DOCKET #: W2794

PROPOSED ZONING:
City RS9 and MU-S
(Multiple Uses)

EXISTING ZONING:
County RS9 and MU-S

PETITIONER:
City of Winston-Salem for property owned by Brookberry Farm LLC

SCALE: 1" represents 1000'

STAFF: King

GMA: 3

ACRE(S): 121.57

MAP(S): 588858
September 21, 2005

City of Winston-Salem
  c/o Bryce Stuart, Manager
  P. O. Box 2511
  Winston-Salem, NC  27102

RE:   ZONING MAP AMENDMENT W-2794

Dear Mr. Stuart:

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
<table>
<thead>
<tr>
<th>ACTION REQUEST FORM</th>
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<tbody>
<tr>
<td>DATE: September 21, 2005</td>
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<tr>
<td>TO: The Honorable Mayor and City Council</td>
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<tr>
<td>FROM: A. Paul Norby, AICP, Director of Planning</td>
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**COUNCIL ACTION REQUEST:**

Request for Public Hearing on Zoning Map Amendment of City of Winston-Salem

**SUMMARY OF INFORMATION:**

Zoning Map Amendment of City of Winston-Salem from County RS-9 and MU-S (Multiple Uses - TWO PHASE) to City RS-9 and MU-S (Multiple Uses - TWO PHASE): property is located on the west side of Meadowlark Drive, south of Robinhood Road (Zoning Docket W-2794).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL

**FOR:** UNANIMOUS

**AGAINST:** NONE

**SITE PLAN ACTION:** CONFORMS
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 County RS-9 to City RS-9 the zoning classification of the following described property:

Tax Block 4619, Lots 32, 33A, 34A, 115A, and 36J

Section 2. This ordinance shall become effective upon adoption.
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 County MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Multifamily; Boarding or Rooming House; Planned Residential Development; Convenience Store; General Merchandise Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); ABC Store (liquor); Arts and Crafts Studio; Food or Drug Store; General Merchandise Store; Retail Store, Specialty or Miscellaneous; Building Materials Supply; Fuel Dealer; Furniture and Home Furnishings Store; Hardware Store; Outdoor Display Retail; Restaurant (with drive-through service); Shopping Center; Wholesale Trade, A; Wholesale Trade, B; Banking and Financial Services; Offices, Miscellaneous; Services, Business A; Services, Business B; Services, Personal; Bed and Breakfast; Car Wash; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Professional Office; Testing and Research Lab; Veterinary Services; Hotel or Motel; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Non-Store Retailer; Golf Course; Golf Driving Range; Recreation Services, Indoor; Recreation Services, Outdoor; Swimming Pool, Private; Theater, Indoor; Recreation Facility, Public; Child Day Care Center; Library, Public; Museum or Art Gallery; Adult Day Care Home; Child Day Care, Large Home; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; Government
Offices; Hospital or Health Center; Neighborhood Organization; Police or Fire Station; Post Office; School, Private; School, Public; Stadium, Coliseum or Exhibition Building - TWO PHASE] to City MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Multifamily; Boarding or Rooming House; Planned Residential Development; Convenience Store; General Merchandise Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); ABC Store (liquor); Arts and Crafts Studio; Food or Drug Store; General Merchandise Store; Retail Store, Specialty or Miscellaneous; Building Materials Supply; Fuel Dealer; Furniture and Home Furnishings Store; Hardware Store; Outdoor Display Retail; Restaurant (with drive-through service); Shopping Center; Wholesale Trade, A; Wholesale Trade, B; Banking and Financial Services; Offices, Miscellaneous; Services, Business A; Services, Business B; Services, Personal; Bed and Breakfast; Car Wash; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Professional Office; Testing and Research Lab; Veterinary Services; Hotel or Motel; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Non-Store Retailer; Golf Course; Golf Driving Range; Recreation Services, Indoor; Recreation Services, Outdoor; Swimming Pool, Private; Theater, Indoor; Recreation Facility, Public; Child Day Care Center; Library, Public; Museum or Art Gallery; Adult Day Care Home; Child Day Care, Large Home; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; Government Offices; Hospital or Health Center; Neighborhood Organization; Police or Fire Station; Post Office; School, Private; School, Public; Stadium, Coliseum or Exhibition Building - TWO PHASE] the zoning classification of the following described property:

