

Motion and  
Statement of Consistency with Comprehensive Plan  
F-1567

I move that the following statement be adopted in support of a **Motion to Approve** Zoning Map Amendment F-1567:

The proposed special use zoning map amendment, as petitioned by St. James United Methodist Church, to rezone a 1.17 acre piece of property from RS-9 (Residential, Single Family District – 9,000 square foot minimum lot size) to IP-S (Institutional and Public-Special Use) Zoning, is consistent with the recommendations of the Legacy Comprehensive Plan and the adopted Rural Hall Area Plan Update (2016), and is reasonable and in the public interest because:

1. The small scale uses requested under the proposed IP-S zoning classification, namely, a church or religious institution and a child day care center, are compatible with the uses permitted on the surrounding properties; and
2. The zoning request is consistent with the purpose statement of the requested IP-S zoning district; and the neighborhood scale church is currently located and operating on the site.
3. The zoning request would allow for child care services to be conveniently located near a residential area.

Based on the foregoing Statement, I move adoption of F-1567.

Second:

Vote:

Motion and  
Statement of Consistency with Comprehensive Plan  
F-1567

I move that the following statement be adopted in support of a **Motion to Deny** Zoning Map Amendment F-1567:

The proposed special use zoning map amendment, as petitioned by St. James United Methodist Church, to rezone a 1.17 acre piece of property from RS-9 (Residential, Single Family District – 9,000 square foot minimum lot size) to IP-S (Institutional and Public-Special Use) Zoning, is consistent with the recommendations of the Legacy Comprehensive Plan and the adopted Rural Hall Area Plan Update (2016), however it not reasonable or in the public interest because:

1. The zoning request would allow for a child care center to operate in a residential area, which may result in a small increase in traffic in the neighborhood.

Based on the foregoing Statement, I move denial of F-1567.

Second:

Vote:

**FORSYTH COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** September 28, 2017      **AGENDA ITEM NUMBER:** 1 A-D

**SUBJECT:-**

- A. Public Hearing on Zoning Map Amendment of St James United Methodist Church from RS9 to IP-S (Child Day Care Center; and Church or Religious Institution, Neighborhood): Property is Located on the North Side of Bethania-Rural Hall Road Across from Church Street (Zoning Docket F-1567)
  
- B. Ordinance Amending the Forsyth County Zoning Ordinance and the 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:** September 27, 2017  
County Manager

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of St. James United Methodist Church, Docket F1567

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 RS9 to IP-S (Child Day Care Center; and Church or Religious Institution, Neighborhood) the zoning classification of the following described property:

PIN# 6910-88-1741  
PIN# 6910-88-2655

Section 2. This Ordinance is adopted after approval of the site plan entitled St. James United Methodist Church, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to St. James United Methodist Church.

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 St. James United Methodist Church. 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 St. James United Methodist Church (Zoning Docket F-1567). 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 IP-S (Child Day Care Center; 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 @ 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 ISSUANCE OF ANY PERMITS:**
  - a. Developer shall apply for a bufferyard width variance request from the Forsyth County Zoning Board of Adjustment.
- **OTHER REQUIREMENTS:**
  - a. No Electronic Message Board signs shall be allowed on the subject property.
  - b. The existing fence that encroached onto the subject property adjacent to Pin# 6910-88-0891 shall remain. The fence can be removed with the consent/approval from the owner of Pin# 6910-88-0891



August 31, 2017

St. James United Methodist Church  
PO Box 176  
Rural Hall, NC 27045

Re: Zoning Petition F-1567

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.cityofws.org/planning](http://www.cityofws.org/planning)

Dear Petitioner:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary'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 - 5th Floor,  
201 N. Chestnut Street, Winston-Salem, NC 27101  
Sharon Sprinkle, 221 Creeksedge Court, Winston-Salem, NC 27105  
Rodney L Davis, 310 W 4<sup>th</sup> Street, Suite 1601, Winston-Salem, NC 27101  
Danielle Sims Springs, 200 Winfield Drive, King NC 27021  
April Brogdon, 675 Spruce Garden Court, Rural Hall, NC 27045  
Gene Groce, PO Box 271, Rural Hall, NC 27045  
Johnny Idol, 226 N Main Street, King, NC 27021  
Jannifer S. Comer, 6911 Marshall Rd, Lewisville, NC 27023  
Marvin Morris, 1475 Tobaccoville Road, Rural Hall, NC 27045



**City Council:** Mayor Allen Joiner; 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; Everett Witherspoon; County Manager: Dudley Watts, Jr.

