

Motion to Approve Zoning Map Amendment F-1590 and
Statement of Consistency with Comprehensive Plan

I move that Zoning Map Amendment F-1590, including site plan and special use district, be **approved** on the basis of the following:

The proposed special use zoning map amendment, as petitioned by Pasquale Looz to rezone a 0.96-acre piece of property from RS9 to LB-S (Restaurant (without drive-through service); Offices; Bed and Breakfast; Veterinary Services; and Recreational Facility, Public), is consistent with the recommendations of the Legacy Comprehensive Plan and reasonable or in the public interest because

1. The subject property is located at an intersection along a major thoroughfare and is surrounded by single family homes and adjacent to a pharmacy, with Highway Business and Light Industrial zoning nearby;
2. The proposed LB-S zoning is intended to accommodate moderately intense neighborhood shopping and service centers close to residential areas, and may serve as a transition from residential areas to more commercial areas; The use proposed for the subject property would be consistent with uses for the adjacent properties;
3. The proposed use would provide a modest scale restaurant to serve nearby neighborhoods and would be consistent with the intent of LB zoning and with uses of adjacent and nearby properties;
4. The subject property is located in GMA 3, which is suitable for LB-S zoning, and is within the US 52/Bethania-Rural Hall Activity Center; and
5. The request proposes LB-S zoning which is consistent with the Rural Hall Area Plan Update and is supported by the Town of Rural Hall.

Second:

Vote:

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Pasquale Looz, Docket F-1590

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 LB-S (Restaurant (without drive-through service); Offices; Bed and Breakfast; Veterinary Services; and Recreational Facility, Public) the zoning classification of the following described property:

PIN# 6819-69-3743

Section 2. This Ordinance is adopted after approval of the site plan entitled Little Italy Restaurant, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to Pasquale Looz.

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 Little Italy Restaurant. 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 Pasquale Looz (Zoning Docket F-1590). 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 LB-S (Restaurant (without drive-through service); Offices; Bed and Breakfast; Veterinary Services; and Recreational Facility, Public), 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 LB-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 BUILDING PERMITS:**
 - a. Proposed building plans shall be in substantial conformance with the approved elevations as verified by Planning staff.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall install sidewalks (minimum five feet in width) along both street frontages.
 - b. Developer shall install a six-foot privacy fence along the entire length of the eastern property boundary as shown on the site plan.
 - c. Building and dumpster screening shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
- **OTHER REQUIREMENTS:**
 - a. No freestanding signage shall be permitted, and all attached signage shall be externally illuminated.
 - b. Developer shall install the full plantings of a 15-foot Type II bufferyard along the eastern property boundary. No planting reduction will be credited for the provision of a privacy fence (as shown on site plan).



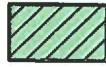
DOCKET #: F1590

PROPOSED ZONING:
LB-S

EXISTING ZONING:
RS9

PETITIONER:
Pasquale Looz

 Property included in zoning request.

