DOCKET #: W2789

PROPOSED ZONING: RM8-S

EXISTING ZONING: RS9


SCALE: 1” represents 800’

STAFF: Roberts

GMA: 3

ACRE(S): 45.04

MAP(S): 600842
August 24, 2005

Doug Stimmel
601 N. Trade Street
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-2789

Dear Mr. Stimmel:

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, AICP
Director of Planning

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102
Mary Sink Woosley Heirs, c/o Carolyn S. Shore, 9730 Styers Ferry Road, Clemmons, NC 27012
Ruth T. Spach, 1510 Jonestown Road, Winston-Salem, NC 27103-6620
Stephen Phillip Newsom, P. O. Box 24248, Winston-Salem, NC 27114-4248
James Allen Woosley & Roma Woosley Causby, 232 Sweetwater Run, Niceville, FL 32578
Donnie Maxton Newsom, 3804 Cavalier Drive, Winston-Salem, NC 27104
Duane Kirschenman, 4946 Killarney Court, Winston-Salem, NC 27103
Gabriela S. Lee, 4929 Romara Court, Winston-Salem, NC 27103
Montie Hamby, 4925 Romara Court, Winston-Salem, NC 27103
Gloria Anderson, 4924 Stonington Road, Winston-Salem, NC 27103
**ACTION REQUEST FORM**

| DATE:     | August 24, 2005 |
| TO:       | The Honorable Mayor and City Council |
| FROM:     | A. Paul Norby, AICP, Director of Planning |

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of Mary Sink Woosley Heirs, care of Carolyn S. Shore, Donnie Maxton Newsom, Ruth T. Spach, Stephen Phillip Newsom, James Allen Woosley, and Roma Woosley Causby

**SUMMARY OF INFORMATION:**

Zoning Map Amendment of Mary Sink Woosley Heirs, care of Carolyn S. Shore, Donnie Maxton Newsom, Ruth T. Spach, Stephen Phillip Newsom, James Allen Woosley, and Roma Woosley Causby from RS-9 to RM-8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; and Residential Building, Multifamily): property is located on the west and north sides of Romara Drive west of Jonestown Road (Zoning Docket W-2789).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS
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-8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; and Residential Building, Multifamily) the zoning classification of the following described property:

Tax Block 3904, Tax Lots 12T, 18E, 18F, 19B, 20A, 105A, and 17H

Section 2. This Ordinance is adopted after approval of the site plan entitled Wingate Village and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, 20___ to Mary Sink Woosley Heirs, care of Carolyn S. Shore, Donnie Maxton Newsom, Ruth T. Spach, Stephen Phillip Newsom, James Allen Woosley, and Roma Woosley Causby.

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 Wingate Village. 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 Mary Sink Woosley Heirs, care of Carolyn S. Shore, Donnie Maxton Newsom, Ruth T. Spach, Stephen Phillip Newsom, James Allen Woosley, and Roma Woosley Causby, (Zoning Docket W-2789). 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-8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; and Residential Building, Multifamily), 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-8-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 the city of Winston-Salem.
  b. Developer shall provide the information necessary to comply with the requirements of the Architectural Resources Documentation Requirements checklist to Historic Resources staff for the Kimel House property barn prior to demolition. This checklist is available from the City-County Planning Board staff.
  c. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem.
  d. The wooded area shown between Farmhouse Trail and Augustine Heights shall be cordoned off in the field. This area is to remain undisturbed except for the construction of the sidewalk shown on the site plan.

- **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 tentative building locations for multifamily units and all access and utility easements.
• **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  a. All required fire hydrants shall be installed in accordance with the city of Winston-Salem Fire Department.
  b. Developer shall install all required storm water management devices.
  c. Developer shall install all improvements as per driveway permit, including:
     1. Widen Romara Drive 13' from center line along property frontage with appropriate transitional tapers. Install curb and gutter and limited sidewalk section along the full frontage directly north and south of Stonington Road. Install a sidewalk as shown on the site plan between Farmhouse Trail and Augustine Heights.
     2. Install a traffic signal at the intersection of Romara Drive and Jonestown Road with the developer's maximum expenditure capped at $30,000. This condition does not apply if the intersection does not meet a signal warrant within four years of the date of rezoning approval.

