DOCKET #: W2873

PROPOSED ZONING:
RM18-S (Multiple Residential Uses)

EXISTING ZONING:
RS9 and RM18-S

PETITIONER:
Chris Parr Construction Inc. for property owned by others

SCALE: 1" represents 600'
STAFF: King
GMA: 3
ACRE(S): 29
MAP(S): 606878, 606882
July 26, 2006

Chris Parr Construction, Inc.
P. O. Box 4253
Greensboro, NC 27404

RE: ZONING MAP AMENDMENT W-2873

Dear Mr. Parr:

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

c: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102
   Jane Milner, 2321 Maplewood Avenue, Winston-Salem, NC 27103
   Sarah Johnson, 4372 Morningside Drive, Winston-Salem, NC 27106
## ACTION REQUEST FORM

**DATE:** July 26, 2006  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning

### COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Map Amendment of Chris Parr Construction Inc. for property owned by Janet Hooker, Clarence C.V. White, Christie White, EXL Development Co. Inc., and the Housing Partnership of WS/FC Inc.

### SUMMARY OF INFORMATION:

Zoning Map Amendment of Chris Parr Construction Inc. for property owned by Janet Hooker, Clarence C.V. White, Christie White, EXL Development Co. Inc., and the Housing Partnership of WS/FC Inc. from RS-9 and RM-18-S (Residential Building Multifamily; and Residential Building, Townhouse) to RM-18-S (Residential Building Multifamily; and Residential Building, Townhouse): property is located on the north side of Reynolda Road and south side of Morningside Drive, west of Cheshire Woods Drive (Zoning Docket W-2873).

### PLANNING BOARD ACTION:

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO
CITY ORDINANCE - SPECIAL USE

Zoning Petition of Chris Parr Construction Inc. for property owned by Janet Hooker, Clarence C.V. White, Christie White, EXL Development Co. Inc., and the Housing Partnership of WS/FC Inc., Docket W-2873

AN ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM, N.C.

_____________________________________________________________________________________

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from RS-9 and RM-18-S (Residential Building Multifamily; and Residential Building, Townhouse) to RM-18-S (Residential Building Multifamily; and Residential Building, Townhouse) the zoning classification of the following described property:

STARTING at a point being the southwest corner of Tax Block 2256 Lot 105E being on the northern right of way of Reynolda Road/NC Hwy. 67, North 36°12’27” East 324.42 feet being the northwest corner of Tax Block 2256 Lot 105E, thence South 53°53’19” East 161.49 feet being the northeast corner of Tax Block 2256 Lot 105E, thence South 53°47’47” East 215.01 feet being the northeast corner of Tax Block 2256 Lot 105B, thence South 53°52’55” East 266.77 feet being the northeast corner of Tax Block 2256 Lot 107, thence North 85°50’23” West 107.60 feet being the northwest corner of Tax Block 2256 Lot 102G, thence South 54°38’45” East 345.25 feet being the northeast corner of Tax Block 2256 Lot 102G, thence South 53°50’13” East 24.68 feet being the northeast corner of Tax Block 2256 Lot 102E, thence North 35°45’47” East 294.79 feet being the northwest corner of Tax Block 2256 Lot 102P, thence South 76°59’39” West 180.60 feet being the southwest corner of Tax Block 6402 Lot 38, thence North 00°52’59” West 940.54 feet being the northwest corner of Tax Block 6402 Lot 15, thence North 00°54’04” West 30.10 feet, thence North 01°36’58” East 40.35 feet being the northwest corner of Tax Block 6457 Lot 12, thence North 15°10’11” East 87.93 feet being the northwest corner of Tax Block 6457 Lot 12, thence North 29°39’02” East 90.78 feet being the northwest corner of Tax Block 6457 Lot 14, thence North 48°11’03” East 94.43 feet being the northwest corner of Tax Block 6457 Lot 15, thence South 65°34’13” East 88.29 feet being the northeast corner of Tax Block 6457 Lot 15, thence North 25°09’07” East 16.39 feet being the southeast corner of Tax Block 6457 Lot 16, thence North 27°31’37” West 160.46 feet being the northwest corner of Tax Block 6457 Lot 16, thence North 07°05’59” East 60.07 feet being the southwest corner of Tax Block 6457 Lot 41, thence North 22°46’35” West 124.67 feet being the northwest corner of
Tax Block 6457 Lot 41, thence South 76°43’05” West 114.01 feet being the southwest corner of Tax Block 6457 Lot 42, thence South 31°12’19” West 35.44 feet, thence South 68°26 ’53” West 31.99 feet being the southwest corner of Tax Block 3628 Lot 13, thence South 64°33’07” West 401.46 feet being the southwest corner of Tax Block 3628 Lot 9, thence South 64°33’13” West 652.84 feet, thence North 86°34’51” West 399.27 feet being the northwest corner of Tax Block 3462 Lot 7, thence South 62°29’36” West 95.95 feet being the southwest corner of Tax Block 3462 Lot 7, thence South 62°59’28” West 81.48 feet being the northwest corner of Tax Block 3462 Lot 6B, thence South 53°28’ 58” East 365.51 feet being the northeast corner of Tax Block 3462 Lot 4C, thence North 35°39’54” East 52.31 feet being the northwest corner of Tax Block 3462 Lot 5B, thence South 53°52’39” East 99.66 feet being the northeast corner of Tax Block 3462 Lot 5B, thence South 53°51’06” East 402.88 feet being the northwest corner of Tax Block 2256 Lot 105D, thence South 53°53’19” East 101.49 feet being the northeast corner of Tax Block 2256 Lot 105D, thence South 36°12’27” West 324.42 feet to a new point on northern right of way of Reynolda Road/NC Hwy. 67, thence South 53°47’33” East 60.00 feet, that point being the place of beginning; comprising 29.00 ac. +/-.