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

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

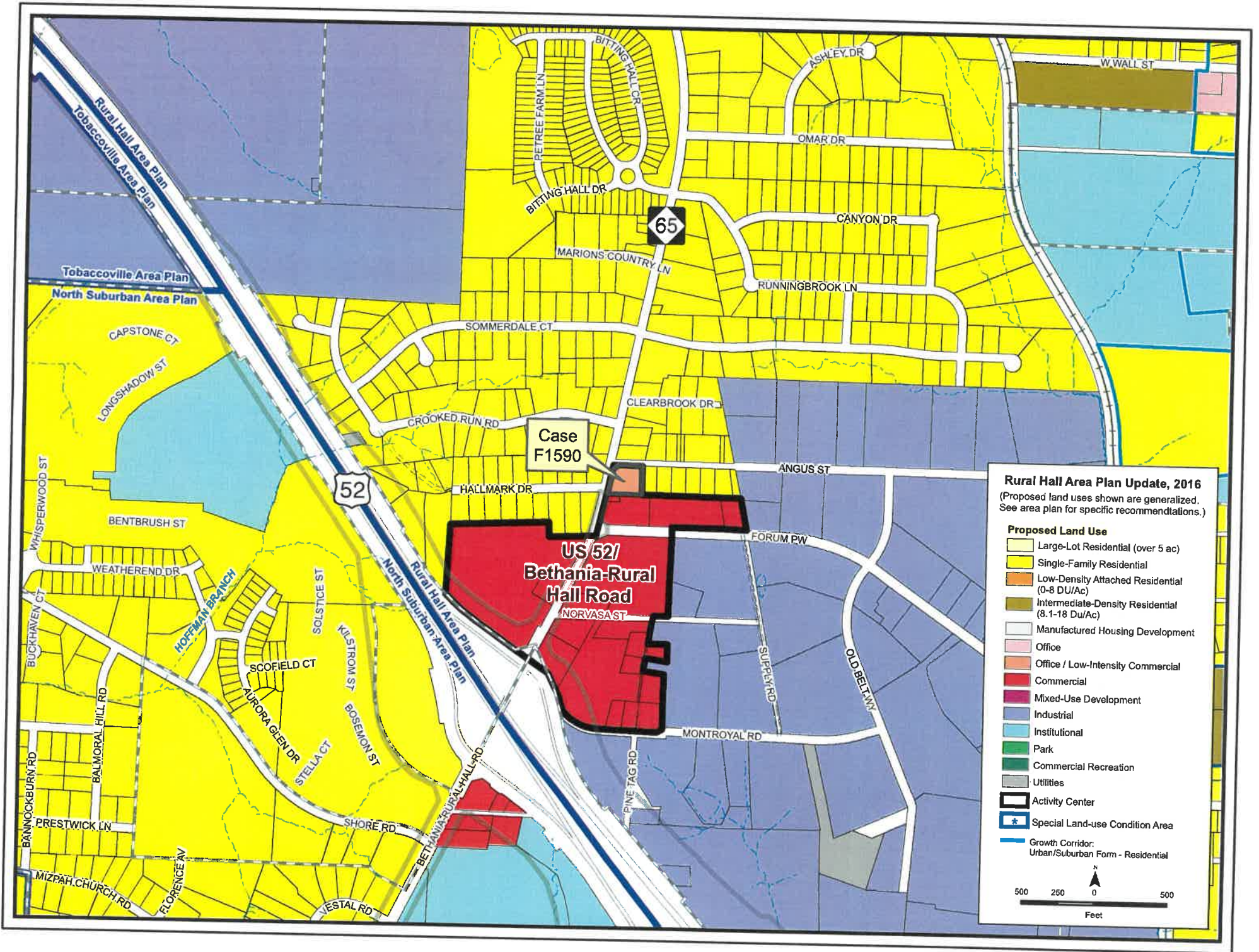
ACRES: 0.96

NEAREST BLDG: 19' east

MAP(S): 6819.02



Printed: 1/10/2020





LEFT SIDE ELEVATION (Facing Angus St.)

TYPICAL EXTERIOR FINISHES

THE EXTERIOR FINISHES WILL BE THE FOLLOWING: EXTERIOR INSULATED FINISH SYSTEM (EIFS), MANUFACTURED STONE VENEER, BRICK VENEER, AND CEMENTITIOUS TRIM BOARDS. TYPICAL ROOFING IS TO BE FIBERGLASS 'ARCHITECTURAL' SHINGLES.



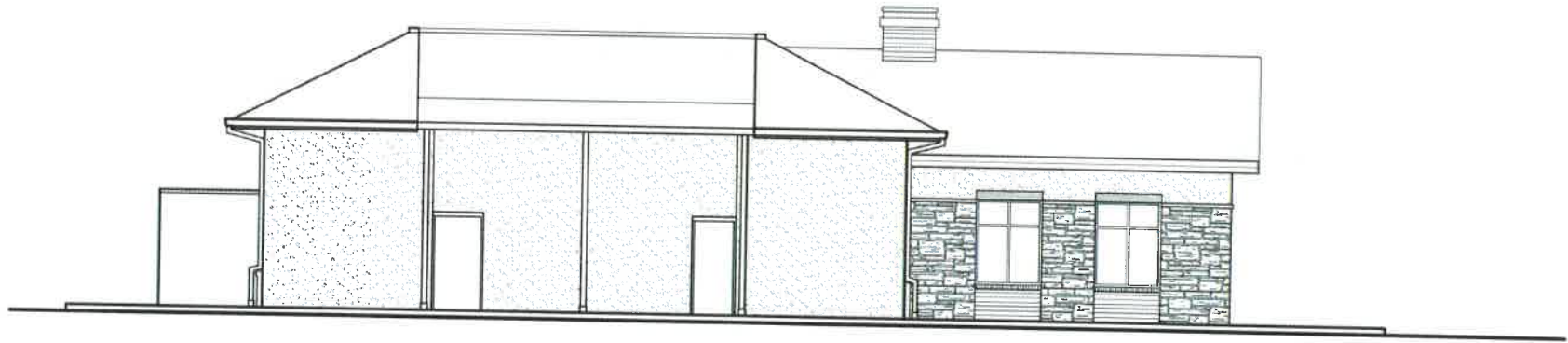
FRONT ELEVATION (Facing Bethania Rural Hall Rd.)

**LITTLE ITALY PIZZA
and ITALIAN RESTAURANT**

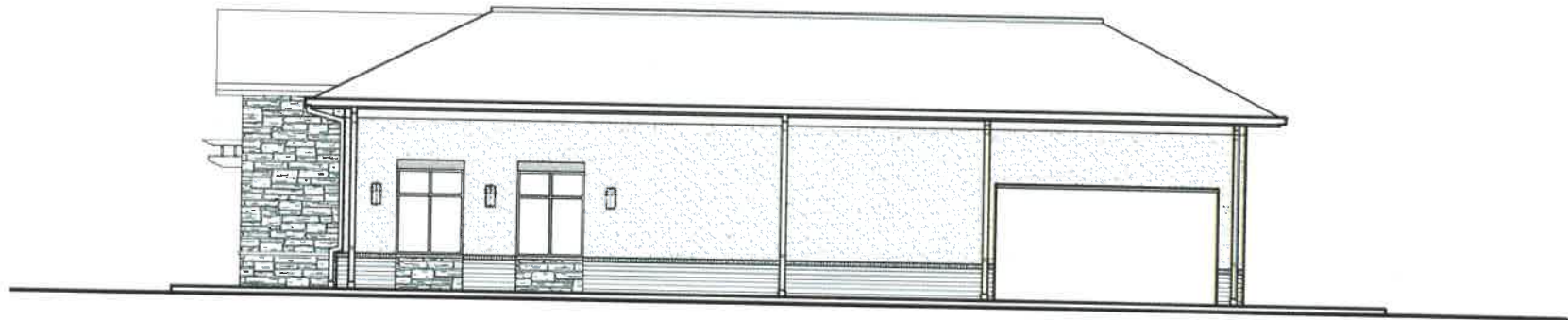
Bethania Rural Hall Road, Rural Hall, NC

espinosa **ARCHITECTURE**
+ consulting, pc





REAR ELEVATION (Facing Parking)