Tax Block 4620, Tax Lot 204

Section 2. This Ordinance is adopted after approval of the site plan entitled City of Winston-Salem and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, to City of Winston-Salem.
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 *City of Winston-Salem*. 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 City of Winston-Salem, (Zoning Docket W-2794). 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 MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Multifamily; Boarding or Rooming House; Planned Residential Development; Convenience Store; General Merchandise Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); ABC Store (liquor); Arts and Crafts Studio; Food or Drug Store; General Merchandise Store; Retail Store, Specialty or Miscellaneous; Building Materials Supply; Fuel Dealer; Furniture and Home Furnishings Store; Hardware Store; Outdoor Display Retail; Restaurant (with drive-through service); Shopping Center; Wholesale Trade, A; Wholesale Trade, B; Banking and Financial Services; Offices, Miscellaneous; Services, Business A; Services, Business B; Services, Personal; Bed and Breakfast; Car Wash; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Professional Office; Testing and Research Lab; Veterinary Services; Hotel or Motel; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Non-Store Retailer; Golf Course; Golf Driving Range; Recreation Services, Indoor; Recreation Services, Outdoor; Swimming Pool, Private; Theater, Indoor; Recreation Facility, Public; Child Day Care Center; Library, Public; Museum or Art Gallery; Adult Day Care Home; Child Day Care, Large Home; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; Government Offices; Hospital or Health Center; Neighborhood Organization; Police or Fire Station; Post Office; School, Private; School, Public; Stadium, Coliseum or Exhibition Building - TWO
PHASE], approved by the Winston-Salem City Council the ______ day of ______________________, 20____” and signed, provided the property is developed in accordance with requirements of the MU-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. A storm water management study shall be submitted to the Public Works Department of the City of Winston-Salem for review. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
  b. Existing trees to remain shall be cordoned off as shown on the site plan.
  c. No trees shall be cut prior to erosion control devices being installed and approved. Limits of creek disturbance shall not exceed 150 linear feet. If disturbance exceeds 150 linear feet, a state water quality permit will be required.
  d. Provide professional quality 35mm black and white photographs (8”x10”) and color slides of the site, including the 2-story circa 1910 Conrad House, 3 small bungalow cottages, barns and associated farm outbuildings, and landscape elements (including the graveyard). Photographs of all exterior building/structure elevations, exterior architectural details, and landscape vistas shall be provided. Provide professional archival quality video of the overall site, including built and landscape elements. Documentation, by all methods described above, of the Gray House and all outbuildings/support structures directly associated with the Gray House will be provided at such time that ownership of the portion of the tract including the house is transferred rather than at time of initial grading permits. Planning staff will be available to determine specific elements of the site to be documented and will certify compliance with this condition to the Inspections Division. All documentation shall become part of the archival files of the Forsyth County Historic Resources Commission. Note: With regard to the graveyard on the property, the petitioner shall follow the North Carolina General Statutes (NCGS 14-148 and 14-149; NCGS 65-13).
  e. Developer shall obtain a driveway permit from the North Carolina Department of Transportation (NCDOT). NCDOT will require additional road improvements based on the discussions described in the staff report analysis and consistent with the Traffic Impact Analysis submitted by the petitioner.

• PRIOR TO SIGNING OF FINAL PLAT
  a. All documents including covenants, restrictions, and homeowners association agreements shall be recorded in the office of the Register of Deeds prior to signing final plats. Final plats must show a total common open space dedication in accordance with Planned Residential Development open space standards. Roads shall be built to City of Winston-Salem Public Works street standards.
b. Within Land Bay II, developer shall dedicate a forty (40) foot wide greenway easement to the City of Winston-Salem or Forsyth County along Reynolds Creek between the proposed loop road and the proposed right-of-way of the Northern Beltway.