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

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

PETITION INFORMATION			
<b>Docket #</b>	F-1567		
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>		
<b>Petitioner(s)</b>	St James United Methodist Church		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN#s 6910-88-1741 and 6910-88-2655		
<b>Address</b>	160 Bethania-Rural Hall Road		
<b>Type of Request</b>	Special use rezoning from RS9 to IP-S		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS9 (Residential, Single Family – 9,000 sf minimum lot size) <b>to</b> IP-S (Institutional and Public – special use zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Child Day Care Center; and Church or Religious Institution, Neighborhood</li> </ul>		
<b>Continuance History</b>	This request was continued from the July 13, 2017 Planning Board meeting to the August 10 meeting in order to allow the petitioner more opportunity to meet with the neighbors.		
<b>Neighborhood Contact/Meeting</b>	The petitioner has provided Attachment B as a summary of their neighborhood outreach efforts.		
<b>Zoning District Purpose Statement</b>	The IP District is intended to accommodate public and institutional uses which have a limited land use impact or traffic generation potential upon surrounding uses. The district is intended to accommodate smaller, less intensive public and institutional uses which have concentrated service areas and are located in or near residential areas, or larger, less intensive recreational or institutional facilities in rural areas.		
<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 proposal is for two institutional uses, one of which (a neighborhood scale church) is currently located on the site.		
GENERAL SITE INFORMATION			
<b>Location</b>	North side of Bethania-Rural Hall Road across from Church Street		
<b>Jurisdiction</b>	Forsyth County		
<b>Site Acreage</b>	± 1.17 acres		
<b>Current Land Use</b>	Currently located on the site is the St James United Methodist Church which is a neighborhood scale church.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS9	Single family homes
	East	RS9	Single family homes
	South	GI	Residential home and Patterson Smith Oil Company
	West	RS9	Single family homes across

				the railroad track
<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>			
	Yes, due to the existing nature of the church on the site, and its relatively small scale, both the existing church use and the newly proposed use of Child Day Care Center are compatible with the uses permitted on the adjacent properties.			
<b>Physical Characteristics</b>	The developed site has a gentle slope downward toward the west where some trees are located.			
<b>Proximity to Water and Sewer</b>	Public water and sewer are available to the subject property.			
<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 is currently developed with a neighborhood scale church and associated parking.			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>Average Daily Trip Count</b>	<b>Capacity at Level of Service D</b>
Bethania-Rural Hall Road	Major Thoroughfare	394'	9,300	13,800
<b>Proposed Access Point(s)</b>	The site will continue to be served with two driveways onto Bethania-Rural Hall Road.			
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: RS9</u> 8,400 sf / 1,000 x 9.11 (Church trip rate) = 76 Trips per Day.  <u>Proposed Zoning: IP-S</u> 8,400 sf / 1,000 x 9.11 (Church trip rate) = 76 Trips per Day +  650 sf / 1,000 x 79.26 (Day Care Center trip rate) = 52 Trips per Day = 128 Total Trips per Day.			
<b>Sidewalks</b>	A sidewalk is currently located along the Bethania-Rural Hall Road frontage of the site.			
<b>Analysis of Site Access and Transportation Information</b>	The site fronts on a major thoroughfare which has extra capacity. The site plan proposes to retain the two existing driveways onto Bethania-Rural Hall Road. The proposed use of a Child Day Care Center is projected to add modest number of additional trips to the site.			
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>				
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 3 - Suburban Neighborhoods			



<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>• Encourage the development of a range of childcare facilities.</li> <li>• Locate childcare facilities in or near major new employment centers, wherever feasible.</li> <li>• Facilitate the location of local-serving retail and public amenities at key, easy-to-access locations within neighborhoods.</li> </ul>					
<b>Relevant Area Plan(s)</b>	<i>Rural Hall Area Plan Update (2016)</i>					
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The Proposed Land Use Map shows the property for institutional land use.</li> </ul>					
<b>Site Located Along Growth Corridor?</b>	The site is not located along a growth corridor.					
<b>Site Located within Activity Center?</b>	The site is not located within an activity center.					
<b>Other Applicable Plans and Planning Issues</b>	Planning staff contacted the Town of Rural Hall for comments on this case as it is located within their Town limits. The Town is supportive of the request.					
<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>					
	Yes					
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The proposed request is to rezone an existing neighborhood scale church from RS9 to IP-S in order to add the use of Child Day Care Center. This use is allowed as an accessory use when it is operated by the church. However, when a separate entity operates the day care, it is considered a principal use and that use is not allowed in the current RS9 district.</p> <p>The <i>Rural Hall Area Plan Update</i> recommends institutional land use for the subject property. <i>Legacy 2030</i> recommends the location of public amenities at key, easy-to-access locations within neighborhoods. Therefore, the request is consistent with both <i>Legacy 2030</i> and the area plan. The Town of Rural Hall also supports the subject request. Because the site is located within a residential neighborhood setting, staff recommends a condition to prohibit electronic message board signs. Planning staff supports the request.</p>					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1499	RM12 to NO-L	Approved 6-23-08	400' southeast	.47	Approval	Approval
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>						
<b>Building Square Footage</b>	<b>Square Footage</b>			<b>Placement on Site</b>		
	8,400			Fronting on Bethania-Rural Hall Road		

