DOCKET #: W2995

PROPOSED ZONING:
RM12-S

EXISTING ZONING:
RS9

PETITIONER:
Lionel F. Branscomb, et al and Ramona W. Branscomb and Eugene S. Crews and Carrie L. Crews for property owned by Same

SCALE: 1” represents 700'

STAFF: Roberts

GMA: 3

ACRES: 11.70

NEAREST BLDG: 20’ east

MAP(S): 618890
August 20, 2008

Sam Hooker - Ridge Care, Inc.
851 Old Winston Road
Kernersville, NC  27284

RE:  ZONING MAP AMENDMENT W-2995

Dear Mr. Hooker:

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

pc:  City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC  27102
Ashley Webb, Harris Gupton & Associates, 2200 Silas Creek Parkway, Suite 2B, Winston-Salem, NC  27103
**ACTION REQUEST FORM**

**DATE:** August 20, 2008  
**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 Lionel F. Branscomb et al and Ramona W. Branscomb and Eugene S. Crews and Carrie L. Crews

**SUMMARY OF INFORMATION:**

Zoning map amendment of Lionel F. Branscomb et al and Ramona W. Branscomb and Eugene S. Crews and Carrie L. Crews from RS-9 to RM-12-S (Life Care Community and Planned Residential Development): property is located on the south side of Ziglar Road across from Nylon Drive (Zoning Docket W-2995).

**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


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 to RM-12-S (Life Care Community and Planned Residential Development) the zoning classification of the following described property:

CONTAINING 11.706 acres, more or less. Including in whole the lots Now or Formerly, Eugene S. and Carrie L. Crews (Pin # 6829-12-4517, Deed Book 2249 Page 3931), and Now or Formerly, Eugene Crews (Pin # 6829-12-6523, Deed Book 1536 Page 480), as well as a portion of the lot, Now or Formerly, Lionel F. and Ramona W. Branscomb (Pin # 6829-12-1411, Deed Book 2306 Page 3754) as described below:

BEGINNING at an axle in the Northern line of Now or Formerly, Foster Apartment Group, LLC (Pin #6829-11-6634, Deed Book 1979 Page 1526) said axle also being the Southwest corner of Lot 3 as shown on a plat entitled “Clayton Estates”, Section #2 recorded in Plat Book 7 Page 163A. Said axle also being the Southeast corner of Now or Formerly, Sue Miller (Pin #6829-02-8340). Thence, with the Eastern line of said Miller property, N 03 deg. 38 min. 10 sec. W 519.05 feet to a new rebar set, also being located S 03 deg. 38 min. 10 sec. E 256.98 feet from the Southern right-of-way line of Ziglar Road (S.R. 1669); thence, a new line, N 64 deg. 43 min. 50 sec. E 325.19 feet to a new rebar set in the Western line of Lot 4 of said Clayton Estates, Section #2 (Pin #6829-12-4517); thence, S 01 deg. 52 min. 18 sec. E 467.06 feet to a 3” iron pipe found and being the Southwest corner of said Lot 3 and the Northwest corner of Now or Formerly, Dorothy Bell (Pin #6829-22-0004); thence, with the Western line of said Bell property, S 02 deg. 19 min. 47 sec. E 200.59 feet to a 1.25 inch iron pipe found in the Northern line of said Foster Apartment Group, LLC (Pin #6829-11-6634); thence, N 87 deg. 54 min. 15 sec. W 284.75 feet to the point and place of BEGINNING. Containing 3.969 acres, more or less.
Section 2. This Ordinance is adopted after approval of the site plan entitled Arbor Ridge at Stanleyville and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, 20___ to Lionel F. Branscomb et al and Ramona W. Branscomb and Eugene S. Crews and Carrie L. Crews.

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 Arbor Ridge at Stanleyville. 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.
CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council
of the City of Winston-Salem

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 Lionel F. Branscomb et al and Ramona W. Branscomb and Eugene S. Crews and Carrie L. Crews, (Zoning Docket W-2995). 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 RM-12-S (Life Care Community and Planned Residential Development), 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-12-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 have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department.
  b. Developer shall obtain driveway permits from the City of Winston-Salem and the NCDOT; additional improvements may be required prior to issuance of driveway permit. Required improvements may include:
      - Sidewalk
      - C&G
      - Right-of-way dedication
      - Left turn lane

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  a. Developer shall record a final plat in the Office of the Register of Deeds. Final Plat shall show lots, common areas, public streets, easements, and utilities.
  b. Developer shall substantially comply with the building materials within the submitted building elevations as shown on Exhibit A and as verified by Planning staff. The building footprint shall be substantially consistent with those shown on the site plan.
c. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles at the property line.

