

**BRIEFING
DRAFT**

**FORSYTH COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: FEBRUARY 6, 2020 AGENDA ITEM NUMBER: 10

SUBJECT: RESOLUTION AUTHORIZING EXECUTION OF A REZONING APPLICATION FOR COUNTY OWNED PROPERTY LOCATED AT 1931 UNION CROSS ROAD, WINSTON-SALEM, N.C., AND A PORTION OF COUNTY OWNED PROPERTY AT 1941 UNION CROSS ROAD, WINSTON-SALEM, N.C. (GENERAL SERVICES DEPARTMENT)

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:

SUMMARY OF INFORMATION:

ATTACHMENTS: YES NO

SIGNATURE: _____ DATE: _____
COUNTY MANAGER

RESOLUTION AUTHORIZING EXECUTION OF A REZONING APPLICATION FOR COUNTY OWNED PROPERTY AT 1931 UNION CROSS ROAD, WINSTON-SALEM, N.C., AND A PORTION OF COUNTY OWNED PROPERTY AT 1941 UNION CROSS ROAD, WINSTON-SALEM, N.C.

WHEREAS on December 1, 2011, Forsyth County executed a fifty-year lease agreement with Addiction Recovery Care Association, Inc. (ARCA) for property located at 1931 Union Cross Road, Winston-Salem, N.C. and a portion of 1941 Union Cross Road, Winston-Salem, N.C., for use as a substance abuse and addiction recovery treatment center;

WHEREAS Forsyth County and ARCA desire to change the zoning classification of the property to General Business, Special Use (Group Care Facility C), which would allow ARCA's current use of the property as a substance abuse and addiction recovery treatment center;

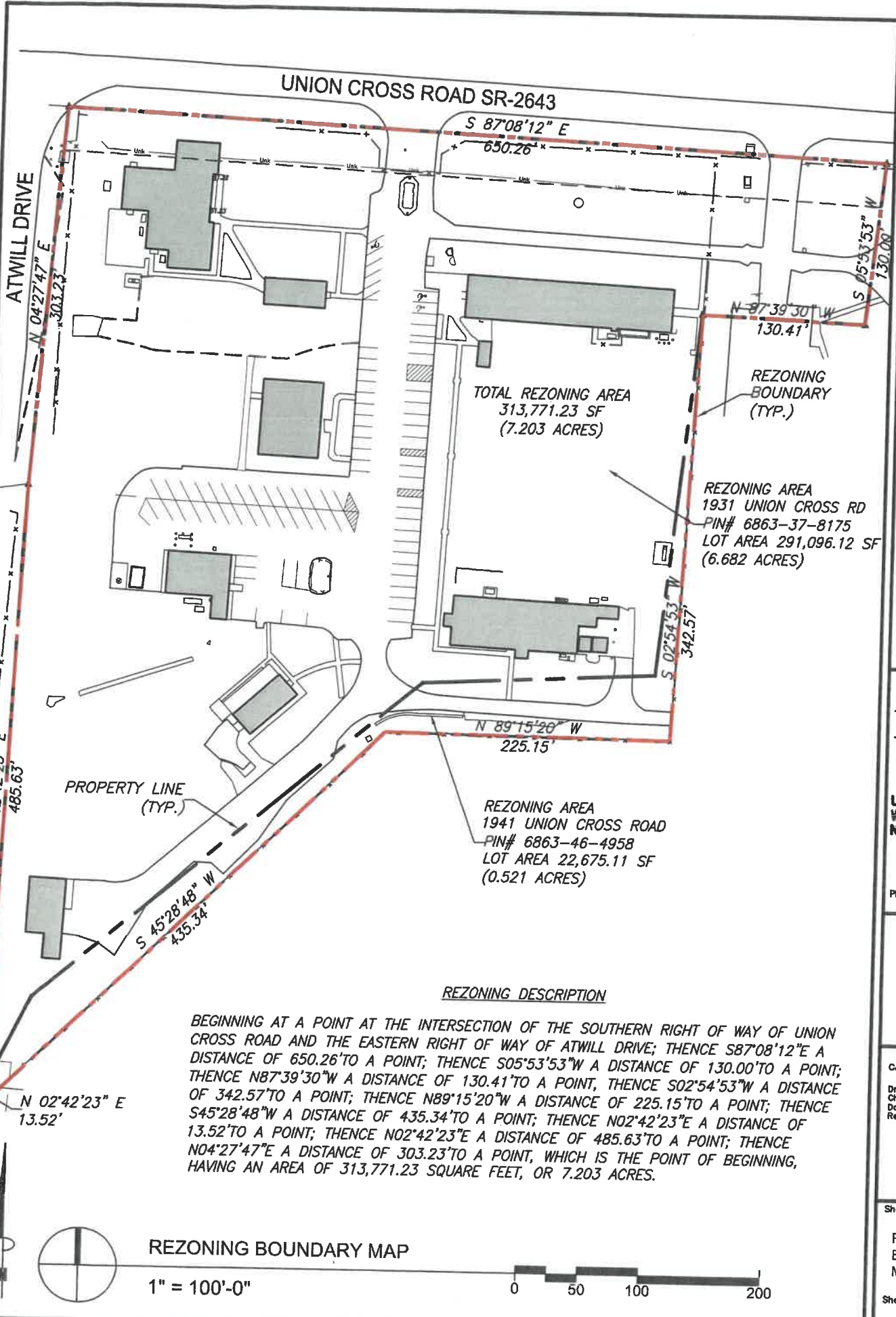
WHEREAS ARCA has notified Forsyth County of their intent to assign the existing lease at the above-mentioned property to Triangle Residential Options for Substance Abusers (TROSA) if the change in zoning classification is approved;