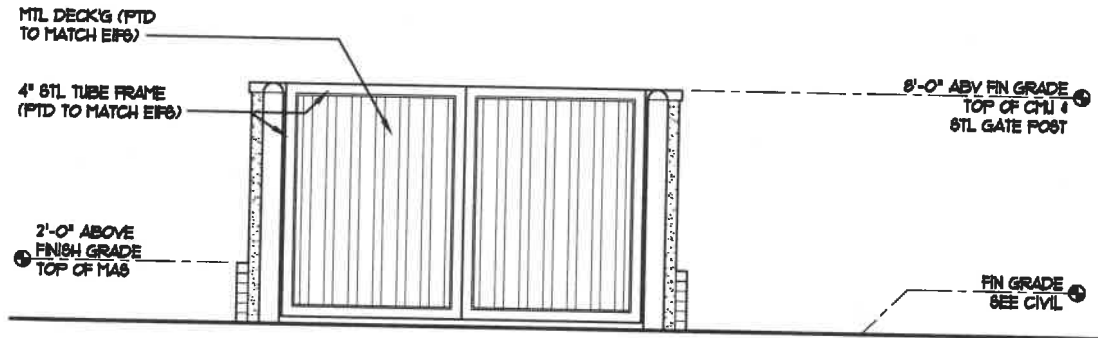
RIGHT SIDE ELEVATION (Facing Parking)

**LITTLE ITALY PIZZA
and ITALIAN RESTAURANT**

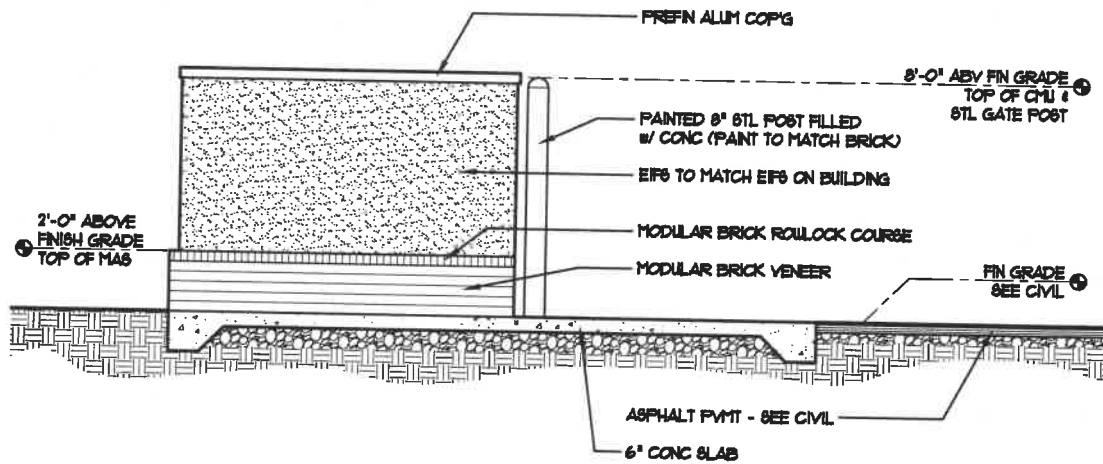
Bethania Rural Hall Road, Rural Hall, NC

espinosa **ARCHITECTURE**
+ consulting, pc





FRONT ELEVATION



SIDE ELEVATION

Project: **LITTLE ITALY PIZZA and ITALIAN RESTAURANT**
DUMPSTER SCREEN ELEVATIONS

scale: 1/4" = 1'-0"

Project No: **916** Bulletin Number: **01**

Date: **1.30.20** of 1

espinoSA ARCHITECTURE
+ consulting, pc

www.espinosaARCHITECTUREconsulting.com
 406 harvey street suite 201 winston-salem nc 27103
 336.407.8419



March 19, 2020

Pasquale Looz
725 Crooked Run Road
Rural Hall, NC 27045

Re: Zoning Petition F-1590

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

Dear Petitioner:

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

Sincerely,

Aaron King
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
Dickie Speas, 804 Sommerdale Court, Rural Hall, NC 27045
Brenda Holloway, 115 Buckhaven Court, Rural Hall, NC 27045



Call 311 or 336-727-8000
citylink@cityofws.org

City Council: Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Annette Scippio, 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; Tonya McDaniel; Gloria D. Whisenhunt; County Manager: Dudley Watts, Jr.

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

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	F-1590		
Staff	Gary Roberts, Jr., AICP		
Petitioner(s)	Pasquale Looz		
Owner(s)	Same		
Subject Property	PIN 6819-69-3743		
Address	696 Angus Street		
Type of Request	Special Use rezoning from RS9 to LB-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential, Single-Family – 9,000 sf minimum lot size) to LB-S (Limited Business – Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Restaurant (without drive-through service); Offices; Bed and Breakfast; Veterinary Services; and Recreational Facility, Public 		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	<p>The LB District is primarily intended to accommodate moderately intense neighborhood shopping and service centers close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods, including smaller business locations up to ten (10) acres in size in rural areas. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so that this district, in some instances, may serve as a transition between residential districts and other commercial districts. This district is intended for application in GMAs 2, 3, 4 and 5.</p>		
Rezoning Consideration from Section 3.2.15 A 13	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the site is located at an intersection along a major thoroughfare within GMA 3 (Suburban Neighborhoods). The request would also provide a modest scale restaurant which would serve nearby neighborhoods.		
GENERAL SITE INFORMATION			
Location	Southeast corner of Bethania-Rural Hall Road and Angus Street		
Jurisdiction	Forsyth County (Rural Hall)		
Site Acreage	± .96 acre		
Current Land Use	The site is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9	Single-family homes
	East	RS9	Single-family home
	South	GB	Walgreens Pharmacy
	West	RS9	Single-family homes