<b>Parking</b>	<b>Required</b>	<b>Proposed</b>
	30 spaces	33 spaces
<b>Building Height</b>	<b>Maximum</b>	<b>Existing</b>
	60'	Two stories
<b>Impervious Coverage</b>	<b>Maximum</b>	<b>Existing</b>
	60%	79%
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Chapter B, Article II, Section 2-5.20 Child Day Center Use Conditions</li> <li>Chapter B, Article II, Section 2-5.22 Church or Religious Institution, Neighborhood Use Conditions</li> </ul>	
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy 2030 policies:</b>	Yes
	<b>(B) Environmental Ord.</b>	NA
	<b>(C) Subdivision Regulations</b>	NA
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	<p>The proposed site plan shows the retention of the existing church and parking area. No building expansion is proposed. In order to accommodate the proposed Child Day Care Center, the alterations to the site consist of: defining the required outdoor play area with fencing; providing parking lot striping and islands to define the pedestrian link between said play area and the building; installing bufferyards; and screening the existing dumpster. Due to the location of the existing driveway along the northeastern property line, the petitioner will need to apply for a bufferyard width variance from the Zoning Board of Adjustment. The UDO requires a 15' wide Type II bufferyard and there is only eight (8) feet between said driveway and the property line.</p>	
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>		
<b>Positive Aspects of Proposal</b>		<b>Negative Aspects of Proposal</b>
<p>The request would allow for child care services to be conveniently located near a residential area.</p> <p>The request is consistent with the recommendations of the <i>Rural Hall Area Plan Update</i> and <i>Legacy 2030</i>.</p> <p>The Town of Rural Hall supports the subject request.</p> <p>The request is consistent with the purpose statement of the proposed IP district.</p>		<p>The request may result in a small increase in traffic.</p>
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>		
<p>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.</p> <ul style="list-style-type: none"> <li><b>PRIOR TO ISSUANCE OF ANY PERMITS:</b> <ol style="list-style-type: none"> <li>Developer shall apply for a bufferyard width variance request from the Forsyth County Zoning Board of Adjustment.</li> </ol> </li> <li><b>OTHER REQUIREMENTS:</b></li> </ul>		

a. No Electronic Message Board signs shall be allowed on the subject 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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR F-1567  
AUGUST 10, 2017**

Gary Roberts presented the staff report.

**PUBLIC HEARING**

FOR: None

Sharon Sprinkle, 221 Creeksedge Ct, Winston-Salem, NC 27105

- I am a member of St James and I am in favor of an afterschool program that is being proposed.
- I believe that children are our future and we have an obligation to support their physical, emotional, social and cognitive development.
- I believe that a structural education can and will provide a positive return on our investment that will have far reaching benefits into our future.
- Our Church is willing within reason to make the reasonable accommodations to make this happen.

Rodney L Davis, 310 W 4<sup>th</sup> Street, Suite 1601, Winston-Salem, NC 27101

- I am a member of St James United Methodist Church and have been a member all of my life.
- As Sharon so eloquently stated, children are our future and all that we can do to invest in their future is not only good for them but good for us as a community.
- Rest assured, we will do all that is necessary to address all the issues that has been brought up by the Planning Board.

Danielle Sims Springs, 200 Winfield Drive, King NC 27021

- I am a member of St James United Methodist Church and also the owner of Lilly's Network. Operating under that is Lilly's Knowledge Center which will be housed in St James United Methodist Church.
- I did reach out to people in the community and some of the concerns were: the noise from the kids, injuries and liabilities.
- The program will be housed inside of the church but the playground will be outside.
- There is not a lot we can do about the noise from the children, however, if the residents want a schedule of when the kids will be outside, I can arrange that.
- The first phase of the project will be an after school program and then it will move into the actual child care center which is what we are trying to get rezoned for.
- It would be one classroom with about 18 children.

- The plan is for it to move towards Head Start funding so that it will be able to benefit the community. The demographics that we serve will benefit more from a free program versus a private paying program.
- Also, in addition to what I sent originally, I also heard back from a few more residents and I have their names and information if that is needed.

April Brogdon, 675 Spruce Garden Ct, Rural Hall, NC 27045

- I am excited because I have a preschooler who is turning 5 years old and I think this would be good for him.
- This program is feasible and it will help me as far as the afterschool program.