- PRIOR TO THE ISSUANCE OF BUILDING PERMITS
  a. On site fire hydrant locations shall be approved by the City of Winston-Salem Fire Department or the Forsyth County Fire Department in writing to the Inspections Division.
  b. Developer shall record a final plat in the Office of the Register of Deeds. Final Plat shall show lots, common areas, private access easements and public utilities.

- 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 or the Forsyth County Fire Department.

- OTHER REQUIREMENTS
  a. Land Bays I, II, III, IV, and VII will be allowed one freestanding entrance monument sign at each main entrance. These signs will be subject to Forsyth County/Winston Salem Unified Development Ordinances section 3.2 regulations for residential development with a maximum height of eight (8) feet. Within Land Bays I, II, III, IV, and VII neighborhood identification signage, directional signage, amenity area identification signage and any other necessary signage will be allowed, with a maximum height of six (6) feet.
  b. Land Bays V and VI will be allowed one freestanding entrance monument at each entrance onto Meadowlark Drive. These signs will be subject to Forsyth County/Winston Salem Unified Development Ordinance section 3.2 regulations for mixed-use development with a maximum height of twelve (12) feet. Within Land Bays V and VI neighborhood identification signage, directional signage, amenity area identification signage and any other necessary signage will be allowed, with a maximum height of six (6) feet.
  c. The +/- 54 acre lake shown on the plan is for illustrative purposes. The size of the lake may be reduced as the design process with state and federal regulatory agencies moves forward. The lake may also be removed altogether if determined by the owner. The area of the lake shall remain as permanent open space and recreational area regardless of the results of the regulatory process.
  d. Street and sidewalk standards within the proposed development are subject to any potential revisions of the Winston-Salem Street Standards.

The following volunteered conditions are required PRIOR TO OCCUPANCY PERMITS:

- VOLUNTEERED CONDITIONS

LAND BAY I –
  1. Minor modifications to the lot layout, total number of lots, design of the lots, and design and uses within the Village Center may be approved by Planning Staff.
2. The Village Center will contain any mixture of the uses shown on sheet 2 (Village Center Plan). The intent of the Village Center is to provide services for the residents of the Brookberry community only. The Village Center will contain community recreation areas and centers for the residents of the community. The majority of the services and recreation opportunities in the Village Center will be contained within the existing barn complex located on the site. Any additional buildings constructed in this area will maintain the character of the existing buildings with building elevations and materials approved by Planning Staff prior to Building Permits. Parking in the Village Center will be provided to meet all provisions of Forsyth County/Winston Salem Unified Development Ordinances, as final uses are determined.

3. Shared parking and cross access easements are permitted.

4. Maximum number of single-family and twin home units will not exceed 365 units.

5. A maximum of 10% of the residential units shall have garages which open toward the front yard street. No more than half of those may protrude in front of the front façade of the unit.

6. A minimum of two (2) interconnecting public street connections will be made to Meadowlark Drive pending Department of Transportation review.

7. A minimum of one (1) interconnecting public street will be provided to each of the adjoining Land Bays within the subject property. A connecting stub street will be provided to parcel 2 in the Northeast.

8. Land Bay I will contain a mixture of lot sizes. The lot sizes will be mixed throughout the Land Bay.

9. All streets will be interconnected unless site conditions require the use of a cul-de-sac. The use of cul-de-sacs will be limited and only used where topography or other site conditions dictate.

10. Sidewalks and/or pedestrian trails, with a minimum width of 5 feet, will be provided at a one-foot of roadway to one-half foot of sidewalk ratio throughout Land Bay I. The pedestrian system will be designed in such a manner as to promote pedestrian travel throughout the community and link all public areas together with a series of walking and jogging connections.