WHEREAS TROSA is an innovative, multi-year residential program that empowers people with substance use disorders to be productive, recovering individuals by providing comprehensive treatment, experiential vocational training, education, and continuing care; and

WHEREAS the General Business, Special Use (Group Care Facility C) zoning would be necessary for TROSA's proposed use of the Property;

NOW, THEREFORE, BE IT RESOLVED, by the Forsyth County Board of Commissioners that the Chairman or County Manager and the Clerk to the Board are hereby authorized to execute, on behalf of Forsyth County, necessary documents related to the rezoning of 1931 Union Cross Road, Winston-Salem, N.C., and a portion of 1941 Union Cross Road, Winston-Salem, N.C., in order to change its current zoning classification of Institutional Public to General Business, Special Use, as referenced in the attached documents.

Adopted this the 6th day of February 2020.



TOTAL REZONING AREA
313,771.23 SF
(7.203 ACRES)

REZONING
BOUNDARY
(TYP.)

REZONING AREA
1931 UNION CROSS RD
PIN# 6863-37-8175
LOT AREA 291,096.12 SF
(6.682 ACRES)

REZONING AREA
1941 UNION CROSS ROAD
PIN# 6863-46-4958
LOT AREA 22,675.11 SF
(0.521 ACRES)

REZONING DESCRIPTION

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF UNION CROSS ROAD AND THE EASTERN RIGHT OF WAY OF ATWILL DRIVE; THENCE S87°08'12"E A DISTANCE OF 650.26' TO A POINT; THENCE S05°53'53"W A DISTANCE OF 130.00' TO A POINT; THENCE N87°39'30"W A DISTANCE OF 130.41' TO A POINT; THENCE S02°54'53"W A DISTANCE OF 342.57' TO A POINT; THENCE N89°15'20"W A DISTANCE OF 225.15' TO A POINT; THENCE S45°28'48"W A DISTANCE OF 435.34' TO A POINT; THENCE N02°42'23"E A DISTANCE OF 13.52' TO A POINT; THENCE N02°42'23"E A DISTANCE OF 485.63' TO A POINT; THENCE N04°27'47"E A DISTANCE OF 303.23' TO A POINT, WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 313,771.23 SQUARE FEET, OR 7.203 ACRES.

REZONING BOUNDARY MAP

1" = 100'-0"



**Coultter
Jewell
Thames**
11 West Main Street, Durham, N.C. 27701
P 919.882.0088 F 919.888.5646



NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-1209
NC BOARD OF LANDSCAPE
ARCHITECTS LIC # C-104

Project:
**TROSA
Triad**

**Union Cross Road,
Winston-Salem,
North Carolina**

PINS: 6863-37-8175
6863-46-4958

REZONING BOUNDARY
MAP EXHIBIT
NOT FOR CONSTRUCTION

CJT Job Number: 1964

Drawn	AP
Checked	AP
Date	1/3/2020
Revisions:	