AGAINST:

Gene Groce, PO Box 271, Winston-Salem, NC 27045

- I am opposed to this for a couple of reasons.
- My property goes right up to within (15) to (20) yards from where the nursery is going to be and my wife and I spend a lot of time in our backyard working and our property backs up to it.
- Our concern is the noise situation because I am 75 years old and we enjoy being outside and she really enjoys the peace we have there now.

Johnny Idol, 226 N Main Street, King, NC

- I'm representing my son who could not be here, who lives at 138 Bethania St which is directly behind the church.
- There is a privacy fence that has been there for over 20 something years and the church wants to tear it down because there is (4) foot of the fence on their property.
- If you do pass it, they could ask for a variance on one end and leave the fence alone.
- My son will be willing to buy the (4) foot of land in order to keep his fence up.
- My son is not trying to take anything away from the church, he just want his privacy fence left alone.

Jannifer S. Comer, 6911 Marshall Rd, Lewisville, NC 27023

- My mother lives on 125 Bethania Street. As you look around here these are not children. The world does not consist of children only.
- My mother is 90 years old and it's been a peaceful and quiet neighborhood.
- She is right across the road from the Morrises and also across from Andrew Idol who is right up against that property.
- I am opposed to any type of day care or anything going in there. We don't need a daycare there. We like it just the way it is.

Marvin Morris, 1475 Tobaccoville Road, Rural Hall, NC

- I'm the owner of 131 Bethania Street. My father owns 136 Bethania Street. The 136 property goes right up against the area where they are proposing to put the playground.
- I understand they are putting a fence but they are not cutting the tree down that is on the end. The reason I ask is that some federally protected birds nest in that tree and I don't know if that could be a danger for the kids once they put the fence there.
- There are also some easements. My family has always had an easement there, where we walk thru the property to get to Rural Hall Park. Sometimes we drive our cars thru there

if there is an event going on at the park such as a parade or the railroad have cut off access. The church also goes thru my property sometimes when they park in that field area where they are proposing to put the fence at.

- There is also a power line easement which I am not sure it was accounted for but there is a single pole power transmission line and my understanding is if you put a fence in, you have to be a minimum of (25) feet away from those transmission lines. So Duke Power has to have a way to get in there and work on those lines.
- My dad and I are against this proposal.
- There's going to be increased noise and increased traffic.
- In addition there could be some liabilities when you're weeding or mowing or something like that.
- This is mostly a working neighborhood and everyone works different hours.

### WORK SESSION

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

Clarence Lambe: Mr. Groce are you adjacent to the property? Does your property touch the church's property? Gene Groce: My house does not touch the church's property.

Allan Younger: Mr. Idol is part of the fence your sons and part of the fence is the church?

Johnny Idol: The church does not own the fence. The fence is on (4) feet of the church property.

Gary Robert: He has a fence that encroaches on the church property about (4) feet and that is part of the buffer yard.

George Bryan: Mr. Idol is the fence a solid fence? Is it providing some buffer of noise and privacy? Johnny Idol: Yes and that is the reason the fence is there.

George Bryan: Is the fence in good enough shape to be moved? Johnny Idol: If the church keep pursuing it, it will be moved. But it will be a fence up there one way or the other. It might be an ugly fence but it will be one there.

Paul Norby suggested that the Planning Board could consider asking the church to add a condition to their rezoning to retain that fence.

Arnold King: Is it your intent to take the privacy fence down? Danielle Springs: No that is not my intent to take the privacy fence down. It was brought to our attention by the United Methodist District that we should contact a lawyer and that is why Mr. Idol received a letter from the lawyer because when we sent a letter, we didn't get a response.

Arnold King: If Mr. Idol leaves the fence in your buffer, will you want him to maintain it?

Danielle Springs: Yes he will have to maintain the fence as long as it does not interfere with the rezoning process and what I'm trying to establish at my church.

Melynda Dunigan: Do you know anything about what was mentioned earlier about Duke

Power? Aaron King: I'm not aware of anything about that and it could be Duke Power regulations as far as setbacks. According to the site plan, it does look like there are two power poles in the back portion of that property just behind the church.

Brenda Smith: I am concerned about the buffer yard being next to the play area. With (15) feet away and 26 children playing, that is a lot of noise.

MOTION: Clarence Lambe moved approval of the zoning petition with the condition of leaving the fence remaining as it is.