Rezoning Consideration from Section 3.2.15 A 13	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	The proposed uses are compatible with those permitted on the adjacent GB property (south) but less compatible with the low-density residential uses permitted on the surrounding RS9 properties.					
Physical Characteristics	The undeveloped site is grassed and essentially flat.					
Proximity to Water and Sewer	Public water and sewer service exist within Bethania-Rural Hall Road and Angus Street.					
Stormwater/ Drainage	The site plan depicts a stormwater management area in the northeastern portion of the site.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The subject property is a corner lot that appears to possess no development constraints such as steep slopes, floodplains, or water supply watersheds.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1550	RS9 to LB-S	Denied 5/11/2015	Current site	1.02	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Bethania-Rural Hall Road	Major Thoroughfare	195 feet	17,000	13,800		
Angus Street	Local Street	185 feet	N/A	N/A		
Proposed Access Point(s)	Access would be provided from Angus Street and through the adjacent site to the south. The site will not have access from Bethania-Rural Hall Road.					
Planned Road Improvements	Bethania-Rural Hall Road is currently being widened to a four-lane section with a divided median, curb and gutter, and sidewalks.					
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS9</u> .96 acre / 9,000 sf = 4 homes x 9.57 (single-family trip rate) = 57 trips per day <u>Proposed Zoning: LB-S</u> 4,293 sf / 1,000 x 89.95 (quality restaurant trip rate) = 386 trips per day					
Sidewalks	Sidewalks will be installed along both street frontages.					
Transit	Not available.					
Connectivity	The site will have an internal connection to the adjacent Walgreens Pharmacy site to the south, which has access onto Bethania-Rural Hall Road.					

Transportation Impact Analysis (TIA)	A TIA is not required.		
Analysis of Site Access and Transportation Information	<p>The site fronts on Bethania-Rural Hall Road, which is currently being widened to a multi-lane facility in association with the Northern Beltway. The developer will need to coordinate with NCDOT regarding Transportation Improvement Project R-2247EC.</p> <p>Primary access to the site would be from Angus Street, and the petitioner has provided a connection to the existing access easement along the southern property boundary. Sidewalks with lateral connections to the building are shown along both street frontages.</p>		
SITE PLAN COMPLIANCE WITH UDO CLEARCODE REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	4,293 (plus 182 square feet for outdoor dining area)		Northwest corner of the site, fronting on Bethania-Rural Hall Road
Parking	Required	Proposed	Layout
	45 spaces	45 spaces	Side and rear of the building
Building Height	Maximum		Proposed
	40 feet		One story
Impervious Coverage	Maximum		Proposed
	75 percent		64 percent
UDO ClearCode Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 4.6.7 Limited Business District 		
Complies with Section 3.2.11	(A) Legacy 2030 policies:		Yes
	(B) Environmental Ordinance		N/A
	(C) Subdivision Regulations		N/A
Analysis of Site Plan Compliance with UDO ClearCode Requirements	<p>The proposed site plan shows a 4,293-square foot restaurant with associated outdoor dining and parking areas. A stormwater management area is located in the northeastern corner of the site, and a dumpster is located in the southeastern corner of the site. In addition to the required Type II bufferyard, the proposed plan shows a six-foot privacy fence along the eastern property boundary to provide additional physical and visual separation from the adjacent RS9 property.</p>		
CONFORMITY TO PLANS AND PLANNING ISSUES			
Legacy 2030 Growth Management Area	Growth Management Area 3 - Suburban Neighborhoods		
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> Promote quality design so that infill does not negatively impact surrounding development. Promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas. 		

Relevant Area Plan(s)	<i>Rural Hall Area Plan Update (2016)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The Proposed Land Use Map recommends Office/Low-Intensity Commercial at this site, which is located within the US 52/Bethania-Rural Hall Road Activity Center. • The US 52/Bethania-Rural Hall Road Activity Center recommends: <ul style="list-style-type: none"> ○ Locate new buildings closer to the street and orient parking to the rear or side of structures to improve the streetscape and de-emphasize vehicles. <p>General area plan recommendations:</p> <ul style="list-style-type: none"> • Protect residential areas from inappropriate residential, commercial, institutional and industrial encroachment. • Concentrate commercial services in designated areas and not allow them to take the form of strip development along major roads in the Planning Area. • Facilitate walking, biking, use of public transportation, and rail, with new development and redevelopment in the Planning Area. • Commercial areas should be compact with limited access directly onto major thoroughfares.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is located within the northern portion of the US 52/Bethania-Rural Hall Road Activity Center (see area plan recommendations above).
Other Applicable Plans and Planning Issues	The subject property is located within the corporate limits of the Town of Rural Hall. The Town supports the proposed rezoning.
Rezoning Consideration from Section 3.2.15 A 13	Have changing conditions substantially affected the area in the petition?
	Yes, as Bethania-Rural Hall Road is currently being widened in association with the Northern Beltway.
	Is the requested action in conformance with <i>Legacy 2030</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The subject request for LB-S zoning would permit the construction of a one-story restaurant (without drive-through service) on an undeveloped corner lot.</p> <p>The <i>Rural Hall Area Plan</i> identifies this site as being within the northern portion of the US 52/Bethania-Rural Hall Road Activity Center. The recommended land uses are Office/Low-Intensity Commercial. Site designs within the activity center are recommended to be pedestrian oriented, with buildings pulled up to the street and parking located to the side or rear. This request is consistent with both recommendations.</p> <p>The site is located in a transitional area between the heavy commercial</p>