• **OTHER REQUIREMENTS**
  a. Signage shall be limited to two (2) monument signs each with a maximum height of six (6) feet at the two main entrances to the project on Romara Drive.
**PETITION INFORMATION**

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2789</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Mary Sink Woosley Heirs, care of Carolyn S. Shore, Donnie Maxton Newsom, Ruth T. Spach, Stephen Phillip Newsom, James Allen Woosley, and Roma Woosley</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Tax Lots 12T, 18E, 18F, 19B, 20A, 105A, and 17H Tax Block 3904</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use Rezoning</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 to RM-8-S in order to develop 320 dwelling units. The petitioner is requesting the following uses: (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; and Residential Building, Multifamily)</td>
</tr>
</tbody>
</table>

**Zoning District Purpose Statement**

The RM-8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is intended for application in GMA’s 2, 3 and possibly 4.

**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)?

Yes

**GENERAL SITE INFORMATION**

<table>
<thead>
<tr>
<th>Location</th>
<th>West and north sides of Romara Drive west of Jonestown Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Southwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>Approximately ± 45.04</td>
</tr>
<tr>
<td>Current Land Use Surrounding Property Zoning and Use</td>
<td>Primarily undeveloped with some single family homes to be removed.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-9</td>
<td>Single Family Homes</td>
</tr>
<tr>
<td>East</td>
<td>RS-9</td>
<td>Single Family Homes</td>
</tr>
<tr>
<td>South</td>
<td>RS-9</td>
<td>I-40</td>
</tr>
<tr>
<td>West</td>
<td>RS-9</td>
<td>Undeveloped property and single family homes</td>
</tr>
</tbody>
</table>
(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?

The proposed multifamily uses, as shown on the site plan, are generally compatible with the surrounding single family residential and undeveloped property.

Physical Characteristics

The majority of the site is heavily wooded and has a gentle to steep slope downward to a stream which traverses the central portion of the site.

Proximity to Water and Sewer

The site is directly adjacent to public water and sewer.

Storm water/Drainage

A storm water study is required prior to the issuance of the required grading permit.

Watershed and Overlay Districts

Not in a water supply watershed.

Historic, Natural Heritage and/or Farmland Inventories

Forsyth County Architectural Inventory Number/Name: Kimel House property (Inventory #268)

Comments: Located on this site is the barn for the Kimel House property, which is included in the official inventory of historic properties for Forsyth County. The barn is listed as a heavy timber frame structure with cut nails and a standing seam metal roof. It is recommended that documentation be required of the petitioner.

Analysis of General Site Information

The site is generally suitable for the proposed improvements.

Recommended Conditions

PRIOR TO THE ISSUANCE OF GRADING PERMITS:

- Developer shall obtain a driveway permit from the city of Winston-Salem.
- Developer shall provide the information necessary to comply with the requirements of the Architectural Resources Documentation Requirements checklist to Historic Resources staff for the Kimel House property barn prior to demolition. This checklist is available from the City-County Planning Board staff.
- Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem.

<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>Romara Drive</td>
<td>Local Street</td>
<td>2,041'</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Stonington Road</td>
<td>Local Street</td>
<td>60’</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Romara Court</td>
<td>Local Street</td>
<td>1,057’</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Proposed Access</td>
<td>Stonington Road</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Point(s)</td>
<td>Romara Drive;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planned Road</td>
<td>Romara Court</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Improvements

WSDOT staff has requested that Romara Drive be widened to 13 feet from center with curb and gutter and sidewalk.
### Trip Generation - Existing/Proposed

**Existing:** 45.04 acres x 43,560 / 9,000 = 218 units x 9.57 (SFR Trip Rate) = 2,086 Trips per Day

**Proposed:** 320 units x 6.59 (Multifamily Trip Rate) = 2,108 Trips per Day

### Sidewalks

No sidewalks are located in the general area of the subject property. Sidewalks are proposed along one side of most of the proposed private and public streets. Planning and WSDOT staff recommend that sidewalks be provided along Romara Drive.

### Transit Connectivity

Request proposes to extend Stonington Road to connect with Romara Drive. All other streets are proposed as private. Staff has requested that an access easement be extended from the proposed Lake Wood Drive to connect with Tax Lot 17c of Tax Block 3904 and from the proposed Stonebridge Village to connect with Tax Lot 458 of Tax Block 3904.

### Traffic Impact Study (TIS)

None required

### Analysis of Site Access and Transportation Information

Planning staff supports the proposed connection of Stonington Road to Romara Drive. While the subject request is technically not a subdivision, the extension of stub streets is a UDO requirement in such cases. Additionally the Westbrook Neighborhood includes approximately 110 homes which are currently accessed by Westbrook Road only.