SECOND: Allan Younger

VOTE:

FOR: Melynda Dunigan, Arnold King, Clarence Lambe, Chris Leak, Allan Younger

AGAINST: George Bryan, Brenda Smith

EXCUSED: None

**F-1567 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  
Transmission Tower (see UDO)

**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  
Manufactured Home, Class A  
Park and Shuttle Lot  
Transmission Tower

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

Access Easement, Private Off-Site<sup>5</sup>  
Parking, Off-Site, for Multifamily or Institutional Uses

<sup>5</sup>SUP not required if requirements of Section [B.2-5.2\(A\)](#) are met



Name/Address	Form of Contact	Additional Comment
140 Bay Street	NONE	Locked Gate on porch
130 Bay Street	Left handwritten message on door	
120 Bay Street	Message on door/ telephone	Spoke with Susan
121 Bay Street	Left handwritten message	
110 Bay Street	NONE	No answer
100 Bay Street	NONE	No answer
155 Bethania-Rural Hall Rd.	Handwritten message left	
140 Bethania-Rural Hall Rd.	NONE	Resident looked through blinds but did not open the door
130 Bethania-Rural Hall Rd.	Face to Face with Carey McDaniel	No questions, comments, or concerns at this time.
8046 Broad Street	Left a handwritten message	
8020 Broad Street	Left a handwritten message	
8056 Broad Street	NONE	Dog in yard with no leash.
8068 Broad Street	Left a handwritten message on the door. (Still up as of 7/30/17)	
8086 Broad Street	Handwritten message on the door	
125 Bethania Street	Face to Face with 2 older women. (No name given)	Resident concern: Noise, injury liability, no more fences put up, does not want a playground area, cost to taxpayers, does not want an increase in taxes.
120 Bethania Street	Handwritten message on door.	
136 Bethania Street	Handwritten message on door.	
131 Bethania Street	Handwritten message on door.	
140 Bethania Street	Handwritten message on door.	Male voice and dogs heard. Still no answer and a message was left.
150 Bethania Street	Face to Face (Older woman)	No questions, comments, or concerns at this time.
160 Bethania Street	Handwritten message on door.	
210 Bethania Street	Face to Face with Casey	Requested registration information for program.
220 Bethania Street	Spoke through the window with Donald Campbell	No questions or concerns at this time.
230 Bethania Street	Handwritten message on door.	This may be a business. "Open" sign on the door but was locked.
7833 Glade Street	Handwritten message on door.	
7830 Glade Street	Handwritten message on door.	This property may be vacant
295 Bethania-Rural Hall Rd	Handwritten message on door/telephone	Ms. Gwyn called back. No concerns or questions at this time.
285 Bethania-Rural Hall Rd	Handwritten message on door.	
BUSINESSES Notified		

F.1567 Attachment B  
1 of 5

Hair Daze	Face to face with employee	No questions, comments, or concerns
Nationwide	Face to face with 2 employees	No questions, comments, or concerns
Rural Hall Eye Care	Face to face with receptionist	No questions, comments, or concerns
Food Lion	Face to face with a manager	No questions, comments, or concerns
Family Dollar	Face to face with employee	No questions, comments, or concerns

Support for Saint James United Methodist Church After School Program

Name	Address	Email	Signature
Alisha Richardson	4312 Abbott's Lake Court Kernersville, NC 27289	ari.richardson@elon.edu	Alisha Richardson
Brooke Malloy	5077 Winster Circle W-5 NC 27106	bmalloy2@gmail.com	Brooke Malloy
James Oakey	268 Kitwood Island Dr 27106	JOakey236@gmail.com	James Oakey
Jermell Dalton	5714 Vickie Dr W-5 NC 27105		Jermell Dalton
CARLOS MILLER	4067 Ogburn Ave W-5, NC 27105	cmillerad000a@yahoo.com	Carlos Miller
Brittany Hickman	4067 Ogburn Ave W-5, NC 27105	brhickmon@gmail.com	Brittany Hickman
Graydon Hickman	4067 Ogburn Avenue		Graydon Hickman
Chiquita Jones	3819 crickett lane	Chyones418@hotmail.com	Chiquita Jones
Kenneth Jones	3819 crickett lane		Kenneth Jones
Brian T. Jones	4416 Lane St.		Brian Jones
Marcus J Jones	4416 Lane St.		Marcus Jones
Kenneth Jones Jr.	3819 Crickett Lane	KJONES730@gmail.com	Kenneth Jones Jr.
Rickie Miller	2419 Olivet Church Rd		Rickie Miller
MAMIE MILLER	2419 Olivet Church Rd		Mamie Miller
Patrick Springs	200 Woodfield Dr		Patrick Springs

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Support for Saint James United Methodist Church After School Program

