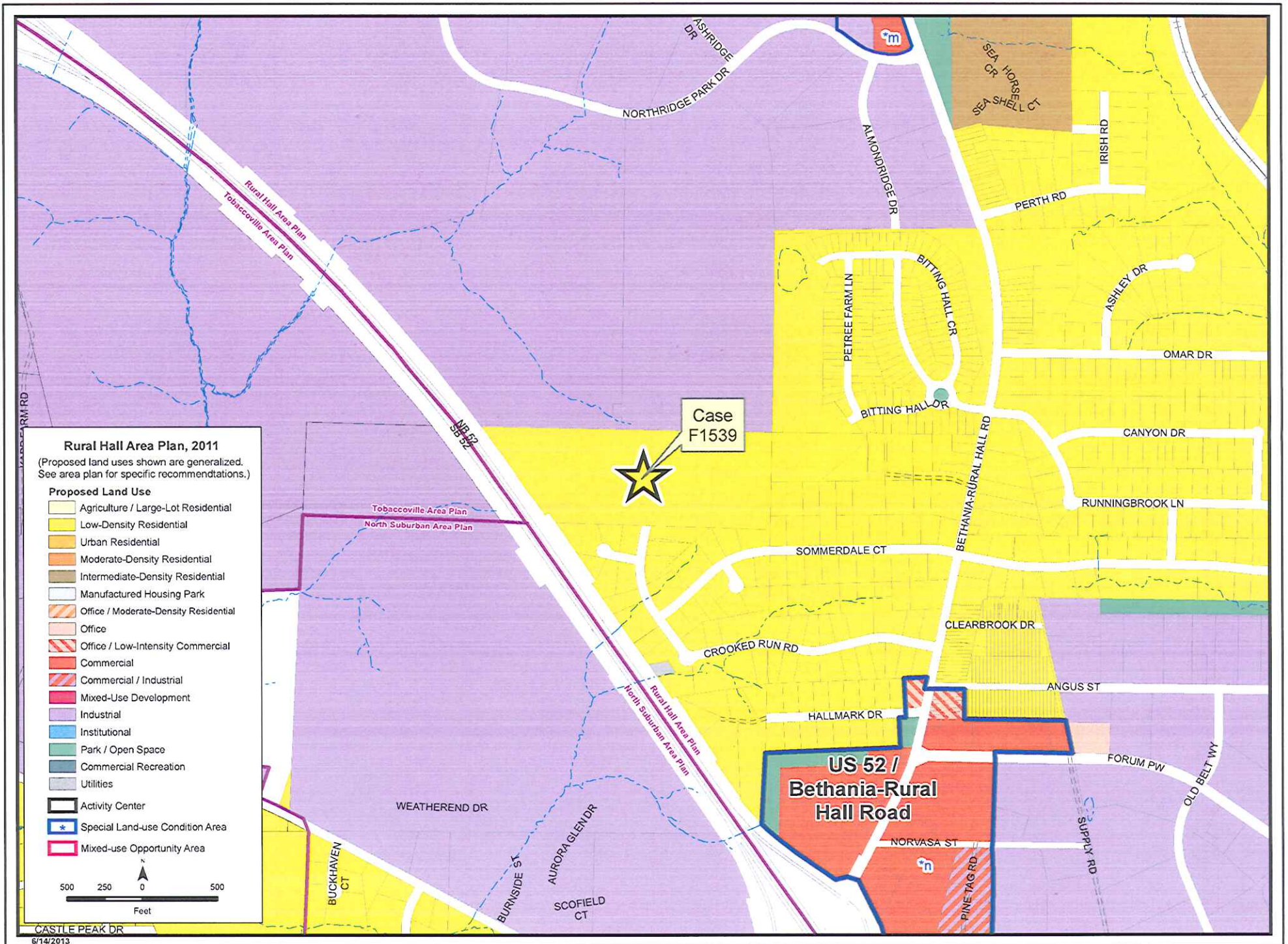
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