Section 2. This Ordinance is adopted after approval of the site plan entitled Providence Point/Chris Parr Construction Inc. for property owned by others and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of ________________, 20___ to Chris Parr Construction Inc. for property owned by Janet Hooker, Clarence C.V. White, Christie White, EXL Development Co. Inc., and the Housing Partnership of WS/FC Inc.

Section 3. The City Council 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 Providence Point/Chris Parr Construction Inc. for property owned by others. 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.
The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Chris Parr Construction Inc., for property owned by Janet Hooker, Clarence C.V. White, Christie White, EXL Development Co. Inc., and the Housing Partnership of WS/FC Inc., (Zoning Docket W-2873). 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 RS-9 and RM-18-S (Residential Building Multifamily; and Residential Building, Townhouse) to RM-18-S (Residential Building Multifamily; and Residential Building, Townhouse), approved by the Winston-Salem City Council the _____ day of _____________________, 20____ " and signed, provided the property is developed in accordance with requirements of the RM-18-S zoning district of the Zoning Ordinance of the Unified Development Ordinances, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

• **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from NCDOT.
  b. Developer shall obtain a driveway permit from WS.
  c. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem.
  d. Developer shall submit sealed drawings to the Inspections Division for any retaining wall over five feet in height.
  e. Developer shall obtain a demolition permit from the Inspections Division prior to the removal of the existing structures on the site.

• **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. Developer shall complete all requirements of the NCDOT and WS driveway permits.
  b. Developer shall construct the emergency connection to Morningside Drive as a 20’ wide “all weather” surfaced road. For the purpose of this condition, “all weather” shall mean asphalt, concrete, gravel, or porous paver construction.
• **OTHER REQUIREMENTS:**
  a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet and a maximum copy area of thirty-six square feet.
  b. All on site lighting shall be a maximum of 18 feet tall and shall be of the “shoebox” type or otherwise designed not to cast direct light on adjacent properties.
### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2873</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Aaron King</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Chris Parr Construction Inc.</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Janet Hooker, Clarence C.V. White, Christie White, EXL Development Co. Inc., and the Housing Partnership of WS/FC Inc.</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Tax Lots 6A, 6B, 7, 8, 130, 131, and 301B, Tax Block 3462 and a portion of Tax Lot 105D, Tax Block 2256</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special use rezoning from RS-9 to RM-18-S to add +/- 7 acres and 86 multifamily units to an approved RM-18-S site.</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 (Residential Single Family; 9,000 sf. lot size) and RM-18-S (Residential Multifamily; up to 18 dwelling units per acre – Special Use Zoning) to RM-18-S (Residential Multifamily; up to 18 dwelling units per acre – Special Use Zoning). The petitioner is requesting the following uses: Residential Building Multifamily; and Residential Building, Townhouse</td>
</tr>
</tbody>
</table>

### Zoning District Purpose Statement

The RM-18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is appropriate for Growth Management Areas 1 and 2, and may be suitable for Growth Management Area 3 and activity centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available and the site has direct access to a minor or major thoroughfare.

### Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)

(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

The site is located within GMA 3, has access to public services, and has direct access to a major thoroughfare.

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>North side of Reynolda Road and south side of Morningside Drive, west of Cheshire Woods Drive.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>North</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>Approximately ± 29 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently undeveloped and heavily wooded.</td>
</tr>
<tr>
<td>Surrounding Property Zoning and Use</td>
<td>Direction</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td></td>
<td>North</td>
</tr>
<tr>
<td></td>
<td>East</td>
</tr>
<tr>
<td></td>
<td>South</td>
</tr>
<tr>
<td></td>
<td>West</td>
</tr>
</tbody>
</table>

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S) (S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?

Yes, this request would add more multifamily units to the approved RM-18-S portion of the site.

Physical Characteristics

The site is primarily undeveloped and heavily wooded with a gentle to moderate slope downward from the northwestern section of the site to the southeastern section of the site. The proposed site plan does designate an approximate wetland area located just west of the Cheshire Place Drive right-of-way. The petitioner is responsible for securing appropriate permits from the NC Department of Environment and Natural Resources, the NC Division of Waters Quality, and the US Army Corp of Engineers for any wetlands impact.

Proximity to Water and Sewer

The subject property has direct access to public water and public sanitary sewer.

Stormwater/Drainage

The site plan proposes a stormwater management pond to be located on the southeast corner of the site.

Watershed and Overlay Districts

The subject property is not located within the boundaries of a water supply watershed.

Historic, Natural Heritage and/or Farmland Inventories

Historic: The proposed site is located in the Old Town community. Old Town’s name is derived from the original 1753 Moravian settlement of Bethabara, which lies nearby. Bethabara became known over the years as the “Old Town,” and the area surrounding Bethabara is still referred to as “Old Town” today. Running directly through the site is the original boundary line for the 1759 Bethania Town Lot.

Natural Heritage: Four Natural Heritage Sites—Historic Bethabara, Mill Creek Wetland, the Walnut Bluff Area, and Bethania Forest—lie within one mile of the subject property. This proposal would not have a direct impact on these sites.

Analysis of General Site Information

This request would add approximately seven acres to a recently approved RM-18-S site. The seven acre portion of the site contains a topography that slopes down from west (+/- 892 ft) to east (+/- 844 ft) and contains no streams or wetlands. The site poses no development issues.
Generalized Recommended Conditions

BRIEF DESCRIPTION OF CONDITION(S):
- Condition for stormwater study
- Condition requiring sealed drawings for retaining walls
- Condition to obtain demolition permit

SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reynolda Road</td>
<td>Major Thoroughfare</td>
<td>201 feet</td>
<td>16,000</td>
<td>30,400</td>
</tr>
<tr>
<td>Morningside Drive</td>
<td>Local Road</td>
<td>177 feet</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Esquire Place Drive</td>
<td>Local Road</td>
<td>60 feet</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

Proposed Access Point(s)
The site plan proposes one emergency access point onto Morningside Drive and one full access point onto Reynolda Road. An additional “emergency gated exit only” connection is shown at Esquire Place Drive. Staff has recommended that the connection at Esquire Place Drive become a full access point to provide better circulation.

Planned Road Improvements
The Thoroughfare Plan recommends that Reynolda Road be constructed as a four-lane cross section with raised median, curb and gutter, and sidewalks.

Trip Generation - Existing/Proposed
Existing Zoning: RM-18-S & RS-9
RM-18-S: 312 units x 6.59 (Multifamily Trip Rate) = 2,056 Trips per Day
RS-9: 7.27 x 43,560 / 9,000 = 35 units x 9.57 (SFR Trip Rate) = 334 Trips per Day
Total Estimated Trips per Day for Existing Zoning = 2,390

Proposed Zoning: RM-18-S
398 units x 6.59 (Multifamily Trip Rate) = 2,622 Trips per Day

Sidewalks
Sidewalks are provided throughout the site

Transit
Route 16 runs along Reynolda Road

Traffic Impact Study (TIS)
Not required

Analysis of Site Access and Transportation Information
This request is estimated to produce approximately 2,622 trips per day, which is a minor increase in what could be expected under the existing zoning. Streets within the project will be designated as private, but must be built to City of Winston-Salem public street standards. Staff has recommended that all entrances (up to the parking areas) to this project be built and designated as public streets. Staff also recommends that the connection to Esquire Place Drive be a full connection rather than a gated exit-only connection. A full access connection would allow residents from this RM-18-S site easier access to Morningside Drive and Shattalon Drive, rather than funneling all of the traffic from the site through the
main entrance onto Reynolda Road.