• PRIOR TO THE SIGNING OF PLATS
  a. All documents including covenants, restrictions, and homeowners’ association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations.

• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS
  a. Developer shall install a concrete band to the specifications of the City of Winston-Salem Public Works Department to delineate the line between public and private streets.
  b. All required improvements of the City of Winston-Salem/NCDOT driveway permit shall be completed.
  c. Lighting shall be installed per approved lighting plan and certified by an engineer.
### CITY-COUNTY PLANNING BOARD

**STAFF REPORT**

#### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2995</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr., AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Lionel F. Branscomb et al and Ramona W. Branscomb and Eugene S. Crews and Carrie L. Crews</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN#'s 6829-12-4517, 6829-12-6523, and a portion of PIN# 6829-12-1411</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special use rezoning to RM12-S</td>
</tr>
</tbody>
</table>
| Proposal      | The petitioner is requesting to amend the Official Zoning Maps for the subject property **from** RS-9 Residential, Single Family District: 9,000 sf minimum lot size **to** RM12-S Residential, Multifamily District; 12 units per acre maximum density. The petitioner is requesting the following uses:  
  - Life Care Community and Planned Residential Development |

#### Zoning District Purpose Statement

The RM-12 District is primarily intended to accommodate multifamily uses at a maximum overall density of twelve (12) units per acre. This district is appropriate for Growth Management Areas 1, 2, and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

#### Applicable Rezonning 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)?**

Yes

#### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>South side of Ziglar Road across from Nylon Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Northeast</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>Approximately ± 11.7 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Single family home (which is shown to remain) along with associated accessory buildings.</td>
</tr>
</tbody>
</table>
| Surrounding Property Zoning and Use | Single family homes and neighborhood scale church  
North: RS-9 & IP  
East: RS-9  
South: RM-18  
West: RS-9  
Single family homes  
Multifamily residential  
Large lot single family |
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

Physical Characteristics | The majority of the site is grassed (previous farmland) and has a moderate slope downward to the southwest.

Proximity to Water and Sewer | Public water and sewer are available to the site.

Stormwater/Drainage | The proposed site plan includes a stormwater management pond on the southwestern edge of the site. A stormwater management study will be required.

Watershed and Overlay Districts | The site is not within a water supply watershed.

Analysis of General Site Information | The site appears to possess no development constraints and is suitable for the proposed improvements.

Generalized Recommended Conditions | BRIEF DESCRIPTION OF CONDITION(S):  
- Stormwater management study

<table>
<thead>
<tr>
<th>STREET ACCESS AND TRANSPORTATION INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Street Name</strong></td>
</tr>
<tr>
<td>Ziglar Road</td>
</tr>
</tbody>
</table>

Proposed Access Point(s) | The site plan shows a public street connection onto Ziglar Road across from Nylon Drive.

Planned Road Improvements | The Thoroughfare Plan recommends a three lane, curb and gutter section with wide outside lanes and sidewalks for Ziglar Road.

Trip Generation - Existing/Proposed |  
Existing Zoning: RS-9  
11.7 x 43,560 / 9,000 = 56 units x 9.57 (SFR Trip Rate) =  536 Trips per Day

Proposed Zoning: RM12-S:  
27 units x 5.86 (Residential Townhouse/Condominium Trip Rate) = 158 Trips per Day + 35 units x 2.15 (Congregate Care Facility Trip Rate) = 75 Trips per Day = 233 Total Trips per Day

Sidewalks | Sidewalks are not located in the general area but are required along Ziglar Road as per the Sidewalk and Pedestrian Facilities Plan.

Transit | Not available

Connectivity | The site plan shows a public street continuation of Nylon Drive which “T”s into a new public street with stubs to the east and west.