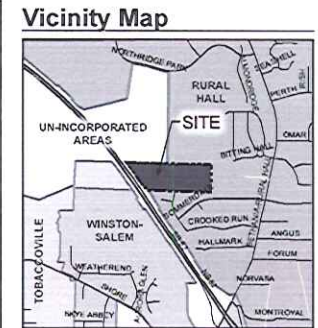
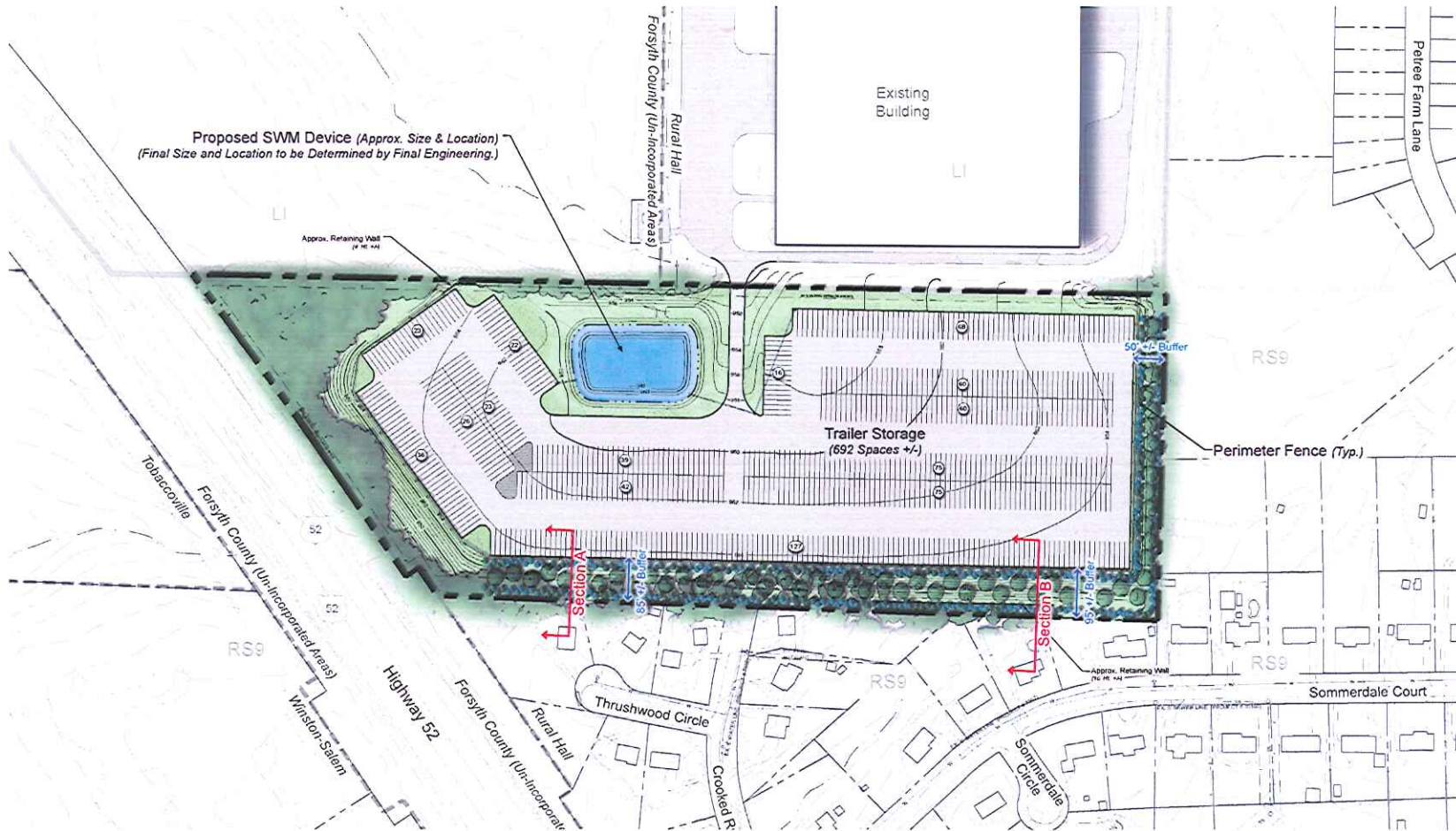
NEAREST
BLDG: 5' east