Name	Address	Email	Signature
Virginia E. Hill	PO Box 635	Pilot Mtn NC 27041	Virginia E. Hill
Robert M. Hudson	4667 D. C. BURN AVE		Robert M. Hudson
Rev. Paul F. Perkins	2074 Rongent Ln. APT 4-G	Kills, NC 27284	Paul F. Perkins
TONYA Myers	600 Newsome Rd King NC	TMyers@live.com	Tonya Myers
Darral Hancock	3623 Bethun Dr WS, NC	dhancock@icloud.com	Darral Hancock
Dixie Sheff	3141 Woodfin Place	dixiesheff@yahoo.com	Dixie Sheff
Dedra Malloy	4815 Indiana Ave	Dedra@Malloy@gmail.com	Dedra Malloy
Rodney L. Davis	310. W. 4 <sup>th</sup> #1601	rdavis@hriproperties.com	R. L. Davis
Vickie S. Morrison	3960 Thornaby Cir	vickmorrison@aol.com	Vickie S. Morrison
Verlie McNeill	4455 Brassfield #106 W-S, NC 27105	vmcneil11@yahoo.com	Verlie M. McNeill

Sam

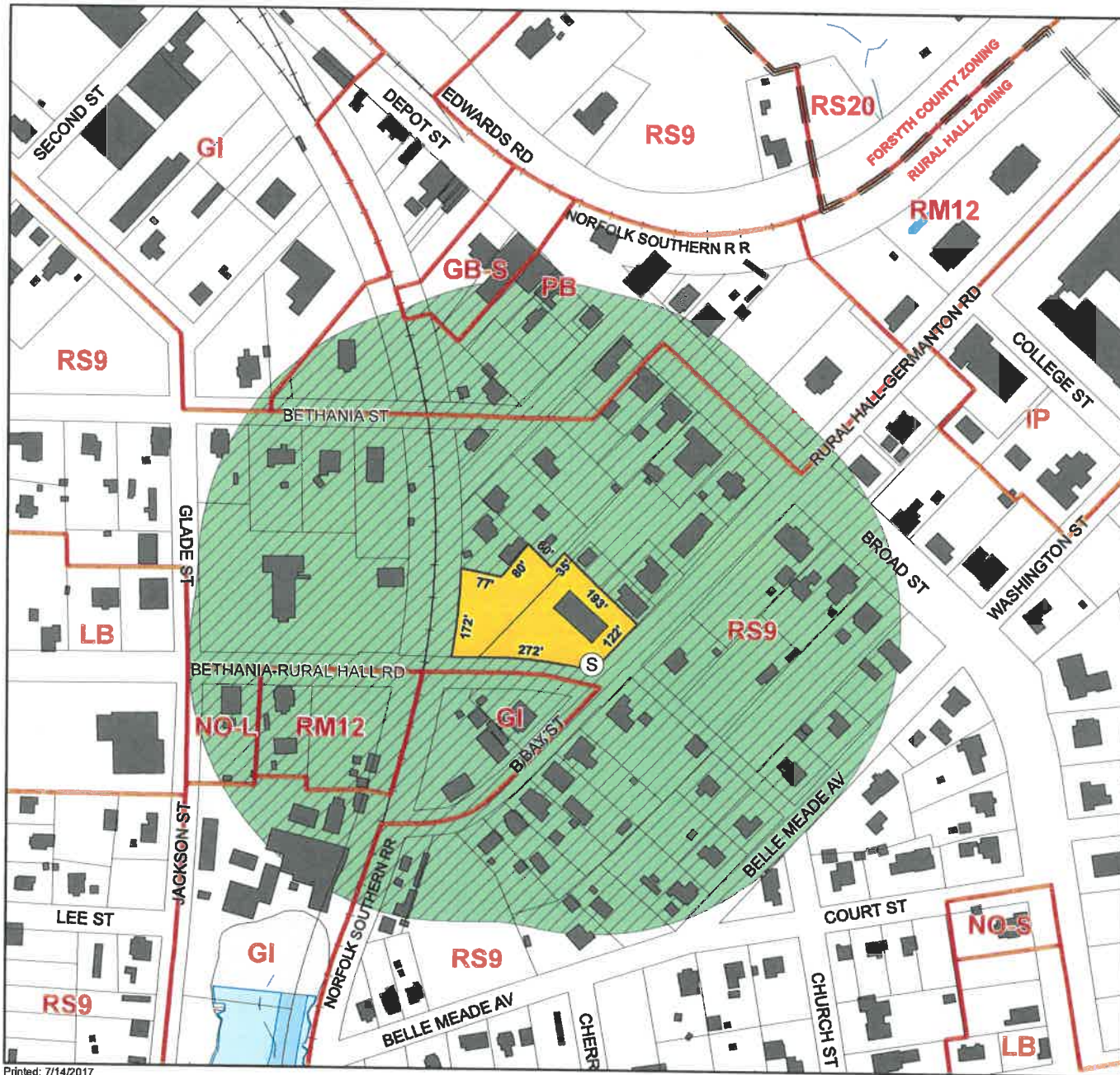
4

# \*Rural Hall Residents \*

## Support for Saint James United Methodist Church After School Program

Name	Address	Email	Signature
James Hester	894 Bulfinch Hall	meamontese@gmail.com	James Hester
<del>James E. Mitchell</del>	7681 P. Vest Street <sup>SOV CTE</sup>	JAMES.MITCHELL@STJCM	James E. Mitchell
Louis Mitchell	7685 Pinard St	Rural = Hall <sup>4111</sup> n.c.	Louis Mitchell
Linda Bradley	7654 Pine St		Linda Bradley
Bryant Oakes	7654 Pine St		Bryant Oakes
Sharita Harris	305 Summit St	sharita23@yahoo.com	Sharita Harris
Breyonna Harris	305 Summit St	breyonnaharris@gmail.com	Breyonna Harris
Rachel Miller	PO Box 903	rcmupac94@gmail.com	Rachel Miller

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Printed: 7/14/2017

**DOCKET #:** F1567  
(Continued from 7/13/2017)

**PROPOSED ZONING:**  
IP-S

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
St. James United Methodist Church