areas to the south and the low-density residential areas to the north and east. Consequently, the petitioner has worked with staff on several site design details and conditions to achieve a context-sensitive land use transition. Specifically, in addition to the proposed building placement, the site would not include highly visible, head-in parking along the Bethania-Rural Hall Road frontage. The proposed building elevations (with outdoor dining area) are attractive and residential in scale. While the LB district permits freestanding signs that are considerably tall and large, the site will utilize only attached signage with no internal illumination. Finally, an opaque fence is proposed along the eastern property boundary abutting RS9 zoning, and the dumpster is proposed in the least visible portion of the site.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the <i>Rural Hall Area Plan</i> with regard to the proposed office/low-intensity commercial uses and pedestrian-oriented building placement.	The request extends commercial zoning deeper into a single-family residential area.
The site is located within an activity center.	
The site is adjacent to GB zoning and will have a connection to adjacent property to the south.	
The Town of Rural Hall supports the request as presented.	
The request includes several site design characteristics intended to minimize off-site impacts to the surrounding residential neighborhood and add value to the streetscape in this area.	

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. Proposed building plans shall be in substantial conformance with the approved elevations as verified by Planning staff.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall install sidewalks (minimum five feet in width) along both street frontages.
 - b. Developer shall install a six-foot privacy fence along the entire length of the eastern property boundary as shown on the site plan.
 - c. Building and dumpster screening shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
- **OTHER REQUIREMENTS:**
 - a. No freestanding signage shall be permitted, and all attached signage shall be externally illuminated.

- b. Developer shall install the full plantings of a 15-foot Type II bufferyard along the eastern property boundary. No planting reduction will be credited for the provision of a privacy fence (as shown on site plan).

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations on proposals, and final action is taken by the appropriate Elected Body, which may approve, deny, continue or request modification to any request. **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-1590
FEBRUARY 13, 2020**

Desmond Corley presented the staff report.

Gary Roberts stated that the calls he has received from neighbors have been favorable, and that Rural Hall was in support of the proposed restaurant. Melynda Dunigan stated that she felt this type of use would be too intense for the area due to traffic issues. Gary shared comments from his conversations with WSDOT. Kirk Ericson discussed the area plan process and the proposed uses, as well as the reasons for which staff is supportive of the request.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: George Bryan

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: Melynda Dunigan

EXCUSED: None

ABSTAINED: George Bryan

Aaron King
Director of Planning and Development Services

USES ALLOWED IN THE EXISTING RS9 ZONING DISTRICT
Forsyth County Jurisdiction

**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 use-specific standards
in *UDO ClearCode*)

**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-Site⁵
Parking, Off-Site, for Multifamily or
Institutional Uses

⁵*SUP not required if standards of Section 5.2.2A are met*



F-1590 Little Italy, Rural Hall (Special Use District Rezoning)



Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
Fax: 336-748-3163

Phone: 336-747-7065

City of W-S Planning

Nikole Kennerly
Kennerly Engineering & Design, Inc.
12133-F N NC Hwy 150
Winston-Salem, NC 27127

Project Name: F-1590 Little Italy, Rural Hall (Special Use District Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 346530

Wednesday, January 22, 2020

The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Thursday two weeks before (14 days prior to) the Planning Board meeting.

Open Issues: 16

Erosion Control

General Issues

24. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
1/9/20 8:08 AM
01.03) Rezoning-
Special Use District - 2

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

Inspections

General Issues

27. Zoning

City of Winston-Salem
Jeff Hunter
336-727-2626
jeffph@cityofws.org
1/21/20 10:55 AM
01.03) Rezoning-
Special Use District - 2

- A grading permit will be required.
- A Special Use District fee will be due with the approval of the grading permit.
- The materials used in the construction of the building will need to comply with Section 5.2.73 of the UDO "Building Materials."
- Exterior lighting of the site must comply with Section 6.6 of the UDO.
- Correct the lot number in the legend of the site plan.
- Show the dumpster screening and label the height and materials used that comply with UDO Section 6.2.2(E).
- Show typical parking space and drive aisle dimensions.
- Landscaping: Document on the landscaping (or site) plan the type of vegetation, height and spacing requirements for the 1)streetyard, 2) motor vehicle surface area trees and 3) bufferyard per UDO standards. There must be a large variety tree within 75' of each parking space. **The streetyard adjacent to the parking lot is required, however, there appears to be a utility easement in the area. Will there be room to plant the streetyard? Also, medium variety trees may be utilized underneath the overhead utilities.
- Label the 10' x 70' site triangle at the entrance.
- Signage requires separate permits and must comply with either the LB zoning district standards or the Special Use conditions (if conditions are place on the site pertaining to any signage).
- A cross access easement will be required if connecting to the parcel to the south.