MAP(S): 612898



Printed: 06/14/2013



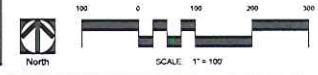
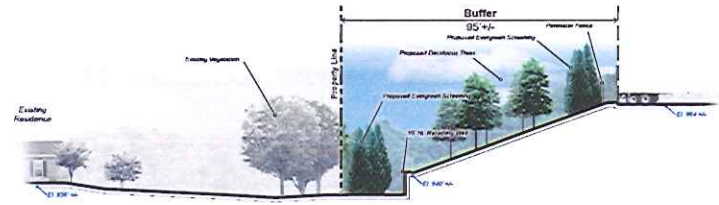
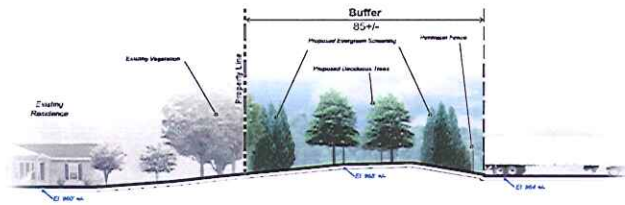


Site Data

Site Acreage	24.98 Acres +/-
Parcel Size	
Zoning	
Existing Zoning	RS9
Proposed Zoning	LIS
Parking Calculations	
Parking Required	0 spaces
Parking Provided (Trailer)	692 spaces +/-

Section A (At 5 Year Maturity)

Section B (At 5 Year Maturity)



Prepared for:
 Hanesbrands, Inc.
 1000 East Hanes Mill Road
 Winston-Salem, NC 27105
 June 6, 2013 | #13-020

Rezoning Plan

Hanesbrands - Rural Hall

Rural Hall, NC



F-1539 Attachment A
EXISTING RS9 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
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

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

Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Landfill, Land Clearing/Inert Debris, 2 acres or less
Manufactured Home, Class A
Park and Shuttle Lot

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

Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses

INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: F-1539

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-1539 **PROJECT TITLE:** Hanesbrands – Rural Hall

DATE: June 26, 2013

PROJECT DESCRIPTION: East side of U.S. 52, west of Bethania-Rural Hall Road

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


No Comment



Signature

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


“With the increase in truck traffic to this site, provide a signal warrant analysis for the intersection of Northridge Park Drive and Bethania/Rural Hall Road (NC 65).”
(per email from Connie Curtis)



Signature

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

No Comments



Signature

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

“Label the storage tank”
(per email from Jeff Vaughn)



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.”
(per email from Matthew Osborne)



Signature

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

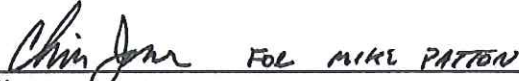
No comment



Signature

INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: F-1539

<p>Fire (County)- Phone # - 336.703-2550 Email: smithbj@forsyth.cc "Plan are approved as submitted 6/25/2013" (per email from James Griffin)</p>
<p>_____ Signature</p>
<p>Utilities- Phone # - 336.747.7499 Email: mikep@cityofws.org No comments</p>
<p> _____ Signature</p>
<p>Sanitation- Phone # - 336.748.3080 Email: randallb@cityofws.org</p>
<p>_____ Signature</p>
<p>Planning- Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org "Staff recommends providing some cross section views into the site; will lighting pose any negative impacts to neighboring residential properties? Label existing trees to remain on plan; no connection to Crooked Run. Remove note 1 from plan." (per email from Aaron King)</p>
<p>_____ Signature</p>
<p>Forsyth County Health Department - 336.703-3110 Email: rakescd@forsyth.cc</p>
<p>_____ Signature</p>
<p>Vegetation Management -336.748.3020 Email: keithf@cityofws.org</p>
<p>_____ Signature</p>
<p>Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org "No addressing or street naming concerns." (per email from Ben Stamey)</p>
<p>_____ Signature</p>