11. Street trees will be provided along both sides of the street at a maximum of 60 feet on center along the major loop road through Land Bay I, as indicated on the Master Plan. Any areas where tree save is within 15 feet of the roadway or site conditions prevent, street tree planting may be suspended to allow for existing trees to remain.

12. Outdoor lighting shall be shielded and oriented as to cast no direct light onto adjacent property. Light fixtures will also have cut-offs to direct light downward and limit light above the horizontal plane.

13. Buffers to adjoining properties shall be provided per the Winston-Salem/Forsyth County Unified Development Ordinances.

**LAND BAY II –**

1. Minor modifications to the lot layout, total number of lots, and design of the lots may be approved by Planning Staff.

2. Maximum number of single-family, twin home and multi-family units will not exceed 150 units.
3. A minimum of one (1) interconnecting public street will be provided to each of the adjoining Land Bays within the subject property. A connecting stub street will be provided to the North.

4. Land Bay II will contain a mixture of lot sizes. The lot sizes will be mixed throughout the Land Bay.

5. A maximum of 10% of the residential units shall have garages which open toward the front yard street. No more than half of those may protrude in front of the front façade of the unit.

6. All streets will be interconnected unless site conditions require the use of a cul-de-sac. The use of cul-de-sacs will be limited and only used where topography or other site conditions dictate.

7. Sidewalks and/or pedestrian trails, with a minimum width of 5 feet, will be provided at a one-foot of roadway to one-half foot of sidewalk ratio throughout Land Bay II. The pedestrian system will be designed in such a manner as to promote pedestrian travel throughout the community and link all public areas together with a series of walking and jogging connections.

8. Street trees will be provided along both sides of the street at a maximum of 60 feet on center along the major loop road through Land Bay II, as indicated on the Master Plan. Any areas where tree save is within 15 feet of the roadway or site conditions prevent, street tree planting may be suspended to allow for existing trees to remain.

9. Outdoor lighting shall be shielded and oriented as to cast no direct light onto adjacent property. Light fixtures will also have a cut-offs to direct light downward and limit light above the horizontal plane.

10. Buffers to adjoining properties shall be provided per the Winston-Salem/Forsyth County Unified Development Ordinances. A minimum 100’ buffer will be provided from the right-of-way for the future Northern Beltway. Should the Northern Beltway not be constructed and be removed from the TIP, a minimum of two (2) stub streets shall be provided to the West. Developer shall demonstrate a good faith effort to provide a pedestrian connection within NCDOTs proposed Northern Beltway stream crossing of Reynolds Creek.

**LAND BAY III**

1. Minor modifications to the lot layout, total number of lots, and design of the lots may be approved by the Planning Staff.

2. Maximum number of single-family and twin home units will not exceed 300 units.

3. A minimum of one (1) interconnecting public street will be provided to each of the adjoining Land Bays within the subject property. A connecting street stub will be provided on the south western and south central portion of the property and to Woodspring Drive to the East as shown on the plan.

4. Land Bay III will contain a mixture of lot sizes. The lot sizes will be mixed throughout the Land Bay.

5. A maximum of 10% of the residential units shall have garages which open toward the front yard street. No more than half of those may protrude in front of the front façade of the unit.
6. All streets will be interconnected unless site conditions require the use of a cul-de-sac. The use of cul-de-sacs will be limited and only used where topography or other site conditions dictate.

7. Sidewalks and/or pedestrian trails, with a minimum width of 5 feet, will be provided at a one-foot of roadway to one-half foot of sidewalk ratio throughout Land Bay III. The pedestrian system will be designed in such a manner as to promote pedestrian travel throughout the community and link all public areas together with a series of walking and jogging connections.

8. Street trees will be provided along both sides of the street at a maximum of 60 feet on center along the major loop road through Land Bay III, as indicated on the Master Plan. Any areas where tree save is within 15 feet of the roadway or site conditions prevent, street tree planting may be suspended to allow for existing trees to remain.