### Recommended Conditions

**PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
- Developer shall install all improvements as per driveway permit.

### SCHOOL DISTRICT INFORMATION

<table>
<thead>
<tr>
<th>Schools Serving Zoning Site</th>
<th>Project Students From Project</th>
<th>2004-2005 Enrolled Students</th>
<th>2004-2005 Projected Students w/ Accumulated Totals</th>
<th>School Capacity</th>
<th>Number of Mobile Classrooms on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Fork ES</td>
<td>143</td>
<td>443</td>
<td>586</td>
<td>465</td>
<td>2</td>
</tr>
<tr>
<td>Wiley MS</td>
<td>72</td>
<td>794</td>
<td>866</td>
<td>723</td>
<td>5</td>
</tr>
<tr>
<td>Reynolds HS</td>
<td>96</td>
<td>1,705</td>
<td>1,801</td>
<td>1,273-1,496</td>
<td>5</td>
</tr>
</tbody>
</table>

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy GMA**
- Suburban Neighborhoods (GMA 3)

**Relevant Legacy Recommendations**
- *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.

**Relevant Area Plan(s)**
- The site is not within the boundaries of a development guide or an area plan.

**Greenway Plan Information**
- N/A
<table>
<thead>
<tr>
<th>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</th>
<th>(S)(3) - Have changing conditions substantially affected the area in the petition?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>(S)(4) - Is the requested action in conformance with Legacy?</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>Analysis of Conformity to Plans and Planning Issues</td>
<td>The proposed request is consistent with <em>Legacy</em> in that it would allow for higher density residential development at an appropriate infill location and provide a mixture of housing types.</td>
</tr>
</tbody>
</table>

## 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-2429</td>
<td>RS-9 to RM-8-S</td>
<td>Approved 11-6-00</td>
<td>North</td>
<td>19.48</td>
<td>Approval</td>
</tr>
</tbody>
</table>

## SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Units and Density</th>
<th>320 dwelling units at 7.1 units per acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td></td>
</tr>
<tr>
<td>Required</td>
<td>Proposed</td>
</tr>
<tr>
<td>17 spaces for Pool and Clubhouse</td>
<td>17 spaces</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>45’</td>
<td>45’ or less</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>70%</td>
<td>39.42%</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Chapter B, Article II, Section 2-1.2 (L) RM-8 Residential Multifamily District</td>
<td></td>
</tr>
<tr>
<td>(A) Legacy policies:</td>
<td>Generally yes</td>
</tr>
<tr>
<td>(B) Environmental Ord.</td>
<td>Yes</td>
</tr>
<tr>
<td>(C) Subdivision Regulations</td>
<td>Yes</td>
</tr>
<tr>
<td>Analysis of Site Plan Compliance with UDO Requirements</td>
<td>It is anticipated that the revised site plan will be in compliance with the requirements of the UDO.</td>
</tr>
</tbody>
</table>
PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
- Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show tentative building locations for multifamily units and all access and utility easements.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS
- All required fire hydrants shall be installed in accordance with the city of Winston-Salem Fire Department.
- Developer shall install all required storm water management devices.
- Developer shall install all improvements as per driveway permit.

PRIOR TO THE ISSUANCE OF GRADING PERMITS:
- Developer shall obtain a driveway permit from the City of Winston-Salem.
- Developer shall provide the information necessary to comply with the requirements of the Architectural Resources Documentation Requirements checklist to Historic Resources staff for the Kimel House property barn prior to demolition. This checklist is available from the City-County Planning Board staff.
- Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
- Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show tentative building locations for multifamily units and all access and utility easements.

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- All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
- Developer shall install all required storm water management devices.
- Developer shall install all improvements as per driveway permit, including:
  1. Widen Romara Drive 13' from center line with curb and gutter along property frontage with appropriate transitional tapers, with limited sidewalk section along the full frontage directly north and south of Stonington Road and between the connection of Farmhouse Trail and Augustine Heights to Romara Drive.
  2. Install a traffic signal at the intersection of Romara Drive and Jonestown Road.

OTHER REQUIREMENTS:
- Signage shall be limited to two (2) monument signs each with a maximum height of six (6) feet at the two main entrances to the project on Romara Drive.

| Site is a suitable location for higher density infill development. |
| Request will provide some mixture of housing types. |
Stonington Road will be extended to connect with Romara Drive.

Sidewalks are proposed for one side of most new streets.