<table>
<thead>
<tr>
<th>Generalized Recommended Conditions</th>
<th>BRIEF DESCRIPTION OF CONDITION(S):</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Obtain NCDOT &amp; WSDOT driveway permits</td>
<td></td>
</tr>
<tr>
<td>• Condition to construct emergency connection with an all weather surface</td>
<td></td>
</tr>
</tbody>
</table>

### SCHOOL DISTRICT INFORMATION

<table>
<thead>
<tr>
<th>Schools Serving Zoning Site</th>
<th>Project Students From Project</th>
<th>2006-2007 Enrolled Students</th>
<th>2006-2007 Projected Students w/ Accumulated Totals</th>
<th>School Capacity</th>
<th>Number of Mobile Classrooms on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Old Town Elementary School</td>
<td>113</td>
<td>739</td>
<td>852</td>
<td>626</td>
<td>5</td>
</tr>
<tr>
<td>Hanes Middle School</td>
<td>56</td>
<td>635</td>
<td>691</td>
<td>705</td>
<td>0</td>
</tr>
<tr>
<td>North Forsyth High School</td>
<td>75</td>
<td>1356</td>
<td>1431</td>
<td>1165-1546</td>
<td>7</td>
</tr>
</tbody>
</table>

### CONFORMANCE TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy GMA</th>
<th>GMA 3 (Suburban Neighborhoods)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Relevant Legacy Recommendations</td>
<td></td>
</tr>
<tr>
<td>• Legacy recommendations related to residential development include: encourage a mixture of housing types in neighborhoods; encourage infill development; and allow higher density infill development at appropriate locations. Legacy also calls for infill development to be attractive to residents of the existing area and that neighborhoods be interconnected.</td>
<td></td>
</tr>
<tr>
<td>Relevant Area Plan(s)</td>
<td>North Suburban Area Plan (2005)</td>
</tr>
<tr>
<td>Area Plan Recommendations</td>
<td></td>
</tr>
<tr>
<td>• The North Suburban Area Plan (NSAP) recommends low density residential for the seven acre site to be added to the existing RM-18-S site.</td>
<td></td>
</tr>
</tbody>
</table>

(S)(3) - Have changing conditions substantially affected the area in the petition?

No

(S)(4) - Is the requested action in conformance with Legacy?

Yes

Analysis of Conformity to Plans and Planning Issues

The request is in conformance with the general recommendations of Legacy in that it does provide another housing type for the area and also provides infill development at an appropriate location. Although the NSAP recommends this site be developed for low density residential, staff is comfortable with the increase in density at this location.
### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request Description</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-2851</td>
<td>RS-9 &amp; HB to RM-18-S</td>
<td>Approved 5/1/06</td>
<td>Contains subject property</td>
<td>21.8 acres</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2797</td>
<td>RS-9 &amp; HB to RM-12-S &amp; GB</td>
<td>Withdrawn at the October 13, 2005 PB meeting</td>
<td>Subject property</td>
<td>22.20 acres</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2756</td>
<td>HB to MRB-S</td>
<td>Withdrawn April 18, 2005</td>
<td>Included a portion of the current site.</td>
<td>24.89</td>
<td>Denial</td>
</tr>
<tr>
<td>W-2687</td>
<td>HB and RS-9 to HB-S (Shopping Center – TWO PHASE)</td>
<td>Remanded September 20, 2004</td>
<td>Included current site.</td>
<td>30.91</td>
<td>Denial</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Footage</td>
<td>140,263 sf in 18 buildings (including the clubhouse)</td>
<td>Various locations</td>
</tr>
<tr>
<td>Units (by type) and Density</td>
<td>398 units total units at an overall density of 13.72 dwelling units per acre</td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>Required</td>
<td>Proposed</td>
</tr>
<tr>
<td>693 spaces</td>
<td>720 spaces</td>
<td>NA</td>
</tr>
<tr>
<td>Building Height</td>
<td>Maximum</td>
<td>Proposed</td>
</tr>
<tr>
<td>60 feet</td>
<td>3-stories</td>
<td></td>
</tr>
<tr>
<td>Impervious Coverage</td>
<td>Maximum</td>
<td>Proposed</td>
</tr>
<tr>
<td>80%</td>
<td>36.03%</td>
<td></td>
</tr>
<tr>
<td>UDO Sections Relevant to Subject Request</td>
<td>- Section 2-1.2(N) RM-18 District</td>
<td></td>
</tr>
<tr>
<td>- Section 2-5.62 Use Conditions</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Complies with UDO Sections