Traffic Impact Study (TIS) | A TIS is not required.
<table>
<thead>
<tr>
<th>Analysis of Site Access and Transportation Information</th>
<th>Access to the site is adequate and the proposed site plan illustrates good public street interconnectivity. Due to the nature of the proposed residential development, it is estimated that the subject request would generate less traffic than could be expected under a single family residential build-out scenario.</th>
</tr>
</thead>
</table>
| Generalized Recommended Conditions | **BRIEF DESCRIPTION OF CONDITION(S):**  
• Obtain driveway permit from NCDOT and WSDOT |

**SCHOOL DISTRICT INFORMATION**

School capacity data has been requested of the school system.

**CONFORMITY TO PLANS AND PLANNING ISSUES**

<table>
<thead>
<tr>
<th>Legacy GMA</th>
<th>Growth Management Area 3, Suburban Neighborhoods</th>
</tr>
</thead>
<tbody>
<tr>
<td>Relevant Legacy Recommendations</td>
<td>• Increased infill development could bring new opportunity and improved quality of life for residents within the Municipal Service Area (MSA), especially for neighborhoods within the city. Increased tax base, property values, jobs closer to home and increased investment and amenities in these neighborhoods are some of the potential benefits.</td>
</tr>
<tr>
<td>Relevant Area Plan(s)</td>
<td><em>North Suburban Area Plan</em>, 2005</td>
</tr>
<tr>
<td>Area Plan Recommendations</td>
<td>• The <em>North Suburban Area Plan</em> recommends this site for residential development utilizing “Traditional Neighborhood Development” principles to provide support to the North Summit Square Metro Activity Center.</td>
</tr>
<tr>
<td>Thoroughfare Plan Information</td>
<td>The Study Corridor of the proposed Northern Beltway is located northeast of the site.</td>
</tr>
</tbody>
</table>
| Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S) | *(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 subject request is consistent with the recommendations of the *North Suburban Area Plan* and specifically the “Traditional Neighborhood Development” principles in that is it a relatively comprehensive assemblage of property with a mixture of housing types which includes a public street system with stubs to the east and west. |
| Generalized Recommended Conditions | **BRIEF DESCRIPTION OF CONDITION(S):**  
• Lighting condition |
### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-2577</td>
<td>RS-9 to LO-S</td>
<td>Approved 10-7-02</td>
<td>700’ east</td>
<td>1.48</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30,600 sf Congregate Facility</td>
<td>South central portion of site</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Units (by type) and Density</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Parking 62 spaces 65 spaces</td>
<td>In front of building</td>
<td></td>
</tr>
<tr>
<td>Building Height</td>
<td>Maximum 45’</td>
<td>Proposed 2 stories</td>
<td></td>
</tr>
<tr>
<td>Impervious Coverage</td>
<td>Maximum 75%</td>
<td>Proposed 38.3%</td>
<td></td>
</tr>
</tbody>
</table>

### UDO Sections Relevant to Subject Request

- Chapter B, Article II, Section 2-1.2 (M) RM-12 District
- Chapter B, Article II, Section 2-5.60 Planned Residential Development
- Chapter B, Article II, Section 2-5.44 Life Care Community

### Compliance with Chapter B, Article VII, Section 7-5.3

- (A) Legacy policies: Yes
- (B) Environmental Ord. NA
- (C) Subdivision Regulations NA

### Analysis of Site Plan Compliance with UDO Requirements

The revised site plan complies with the requirements of the UDO.

### Generalized Recommended Conditions

**BRIEF DESCRIPTION OF CONDITION(S):**

- Building elevation 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>Request is consistent with Legacy and the North Suburban Area Plan.</td>
<td></td>
</tr>
<tr>
<td>Request would generate less traffic than could be expected under a single family residential build-out scenario.</td>
<td></td>
</tr>
<tr>
<td>Site includes good public street connectivity.</td>
<td></td>
</tr>
</tbody>
</table>
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.

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b. All required improvements of the City of Winston-Salem/NCDOT driveway permit shall be completed.

c. Lighting shall be installed per approved lighting plan and certified by an engineer.

**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 meeting.
HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.
SECOND: Lynne Mitchell
VOTE:
   FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Lynne Mitchell, Paul Mullican, Brenda Smith
   AGAINST: None
   EXCUSED: None

_______________________
A. Paul Norby, FAICP
Director of Planning
Photos of the existing congregate care center, "Arbor Ridge at Kernersville", in Kernersville, NC. Proposed facility is to be similar in architectural style and exterior finish.