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

**SCALE:** 1" represents 300'

**STAFF:** Roberts

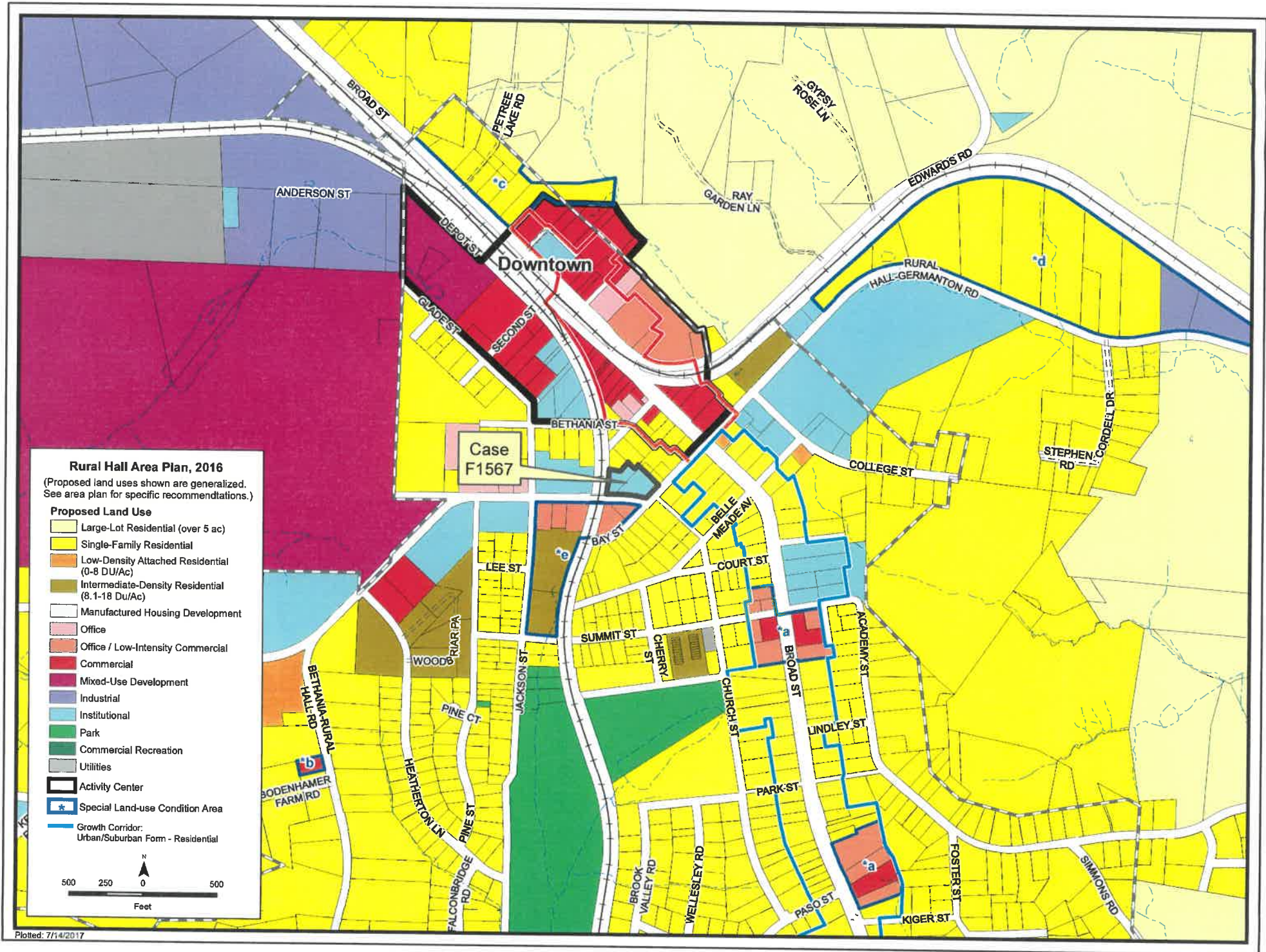
**GMA:** 3

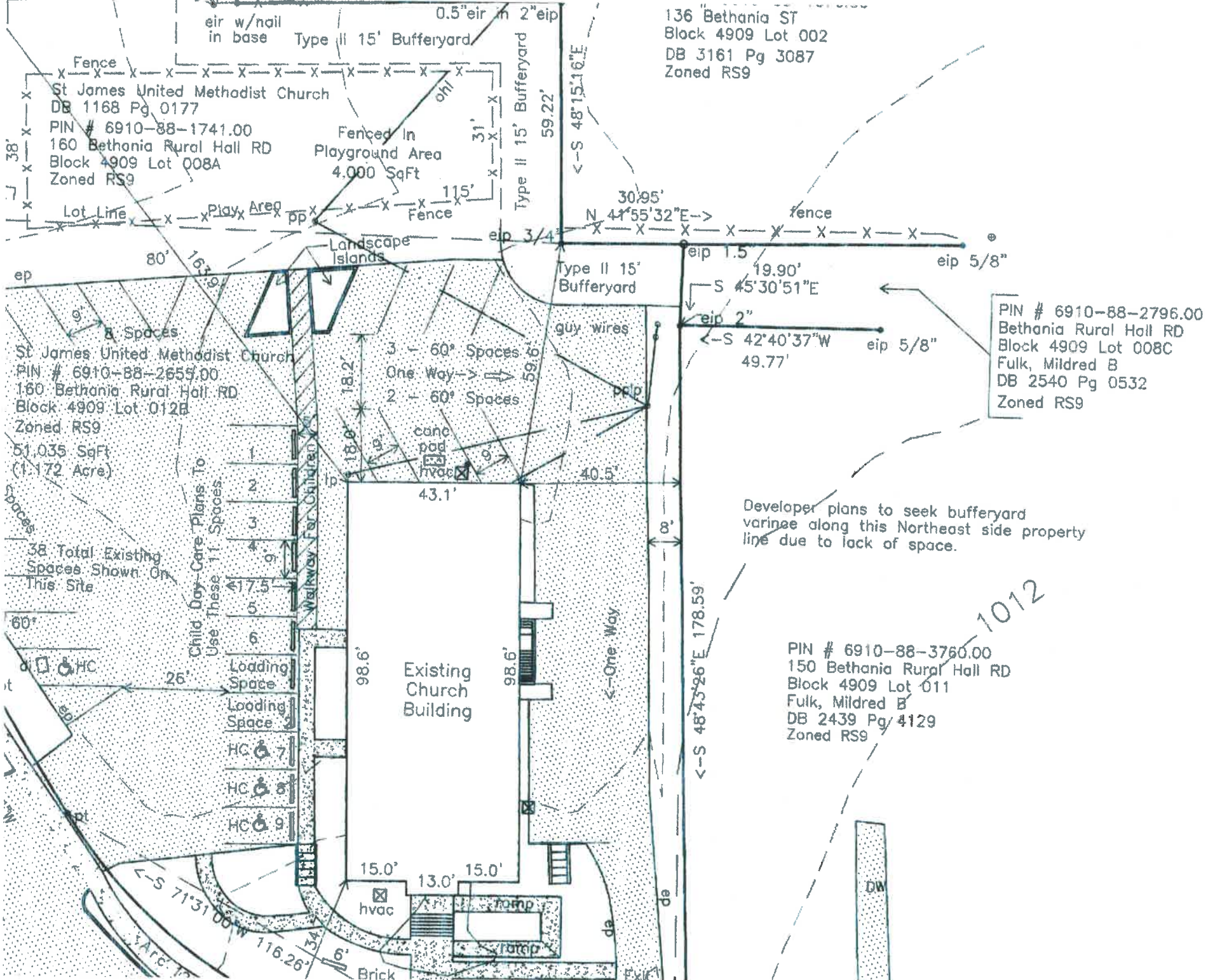
**ACRES:** 1.17

**NEAREST BLDG:** 0' north

**MAP(S):** 6910.02







Developer plans to seek bufferyard variance along this Northeast side property line due to lack of space.

1012