- Legacy policies: Yes
- Environmental Ord.: Yes
- Subdivision Regulations: NA

### Analysis of Site Plan Compliance with UDO

The site plan for this request adds seven acres to the previously approved RM-18-S site. The request would add eighty-six units in three multifamily buildings. The proposed buildings are pulled back from the...
adjacent RS-9 property and existing trees along the perimeter of the site are labeled to remain. An additional 9,000 square feet of common recreation area has been provided to meet the common recreation area requirements of the UDO. The addition of this seven acres and eighty-six units actually lowers the overall density of the site from 14.31 du/ac to 13.72 du/ac.

BRIEF DESCRIPTION OF CONDITION(S):
- Signage condition
- Lighting condition

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The request provides an opportunity for infill development at an appropriate location.</td>
<td>Even with the buildings pulled back from the existing residences, three-story buildings may seem intrusive to surrounding home owners.</td>
</tr>
<tr>
<td>The site plan provides sidewalks throughout the site and also pulls the buildings back from existing single family homes.</td>
<td></td>
</tr>
</tbody>
</table>

PRIOR TO THE ISSUANCE OF GRADING PERMITS:
- a. Developer shall obtain a driveway permit from NCDOT.
- b. Developer shall obtain a driveway permit from WS.
- c. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem.
- d. Developer shall submit sealed drawings to the Inspections Division for any retaining wall over five feet in height.
- e. Developer shall obtain a demolition permit from the Inspections Division prior to the removal of the existing structures on the site.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
- a. Developer shall complete all requirements of the NCDOT and WS driveway permits.
- b. Developer shall construct the emergency connection to Morningside Drive as a 20’ wide “all weather” surfaced road. For the purpose of this condition, “all weather” shall mean asphalt, concrete, gravel, or porous paver construction.

OTHER REQUIREMENTS:
- a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet and a maximum copy area of thirty-six square feet.
- b. All on site lighting shall be a maximum of 18 feet tall and shall be of the “shoebox” type or otherwise designed not to cast direct light on adjacent properties.

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
Aaron King presented the staff report.

**PUBLIC HEARING**

**FOR:**

Chris Parr, 3614 Camden Falls Circle, Greensboro, NC 27410
- The issue appears to be the road connection.
- Originally, it was stated in a Friday morning meeting that this connection was wanted here.
- We chose to plan an exit only connection as a compromise between the City's desires and the neighbors' desires.
- Planning staff says they want a full access here.

**AGAINST:**

Jane Milner, 2321 Maplewood Avenue, Winston-Salem, NC 27103
- President of the Partners for Home Ownership.
- We're interested in selling this parcel to Chris Parr because it's financially infeasible for us to develop as affordable housing (the $110,000-$120,000 range). We spent so much on the infrastructure and the rock removal in the first phase, we had to carry some of that cost over to the second phase. When we added the development costs, it brought it up too high.
- We have informed the residents of this request.
- We had a neighborhood drop-in meeting.
- Chris Parr has done everything we asked.
- Our concern is two-way access for almost 400 apartments through this small residential neighborhood which does not have sidewalks and has lots of kids needing places to play.

Sarah Johnson, 4372 Morningside Drive, Winston-Salem, NC 27106
- I don't have any major opposition to anything Chris Parr has suggested.
- I'm here to represent the Historic Old Town Neighborhood position as best I know it at this point.
- We've worked through many proposals for development of this neighborhood.
- In the plans I've seen, this was a full fledged connection with two-way access. We were okay with that because we were looking at single family units here. Now we're looking at multifamily units.

**WORK SESSION**

During discussion by the Planning Board, the following points were made:
1. There was neighborhood opposition to the full connection.

2. When staff agreed to one primary connection and one emergency connection, property was zoned HB. We felt it was better to have the property zoned RM-18-S and give up some of the connections we would have preferred than to keep HB zoning on this site. Now that we're looking at 398 units and it only has one way in and out, we felt this second connection was necessary.

3. Traffic is a concern.

MOTION: Clarence Lambe moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions. For clarification, this includes the two-way access shown on the plan under consideration today.
SECOND: Wesley Curtis
VOTE:
  FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican
  AGAINST: None
  EXCUSED: None

A. Paul Norby, FAICP
Director of Planning