[Ver. 4] [Edited By Jeff Hunter]

NCDOT

General Issues

28. NCDOT Comments

NCDOT Division 9
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
1/16/20 11:06 AM
01.03) Rezoning-
Special Use District - 2

- NCDOT Encroachment agreement needed for any utility ties in right of way
- Ensure conformity with NCDOT TIP project R-2247EC

Planning

General Issues

21. CAC/Greenway

City of Winston-Salem No comment.
Amy Crum
336-747-7051
amyc@cityofws.org
1/8/20 1:44 PM
01.03) Rezoning-
Special Use District - 2

23. CPAD

City of Winston-Salem
Kirk Ericson
336-747-7045
kirke@cityofws.org
1/8/20 2:12 PM
01.03) Rezoning-
Special Use District - 2

This site is recommended for office/low-intensity commercial in the Rural Hall Plan Update. A restaurant without drive through would be considered a low-intensity commercial use according to the plan. The site is within the boundaries of the US 52/Bethania-Rural Hall Road Activity Center, which includes detailed site recommendations to:

- Use this site to create a transition to the nearby single-family neighborhoods.
- Locate buildings close to the street with parking to the side and rear of the building to de-emphasize vehicles and improve the streetscape.

26. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
1/14/20 2:01 PM
01.03) Rezoning-
Special Use District - 2

35. Rezoning

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
1/21/20 1:05 PM
01.03) Rezoning-
Special Use District - 2

- The *Rural Hall Area Plan* calls for this property to be developed with office/low-intensity commercial uses (<https://www.cityofws.org/DocumentCenter/View/930/Rural-Hall-Proposed-Land-Use-Map—36-by-42-Inches-PDF>). Some of the requested uses do not fall into this category or cannot be supported by staff: Car Wash, Banking and Financial Services, and Retail Store. While the use Restaurant (without drive-through service) is classified as high-intensity, staff believes that good site design can mitigate some of the concerns that normally arise from placing high-intensity uses at the edges of activity centers. [Section 5.1]
- Please make sure that submitted elevations are labeled correctly, and include elevations for each building facade. Based on the site plan, it appears that the submitted elevations have been mislabeled. You can use Appendix E (p. 58) of the *Rural Hall Area Plan* (<https://nc-winston-salem.civicplus.com/DocumentCenter/View/2349/Rural-Hall-Area-Plan-Update-PDF>) for appropriate design guidelines.
- If Type III is the desired bufferyard type along the eastern property boundary, please make sure to label it with the appropriate width (20-foot min.); otherwise, Type II is the minimum bufferyard required, and the plan has the correct width labeled. Staff will suggest a condition indicating that the full bufferyard will be installed, with no credit given for the existing fence along the eastern property boundary. [Section 6.3]
- If possible, consider relocating the proposed dumpster along the southern portion of the parking lot, across from the drive aisle. This meets the minimum separation requirement from single-family residential zoning and still allows movement throughout the site for collection. Additionally, please include a detail (i.e., elevations) for the required dumpster enclosure.
- The site plan should include the required cross-access to the south, and a driveway should be constructed to that property boundary [Section 6.1.3 E 2]. The site plan should also include the required pedestrian connections to sidewalks along Bethania-Rural Hall Road and Angus Street [Section 6.1.3 A 5]. Staff recommends that the proposed parking spaces facing Bethania-Rural Hall road be removed.
- Please switch the line weights for the western property boundary so that the right-of-way belonging to NCDOT is easily distinguished from any proposed dedications or easements. Also, ensure that the required streetyard is not located within any easements for underground utilities (including electric, gas, and fiber) and that the plantings within that streetyard can be installed. Small- or medium-variety trees should be utilized where overhead utilities exist [Section 6.2.2 B 10 (Forsyth County)].
- Staff will suggest a condition limiting freestanding signage to the Bethania-Rural Hall Road frontage with a maximum height of 6 feet and a maximum copy area of 36 square feet. Staff will also suggest a condition prohibiting internal illumination of *any* signage (freestanding or attached) along Angus Street.

29. Text Box B

City of Winston-Salem FIX
Samuel Hunter
336-727-8000
samuelp@cityofws.org
1/16/20 11:09 AM
01.03) Rezoning-
Special Use District - 2

30. Text Box B

City of Winston-Salem Show proposed underground utility connections
Bryan Wilson [Ver. 2] [Edited By Bryan Wilson]
336-747-7042
bryandw@cityofws.org
1/16/20 11:17 AM
01.03) Rezoning-
Special Use District - 2

31. Text Box B

City of Winston-Salem Make aisle dimension legible
Bryan Wilson
336-747-7042
bryandw@cityofws.org
1/16/20 11:16 AM
01.03) Rezoning-
Special Use District - 2

32. Text Box B

City of Winston-Salem Type II per UDO Clearcode
Samuel Hunter [Ver. 2] [Edited By Bryan Wilson]
336-727-8000
samuelp@cityofws.org
1/22/20 10:14 AM
01.03) Rezoning-
Special Use District - 2

33. Text Box B

City of Winston-Salem make font legible
Samuel Hunter
336-727-8000
samuelp@cityofws.org
1/21/20 9:02 AM
01.03) Rezoning-
Special Use District - 2

34. Text Box B

City of Winston-Salem Continue sidewalk to PL
Samuel Hunter
336-727-8000
samuelp@cityofws.org
1/21/20 9:02 AM
01.03) Rezoning-
Special Use District - 2

Stormwater

General Issues

20. No Comment

City of Winston-Salem Not in City of Winston-Salem and therefore outside my jurisdiction for post construction Stormwater management review/permitting.
Joe Fogarty
336-747-6961
josephf@cityofws.org
1/8/20 1:21 PM
01.03) Rezoning-
Special Use District - 2

Utilities

General Issues

25. General Comments

City of Winston-Salem Any existing water and/or sewer connections will require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main. Any services that are not intended to be reused will be terminated at the main.
Charles Jones
336-727-8000
charlesj@cityofws.org New water/sewer connections will be off Angus street to avoid Bethania-Rural Hall Road. Be aware of the Utilities System Development Fees that will be charged for each new meter purchase. A backflow preventer will be required on all water connections.
1/14/20 8:12 AM
01.03) Rezoning-
Special Use District - 2 Grease interceptor required and will be sized based off kitchen fixture schedule. Contact Raymond Catron for sizing at 336-734-1332.