9. Outdoor lighting shall be shielded and oriented as to cast no direct light onto adjacent property. Light fixtures will also have cut-offs to direct light downward and limit light above the horizontal plane.

10. Buffers to adjoining properties shall be provided per the Winston-Salem/Forsyth County Unified Development Ordinances. A minimum 100’ buffer will be provided from the right-of-way for the future Northern Beltway. Should the Northern Beltway not be constructed and be removed from the TIP, a minimum of two (2) stub streets shall be provided to the West.

LAND BAY IV - TWO PHASE

1. The Final Development Plan shall be consistent with the following conditions:

2. Maximum number of single-family, twin home, duplex, and multi-family units will not exceed 385 units or a density of 12.0 units per acre. However should the proposed Robinhood Road area MAC, as identified in Legacy, be relocated the maximum density of Land Bay IV shall be four (4) units per acre.

3. A minimum of one (1) interconnecting public street will be provided to each of the adjoining Land Bays within the subject property. A connecting street stub will be provided for Parcel (1) on the Northern portion of the property and to Lyndale Drive to the West.

4. Land Bay IV will contain a mixture of lot sizes and/or product types. The lot sizes will be mixed throughout the Land Bay.

5. A maximum of 10 % of the residential units shall have garages which open toward the front yard street. No more than half of those may protrude in front of the front façade of the unit.

6. All streets will be interconnected unless site conditions require the use of a cul-de-sac. The use of cul-de-sacs will be limited and only used where topography or other site conditions dictate.

7. Sidewalks and/or pedestrian trails, with a minimum width of 5 feet, will be provided at a one-foot of roadway to one-half foot of sidewalk ratio throughout Land Bay IV. The pedestrian system will be designed in such a manner as to promote pedestrian travel throughout the community and link all public areas together with a series of walking and jogging connections.
8. Outdoor lighting shall be shielded and oriented as to cast no direct light onto adjacent property. Light fixtures will also have cut-offs to direct light downward and limit light above the horizontal plane.
9. Buffers to adjoining properties shall be provided per the Winston-Salem/Forsyth County Unified Development Ordinances.

**LAND BAY V - TWO PHASE**

1. The Final Development Plan shall be consistent with the following conditions:
2. Maximum allowable square footage for Business and Personal Services Uses shall be 40,000 square feet.
3. Maximum allowable square footage for Institutional and Public Uses shall be 40,000 square feet.
4. Maximum allowable square footage for Retail and Wholesale Trade Uses shall be 40,000 square feet.
5. Maximum allowable square footage for Recreational Uses shall be 40,000 square feet.
6. The mixture of uses between Business and Personal Services Uses, Institutional and Public Uses, Retail and Wholesale Trade Uses and Recreational Uses will not exceed the maximum square footage stated for each use above. The total combined square footage allowable for the non-residential portion of Land Bay V shall not exceed 40,000 square feet. The square footages for each use may be mixed in any combination.
7. Maximum number of Residential Units including single-family, twin home, duplex, and multifamily units will not exceed 840 units or a density of 12.0 units per acre of the entire Land Bay V area.
8. The maximum square footages and number of residential units may be reduced.
9. A maximum of 10% of the residential units shall have garages which open toward the front yard street. No more than half of those may protrude in front of the front façade of the unit.
10. A minimum of two (2) uses will be provided within Land Bay V.
11. A minimum of 20 percent of the land area for Land Bay V will be devoted to multi-family housing.
12. On street parallel and angled parking may be provided along all streets. All parking will meet all applicable standards of the Forsyth County/Winston Salem Unified Development Ordinances.
13. With the exception of on-street parking, vehicles will be parked behind or between buildings, never between buildings and the roadway curb, nor closer to the street then the abutting building elevations nearest the street.
14. Buildings will be placed adjacent to roadways with a maximum setback of 10’ from the right-of-way. The architectural front elevations and main building entrances will face major roads.
15. Streets will link in an informal grid network and be part of and contribute to the pedestrian system of walkways and open space amenities. The use of dead end streets will be limited and only used where topography or other site conditions dictate.
16. No single building shall exceed 40,000 square feet. Buildings that do not share walls and are linked together by awnings, covered walkways, trellises or other architectural means may be counted as separate structures.
17. Buildings shall have a maximum of 4 stories.
18. Buildings located in such a manner as to terminate an axis or site line shall have architectural features or be designed in such a way as to visually reinforce the axis.