**STAFF RECOMMENDATION:** APPROVAL

**NOTE:** These are staff comments only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**
Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Doug Stimmel, 601 N. Trade Street, Winston-Salem, NC 27101
- We spent a lot of time working with staff and the neighborhood.
- This is an infill site.
- This is a transitional use to the residential north of this site.
- These are "for-sale" units.
- We were not required to do a traffic study, but did one to help the neighborhood.
- The current zoning allows 218 units.
- Even though we have more units, we would generate less traffic than what is currently allowed under existing zoning.
- Storm water management is required.
- We are being asked to make improvements of curb and gutter and sidewalk along Romaro and widen the road 13' from center line. The developer has no problem widening to 13'. This road is not on the thoroughfare plan. We're being asked to do 2,100 feet. I doubt seriously if the other side of Romaro will ever get curb and gutter since it borders I-40.
- The neighborhood does not want the connection to Stonington. The petitioner would be glad to not make that connection.
- There are currently two accesses to this site.
- Our traffic is less than what would be generated under current zoning.
- We've provided sidewalks to a neighboring development around the creek and also internal sidewalks and sidewalks along a trail.
- The first time we heard about the traffic signal was this morning. The signal is about 600 feet from our first product. That's 1,800 feet off-site from the main body of our development. Our traffic is less than what is currently allowed and to ask us to be responsible for the sole cost of a traffic signal when Stonington is not connecting seems excessive.

Gabriela S. Lee, 4929 Romara Court, Winston-Salem, NC 27103
- My main concern is the water management that has not been fully addressed. I live on the west side. I border Silas Creek. The topography of that land is such that it all comes down to my site.
- My concern is that they have not addressed water management in terms of having retaining ponds on this site.
- The underpasses for Silas Creek are mainly blocked.

AGAINST:

Duane Kirschenman, 4946 Killarney Court, Winston-Salem, NC 27103
• Two of my items of concern have been taken care of, so I'll just address the other two concerns.
• One area of concern is an access easement which I currently have which runs from Romaro Court so I can have access to the southern portion of my property.
• My other concern is run off.

Montie Hamby, 4925 Romaro Court, Winston-Salem, NC  27103
• I object to this plan.
• My issues include the environmental impact. It is located on the Silas Creek and water from this site definitely reaches Silas Creek.
• Silas Creek is impaired for sediment and nutrient. It's supposed to be under water management. This project is talking about increasing the flow into Silas Creek. I can't see the first sign of silt fences or any type of erosion control.
• The other concern is the traffic. I appreciate the light and the extension, but traffic is terrible from Jonestown to Country Club to Peace Haven. It's snarled, knotted up, and hits all the traffic from Hanes Mall Boulevard and I-40.
• This was zoned single family. That's why I bought my property. There is plenty of multifamily property already existing around Jonestown.
• Is the demand there for multifamily housing or are you just making sprawl.

Gloria Anderson, 4924 Stonington Road, Winston-Salem, NC  27103
• I would like to have a sound barrier until they finish building this stuff. It will be so noisy while they're building.
• My neighbor next door put in a sprinkler system and for two weeks I had a headache.

WORK SESSION

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

1. Questions were expressed regarding the petitioner's responsibility for the entire cost of the curb & gutter, sidewalk, and traffic signal requirements. The Board discussed these items, asking for input from Transportation and Engineering staff who were present.

2. The primary reason why storm water studies are not done until after the zoning is approved is expense. They are required, but usually a developer prefers to save the cost until they are certain the zoning will be approved.

3. Russell Byrd: In cases like this where there are significant run-off problems downstream, we typically flag it at this stage and require that the developer prepare a storm water study before the grading permit is issued.

4. The petitioner is agreeable to adding a sidewalk along Romaro Drive between the two westernmost entrances which would allow all three residential areas to be connected.
MOTION: Dara Folan moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions with these additional conditions:

• Romaro Drive should be widened with curb & gutter on the side of the development.
• Sidewalk connections are to be made along Romaro Drive between the two western private street connections.
• The connection should be made at Stonington Road.
• The petitioner should add the traffic signal, but their expenses should not exceed $30,000. Any excess to that amount would be born by the City of Winston-Salem.
• The Kimel House property barn will be documented before destruction.
• Sidewalks shall be installed north and south of Stonington Drive as indicated in the conditions.

SECOND: Jerry Clark

VOTE:

FOR: Clark, Curtis, Eickmeyer, Folan, King, Mullican, Smith
AGAINST: None
EXCUSED: None

________________________________________

A. Paul Norby, AICP
Director of Planning