WSDOT

19-029 - Little Italy, Rural Hall - REZONING PLAN - RZ-1_2020-01-07.pdf [15 redlines] (Page 1)

22. Callout B

City of Winston-Salem Connect to sidewalk along Angus Steet
Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
1/8/20 1:46 PM
01.03) Rezoning-
Special Use District - 2

**NOTICE OF PUBLIC HEARING BEFORE THE
CITY-COUNTY PLANNING BOARD OF FORSYTH COUNTY
AND WINSTON-SALEM, NORTH CAROLINA ON
REZONING REQUESTS AND RELATED MATTERS**

Notice is hereby given in accordance with the requirement of applicable law that the City-County Planning Board will hold a public hearing in the Arnold G. King Public Meeting Room on the fifth floor of the Bryce Stuart Municipal Building, 100 East First Street, Winston-Salem, North Carolina, at 4:30 P.M. on February 13, 2020 on the following rezoning and related matters:

1. Zoning petition of Pasquale Looz from RS9 to LB-S (Restaurant (without drive-through service); Offices; Bed and Breakfast; Veterinary Services; and Recreational Facility, Public): property is located on the southeast corner of Bethania-Rural Hall Road and Angus Street; property consists of \pm 0.96 acres and is PIN 6819-69-3743 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board (Zoning Docket F-1590)
2. Zoning petition of Stuart Wayne Parrish, George Winfield Parrish, and the Andrew Quentin Parrish Special Needs Trust from AG to RS40-S (Residential Building, Single Family): property is located on the west side of Coldwater Road, north of Reidsville Road; property consists of \pm 66.39 acres and is PIN 6990-35-6657 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board (Zoning Docket F-1591).

NOTE: TIME LIMIT FOR SPEAKERS: Speakers in favor and speakers in opposition of rezoning requests or related public hearing matters shall be limited to twelve (12) minutes total speaking time for each side. All speakers should register prior to the meeting. Registration will begin at 4:00 P.M. inside the Public Meeting Room.

The City of Winston-Salem does not discriminate on the basis of race, sex, color, age, national origin, religion or disability in its employment opportunities, programs, services or activities.

All requests for appropriate and necessary auxiliary aids and services must be made within a reasonable time prior to the hearing to the Director of Planning and Development Services at (336) 747-7061.

F1590 (S) LOOZ PASQUALE 725 CROOKED RUN RD RURAL HALL NC 27045	F1590 (N) 995 BETHANIARURAL HALL LLC PO BOX 1159 DEERFIELD IL 60015	F1590 (N) BAIRD CLINTON R BAIRD ELLEN B 719 HALLMARK DR RURAL HALL NC 27045
F1590 (N) BETHANIA & RH INVESTMENTS LLC PO BOX 993 CHINA GROVE NC 28023	F1590 (N) BROOKS JOSEPH PAUL BROOKS HEATHER BREWER 711 HALLMARK DR RURAL HALL NC 27045	F1590 (N) BUTNER SHIRLEY STEWART PO BOX 1125 RURAL HALL NC 27045
F1590 (N) CALVERY VANESSA 929 BETHANIA RURAL HALL RD RURAL HALL NC 27045	F1590 (N) CARDWELL IVI A 726 HALLMARK DR RURAL HALL NC 27045	F1590 (N) CASE MARY ANN H 701 CROOKED RUN RD RURAL HALL NC 27045
F1590 (N) COE KAYE G 615 CLEARBROOK DR RURAL HALL NC 27045	F1590 (N) COOPER VIRGINIA M 710 HALLMARK DR RURAL HALL NC 27045	F1590 (N) CRUISE NANCY 684 ANGUS ST RURAL HALL NC 27045
F1590 (N) DENNISON LEONARD 707 CROOKED RUN RD RURAL HALL NC 27045	F1590 (N) DEPARTMENT OF TRANSPORTATION 1546 MAIL SERVICE CENTER RALEIGH NC 27611	F1590 (N) DEZERN DAVID H DEZERN KIMBERLY G 913 BETHANIA RURAL HALL RD RURAL HALL NC 27045
F1590 (N) DUGGINS KATHRYN B 676 CLEARBROOK DR RURAL HALL NC 27045	F1590 (N) EDWIN E & JUDY O LUPO LIVING TRUST LUPO EDWIN E 7295 JESSE BRIGGS RD RURAL HALL NC 27045	F1590 (N) FAY MARIANNE L PO BOX 1039 RURAL HALL NC 27045
F1590 (N) FELTS RICKY CARL FELTS CYNTHIA PO BOX 1125 RURAL HALL NC 27045	F1590 (N) GOLDEN DANA L MALLOY DEDRA 1721 DOGWOOD ST GOLDSBORO NC 27534	F1590 (N) HALL VANCE RAY HALL SANDI STANLEY 700 CROOKED RUN RD RURAL HALL NC 27045
F1590 (N) JOHNSON RICHARD K JOHNSON PATRICIA G 678 ANGUS ST RURAL HALL NC 27045	F1590 (N) K D PROPERTIES PO BOX 547 KING NC 27021	F1590 (N) KIGER CLARENCE R PO BOX 81 RURAL HALL NC 27045
F1590 (N) LOOZ MARGHERITA 725 CROOKED RUN RD RURAL HALL NC 27045	F1590 (N) LOOZ PASQUALE 725 CROOKED RUN RD RURAL HALL NC 27045	F1590 (N) MESSICK J G & SONS INC PO BOX 25067 WINSTON-SALEM NC 27114
F1590 (N) MOORE SYLVIA B CULLER ROBERT L 937 BETHANIA RURAL HALL RD RURAL HALL NC 27045	F1590 (N) PARISH THOMAS ANDREW 706 CROOKED RUN RD RURAL HALL NC 27045	F1590 (N) SHELTON JERRY R SHELTON SHIRLEY B 941 BETHANIA RURAL HALL RD RURAL HALL NC 27045