19. Shared parking and cross access easements are permitted.

20. Dumpster and/or trash compactor locations can be added as necessary. Dumpsters and/or trash compactors shall be screened per the Forsyth County/Winston Salem Unified Development Ordinances section 3-4.6.

21. Sidewalks, with a minimum 5 feet width, will be provided along both sides of all public streets throughout Land Bay V.

22. Street trees will be provided along both sides of all public streets at a maximum of 60 feet on center, throughout Land Bay V, as indicated on the Master Plan.

23. Outdoor lighting shall be shielded and oriented as to cast no direct light onto adjacent property. Light fixtures will also have cut-offs to direct light downward and limit light above the horizontal plane.

24. A minimum of one (1) interconnecting public street will be provided to each of the adjoining Land Bays within the subject property.

25. A connecting street stub will be provided on the Northern and southwestern portion of the Land Bay V.

**LAND BAY VI - TWO PHASE**

1. The Final Development Plan shall be consistent with the following conditions:

2. 300,000 sf of Retail, Wholesale Trade, and service uses will be permitted only if the Metro Activity Center (MAC) as identified in Legacy is relocated to the Shallowford interchange with the Northern Beltway. Otherwise non-residential development shall be limited to a maximum of 100,000 sf of retail and service uses and a maximum of 200,000 sf of office uses.

3. If multi-family residential units are provided, the number of units will be determined by reducing the allowable square footage of Retail and Wholesale Trade Uses by 500 square feet and/or reducing the allowable square footage of Business and Personal Services Uses/Institutional and Public Uses/Recreational Uses by 1000 square feet for each residential unit allowed. If a total of 300,000 square feet is used for Business and Personal Services Uses, Institutional and Public Uses, Retail and Wholesale Trade Uses and Recreational Uses no residential units will be allowed unless provided above the ground floor retail and provided with adequate parking.

4. Maximum allowable square footage for Institutional and Public Uses shall be 150,000 square feet.

5. Maximum allowable square footage for Recreational Uses shall be 100,000 square feet.

6. The mixture of uses between Business and Personal Services Uses, Institutional and Public Uses, Retail and Wholesale Trade Uses and Recreational Uses will not exceed the maximum square footage stated for each use above. The total combined square footage allowable for the non-residential portion of Land Bay VI shall not exceed 300,000 square feet. The square footages for each use may be mixed in any combination.

7. Maximum number of Residential Units, to be all multi-family units, will not exceed 360 units or a density of 12.0 units per acre of the entire Land Bay VI area.

8. The maximum square footages and number of residential units may be reduced.
9. On street parallel and angled parking may be provided along all streets. All parking will meet all applicable standards of the Forsyth County/Winston Salem Unified Development Ordinances.

10. Buildings will be placed lining Meadowlark Drive in such a manner as to screen parking areas behind the buildings. Any parking visible from Meadowlark Drive will be screened with landscaping, walls, or fences or a combination of any or all of the treatments.

11. No single building shall exceed 80,000 square feet. Buildings that do not share common walls and are linked together by awnings, covered walkways, trellises or other architectural means may be counted as separate structures.

12. Buildings shall have a maximum of 4 stories.

13. Buildings located in such a manner as to terminate an axis or site line shall have architectural features or be designed in such a way as to visually reinforce the axis.

14. Shared parking and cross access easements are permitted.

15. Dumpster and/or trash compactor locations can be added as necessary. Dumpsters and/or trash compactors shall be screened per the Forsyth County/Winston Salem Unified Development Ordinances section 3-4.6.