Sheet Title
**REZONING
BOUNDARY
MAP**

Sheet Number

1 OF 1

City-County Planning BOARD

FORSYTH COUNTY
& WINSTON-SALEM,
NORTH CAROLINA

Application For Special Use District

Zoning Map Amendment

Phone: 336-727-8000 Fax: 336-748-3163

Web Site: www.cityofws.org/planning

P. O. Box 2511, Winston-Salem, NC 27102

(Bryce A. Stuart Municipal Building) 100 East First Street, Suite 225

1. I (We) <u>Forsyth County</u> <input checked="" type="checkbox"/> Owner		Docket # _____ Tax Map # _____
201 North Chestnut Street, Winston-Salem, NC 27101 (mailing address) (City) (State) (Zip Code)		
do hereby petition for a Special Use District for <input checked="" type="checkbox"/> Winston-Salem <input type="checkbox"/> Forsyth County <input type="checkbox"/> Walkertown		
(Email) <u>robinskj@forsyth.cc</u> (Phone) <u>336-703-2225</u> (Fax) <u>N/A</u>		
Please note, email is the preferred method of contact unless otherwise noted: _____		
2. By reclassifying from the Zoning District <u>IP - Industrial and Public</u> to the Zoning District <u>GB-S - General Business Special Use</u>		
3. Containing 7.203 Acres Total	4. PIN #'s PIN# 6863-37-8175, 1931 Union Cross Road, 6.682 Acres PIN# 6863-46-4958, 1941 Union Cross Road, 0.521 Acres	
5. Intended use(s) of the property (Use UDO Terminology) <u>Group Care Facility C</u>		
(Please attach on a separate sheet any additional information about the intended use, or any special conditions to which the petitioner wishes to be bound).		
6. Was a neighborhood/community meeting held? <u>Yes</u> If yes, has any information from the meeting been submitted? <u>Yes</u>		
7. By signing this application, I acknowledge that: 1- Planning Staff has clearly explained the difference between Special Use and General Use rezonings; 2- That there is no guarantee that this rezoning request will be approved; and 3- That there is no refund of fees, if this rezoning request is denied.		
8. Owner (s) Signature (s): I/we acknowledge the provisions of the <i>Unified Development Ordinances</i> regarding the submittal requirements of zoning petitions. It is the responsibility of the petitioner(s) to ensure that <u>all</u> the owners of the property listed in Section 4 above have signed this zoning map amendment application. If this application does not contain the signatures of <u>all</u> property owners of the PIN #'s listed in Section 4 above, the notification procedures listed in Chapter B, Article VI, Section 6-2.1(F) shall be satisfied.	ADDITIONAL INFORMATION TO BE SUBMITTED WITH PETITION 1. PROPERTY DESCRIPTION of land requested for rezoning, typed on a separate attached page. This is normally found in the property (s) Deed (s) as a metes and bounds description or is referred to in the Deed (s) as a Recorded Plat. If the Deed refers to a Recorded Plat, a copy of that Recorded Plat must be attached. [Copies of Deeds and Recorded Plats may be obtained from the Forsyth County Register of Deeds Office at 201 North Chestnut Street, 2nd Floor]. 2. SITE PLAN MAP - Twenty-five (25) folded copies of the map are required. One (1) copy of the site plan submittal checklist is also required. 3. PAYMENT - The City of Winston-Salem accepts all forms of legal tender. Please make checks payable to the City of Winston-Salem	
(Signatures listed above must match the most current listed owners of record as identified by the Forsyth County Tax Office).		
9. If the application is executed by a property owner, but an attorney/agent will handle public speaking, etc., please indicate: Name: <u>Coulter Jewell Thames, PA</u> Mailing Address: <u>111 West Main Street, Durham, NC 27701</u> Email: <u>andrew.porter@cjtpa.com</u> Phone: <u>919-682-0368</u> Fax: <u>N/A</u>		
10. A Sign Posting Notice will be issued by the Planning Staff upon application. Rezoning signs are posted on the subject property by City staff. The required legal advertising is handled by the Planning staff. Petitioner is advised to contact the City Councilmember and any neighbors of the site.		

This form is available in alternative media forms for people with disabilities. Individuals with disabilities who require assistance or special arrangements to participate in programs and activities of the Planning Department are encouraged to contact the Department at least 72 hours in advance so that proper accommodations can be arranged. For information, call 336-727-8000 (727-8319 TTY).