F1590 (N)
SMITH JOANN J

672 ANGUS ST
RURAL HALL NC 27045

F1590 (N)
SUNSHINE BOYS INVESTMENTS LLC

PO BOX 725
RURAL HALL NC 27045

F1590 (N)
VILLAGE SQUARE/RURAL HALL LLC

300 S STRATFORD RD, STE C
WINSTON-SALEM NC 27103

F1590 (N)
YOUNG MICHAEL D

742 CROOKED RUN RD
RURAL HALL NC 27045

F1590 (N)
SPEAS GERALD W
SPEAS SARAH M
690 ANGUS ST
RURAL HALL NC 27045

F1590 (N)
TUCKER BILLY RAYVON
TUCKER JEAN M
1090 STONEY RIDGE RD
WESTFIELD NC 27053

F1590 (N)
WALL JACK DENNY

718 HALLMARK DR
RURAL HALL NC 27045

F1590 (N)
STANLEY JASON
STANLEY LYNN
727 HALLMARK DR
RURAL HALL NC 27045

F1590 (N)
VAUGHAN STUART BERNARD

712 CROOKED RUN RD
RURAL HALL NC 27045

F1590 (N)
WILLIAMS NICHOLAS

1803 MCGUINN DR
HIGH POINT NC 27265



Neighborhood Outreach Summary
For
F-1590 Little Italy, Rural Hall, PIN #:6819-69-3743

On January 29th, 2020, 30 letters were mailed to land owners within 500 feet of the above referenced site informing them of the proposed rezoning and asking them to contact Kennerly Engineering for information. An invitation to attend the Public Meeting on February 13th was extended for them to express any concerns or support for the project. The owner has also visited and discussed the project with numerous neighbors in person as well as the Local Government to inform and get feedback to determine support for the project prior to and during this rezoning submission. The result of these discussions has been positive with support from neighbors and Rural Hall local government.

Nikole Kennerly, PE
President/Owner
Kennerly Engineering & Design, Inc.



January 29, 2020

Dear Community Neighbor;

This is a public notice of re-zoning for a piece of property located at the intersection of Angus Street and Bethania Rural Hall Road in Forsyth County, Rural Hall, NC. This property is located on the southeast corner of the intersection. It is currently listed with a physical address of 949 Bethania Rural Hall Road and consists of parcel # 6819-69-3743 with an acreage of 0.96 acres, zoned as RS9 – Residential.

This notice is to inform the public that the above referenced property is being considered for rezoning from its current RS-9 Residential to LB-S, Limited Business. The proposed development will consist of a 4,293 sq. ft. Restaurant facility for Little Italy Restaurant with associated parking.

This proposed rezoning will be discussed with the City of Winston Salem during the Planning Board public meeting held Thursday, February 13th at 4:30 pm. For all that are opposed to this rezoning plan, you are being asked to attend this meeting to state your reasons of concern directly to the planning department at that time. For all that are in support of this rezoning and would like to support the owner in this rezoning effort, your attendance at this meeting would be appreciated. If you would like to view the planned development and rezoning being submitted, please contact Kennerly Engineering & Design, Inc. at 1 (336) 775-2118 or you can email Nikole Kennerly to request a pdf at: nikole.kennerly@kennerlyengineering.com.

Sincerely,

Kennerly Engineering & Design, Inc.

(For publication in the WS Journal Legal Section on
March 6 and March 13, 2020)

NOTICE OF PUBLIC HEARING

NOTICE OF HEARING BEFORE THE FORSYTH COUNTY BOARD OF COMMISSIONERS on the requested zoning matter...NOTICE is hereby given that the Board of Commissioners will hold a public hearing in the Commissioners' Meeting Room on the fifth floor of the Forsyth County Government Center, 201 N. Chestnut Street, Winston-Salem, North Carolina at 2:00 p.m. on Thursday, March 19, 2020 on the following:

1. Zoning petition of Pasquale Looz from RS9 to LB-S (Restaurant without drive-through service; Offices; Bed and Breakfast; Veterinary Services; and Recreational Facility, Public): property is located on the southeast corner of Bethania-Rural Hall Road and Angus Street; property consists of ± 0.96 acres and is PIN 6819-69-3743 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board (Zoning Docket F-1590)
2. Zoning petition of Stuart Wayne Parrish, George Winfield Parrish, and the Andrew Quentin Parrish Special Needs Trust from AG to RS40-S (Residential Building, Single Family): property is located on the west side of Coldwater Road, north of Reidsville Road; property consists of ± 66.39 acres and is PIN 6990-35-6657 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board (Zoning Docket F-1591)

All persons interested in the proposed amendments are invited by the Board of Commissioners of Forsyth County to attend this public hearing and present their views.

FORSYTH COUNTY BOARD OF COMMISSIONERS
Ashleigh M. Sloop, Clerk to the Board