16. Sidewalks, with a minimum 5 feet width, will be provided along both sides of all public streets throughout Land Bay VI.

17. Street trees will be provided along both sides of the main street at a maximum of 60 feet on center, throughout Land Bay VI, as indicated on the Master Plan.

18. Outdoor lighting shall be shielded and oriented as to cast no direct light onto adjacent property. Light fixtures will also have a cut-offs to direct light downward and limit light above the horizontal plane.

19. A connecting street stub will be provided for Parcel (61) on the Southern portion of Land Bay VI and to the public park to the East.

LAND BAY VII - TWO PHASE

1. The Final Development Plan shall be consistent with the following conditions:

2. A minimum of two (2) connecting street stubs will be provided to adjoining properties.

3. Density not to exceed 8 units/acre overall, with multifamily units being placed along the eastern portion of site nearest the proposed Beltway, and single family units in western portion of property.

4. Land Bay VII will be accessed from Ketner Road on the western boundary of the property.

5. Land Bay VII may contain a mixture of lot sizes and/or product types.

6. All streets will be interconnected unless site conditions require the use of a cul-de-sac. The use of cul-de-sacs will be limited and only used where topography or other site conditions dictate.

7. Sidewalks and/or pedestrian trails, with a minimum width of 5 feet, will be provided at a one-foot of roadway to one-half foot of sidewalk ratio throughout Land Bay VII. The pedestrian system will be designed in such a manner as to promote pedestrian travel throughout the community and link all public areas together with a series of walking and jogging connections.

8. Street trees will be provided along both sides of the major street or streets at a maximum of 60 feet on center. Any areas where tree save is within 15 feet of the roadway or site
conditions prevent, street tree planting may be suspended to allow for existing trees to remain.

9. Outdoor lighting shall be shielded and oriented as to cast no direct light onto adjacent property. Light fixtures will also have cut-offs to direct light downward and limit light above the horizontal plane.

10. Buffers to adjoining properties shall be provided per the Winston-Salem Zoning Ordinance.
CITY-COUNTY PLANNING BOARD STAFF  
STAFF REPORT FOR: Docket # W-2794  
September 8, 2005

<table>
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<tr>
<th>Docket #</th>
<th>W-2794</th>
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<tbody>
<tr>
<td>Staff</td>
<td>Aaron King</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Brookberry Farm, LLC</td>
</tr>
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| Subject Property | Tax Lot 32C, 33A, 34A, 36J, and 115A /Tax Block 4619  
                 Tax Lot 204/Tax Block 4620 |
| Type of Request| Zoning Conversion |
| Proposal      | The petitioner is requesting to amend the Official Zoning Maps for the subject property from County MU-S and RS-9 to City MU-S and RS-9. |

**GENERAL SITE INFORMATION**

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Meadowlark Drive, south of Robinhood Road</th>
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<tr>
<td>Site Acreage</td>
<td>Approximately ± 121.57 acres</td>
</tr>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
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</tbody>
</table>
| Analysis      | The review for this case focuses on the zoning conversion from County zoning jurisdiction to Winston-Salem zoning jurisdiction triggered by the pending annexation of the subject properties. The Planning Board’s role in reviewing this petition pertains only to the zoning jurisdiction. The decision to annex the property will be made by the Winston-Salem City Council with agreement by the property owners.  
This proposal will not change the permitted uses of the subject property, but will reclassify the newly incorporated property from its Forsyth County zoning classification to the equivalent City of Winston-Salem zoning classification. The two zoning classifications are equivalent and there are no changes in development rights or constraints. |

**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.
PUBLIC HEARING

FOR:  None

AGAINST:  None

WORK SESSION

MOTION:  Paul Mullican moved approval of the zoning map amendment.
SECOND:  Jerry Clark
VOTE:
   FOR:  Clark, Curtis, Eickmeyer, Glenn, King, Mullican, Smith
   AGAINST:  None
   EXCUSED:  None

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A. Paul Norby, AICP
Director of Planning