



**DOCKET #:** W2604

**PROPOSED ZONING:**  
Site Plan Amendment

**EXISTING ZONING:**  
RM8-S (Congregate Care Facility)

**PETITIONER:**  
Carver Road Church of Christ

**SCALE:** 1" represents 400'

**STAFF:** Hall

**GMA:** 3

**ACRE(S):** 5.41

**MAP(S):** 642874



February 19, 2003

Carver Road Church of Christ  
c/o Simon S. Johnson  
4381 Carver School Road  
Winston-Salem, NC 27105

RE: ZONING MAP AMENDMENT W-2604

Dear Mr. Johnson:

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 Members 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

**ACTION REQUEST FORM**

**DATE:** February 19, 2003  
**TO:** The Honorable Mayor and Council Members  
**FROM:** A. Paul Norby, AICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of Carver Road Church of Christ

**SUMMARY OF INFORMATION:**

Zoning map amendment of Carver Road Church of Christ from RM-8-S (Congregate Care Facility) to Site Plan Amendment: property is located on the south side of Lansing Drive, west of Carver School Road (Zoning Docket W-2604).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Carver Road Church of Christ, Docket W-2604

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

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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 RM-8-S (Congregate Care Facility) to Site Plan Amendment the zoning classification of the following described property:

Tax Block 3230, Tax Lots 24P, 24Q, and 24R

Section 2. This Ordinance is adopted after approval of the site plan entitled Carver Road Church of Christ and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, to Carver Road Church of Christ.

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 Carver Road Church of Christ. 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 Carver Road Church of Christ, (Zoning Docket W-2604). 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 (Congregate Care Facility - Site Plan Amendment), 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 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 of the City of Winston-Salem.
  
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  - a. On site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.
  - b. Developer shall dedicate a 40 foot wide greenway easement centered on Brushy Fork Creek.
  
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  - a. All required storm water management devices shall be installed.
  - b. Developer shall widen Lansing Drive eighteen (18) feet from centerline with curb and gutter and sidewalk along the entire frontage of the property. There shall be a pedestrian connection provided from the sidewalk to the main building. The widening shall be installed to the specifications of the Public Works Department of the City of Winston-Salem prior to the signing of final plats.

c. All required fire hydrants shall be installed in accordance with the City Fire Department.

- **OTHER REQUIREMENTS**

a. Signage shall be limited to only one (1) freestanding monument sign on Lansing Drive limited to a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.

b. Developer shall install dumpsters in accordance with City of Winston-Salem standards.

## ZONING STAFF REPORT

**DOCKET #** W-2604  
**STAFF:** S. Chad Hall

Petitioner(s): Carver Road Church of Christ  
Ownership: Same

### **REQUEST**

From: RM-8-S Residential Multifamily District; maximum of eight units/acre  
(Congregate Care Facility)  
To: Site Plan Amendment

Acreage: 5.41 acres

### **LOCATION:**

Street: South side of Lansing Drive east of Old Carver School Road.  
Jurisdiction: City of Winston-Salem.  
Ward: Northeast.

### **SITE PLAN**

Proposed Use: Congregate Care Facility.  
Square Footage: 32,268 (10,756/floor).  
Building Height: 3 stories indicated as 36' on site plan legend; 60' Max. per Ordinance.  
Density: 7.76  
Parking: Required: 32; proposed: 32.  
Bufferyard Requirements: Type II along residential zoning.  
Vehicular Use Landscaping Standards Requirements: UDO Standards apply

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Property is currently undeveloped.  
Adjacent Uses:

North -	Small lot single family residential zoned RS-9 and Cleveland Avenue Christian Church.
East -	Forsyth Villa zoned RM-8-S.
South -	Undeveloped single family residential zoned RS-9.
West -	Undeveloped single family residential zoned RS-9.

### **GENERAL AREA**

Character/Maintenance: Mixture of residential and institutional.  
Development Pace: Moderate.

## **TRANSPORTATION**

Direct Access to Site: Lansing Drive; Carver School Road.

Street Classification: Lansing Drive – Local Road; Carver School Road – Minor Thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Carver School Road between Lansing Drive and New Walkertown Road = 7,100/16,100

Trip Generation/Existing Zoning: RM-8-S

30,570/1,000 x 2.15 (Congregate Care Trip Rate) = 65 Trips per Day

Trip Generation; Proposed Zoning: Site Plan Amendment

32,268/1,000 x 2.15 (Congregate Care Trip Rate) = 69 Trips per Day

Sight Distance: Good.

Interior Streets: Private.

Connectivity of street network: A stub to the west is provided for future connectivity.

Sidewalks: None existing; a sidewalk is indicated on the site plan along Lansing Drive.

Transit: Route 1 along Lansing Drive and Carver School Road

Bicycle Route: None

## **ANALYSIS**

The site is within the boundaries of the *Carver Road/Ogburn Station Development Guide* that identifies the site as being on the border between low-density residential uses and public/semi-public uses. Brushy Fork Creek passes through a corner of the site; a 40-foot wide greenway easement is being dedicated along the creek. The greenway, which is recommended in the development guide, will provide pedestrian and bicycle access in and through the area.

The subject site was originally rezoned to RM-8-S in case W-2400 in May of 2000. The subject property also came in for a site plan amendment in May 2002 for consideration of a site plan amendment that utilized less square footage with a two-story building as opposed to a one-story building. The current request includes slightly more overall square footage from the original proposal and features a three-story building. The new proposed building has a smaller footprint than either of the previous requests.

Although the site extends south into an area recommended for low-density development, all of the proposed development is located close to Lansing Drive near other public/semi public land uses. Staff believes the proposed three-story congregate care facility is compatible with other uses in the immediate area, and the recommended sidewalk and greenway easement will contribute positively to the neighborhood.

## **FINDINGS**

1. The subject site lies in an area that has a mixture of residential and institutional uses.
2. The site is within the boundaries of the *Carver Road/Ogburn Station Development Guide* that identifies the site as being on the border between low-density residential uses and public/semi-public uses.



3. Brushy Fork Creek passes through a corner of the site and staff recommends a 40-foot wide greenway easement be dedicated along the creek.
4. Staff believes the proposed three-story congregate care facility is compatible with other uses in the immediate area and the recommended sidewalk and greenway easement will contribute positively to the neighborhood.

### **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

- **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 of the City of Winston-Salem.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  - a. On site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.
  - b. Developer shall dedicate a 40 foot wide greenway easement centered on Brushy Fork Creek.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
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- **OTHER REQUIREMENTS**
  - a. Signage shall be limited to only one (1) freestanding monument sign on Lansing Drive limited to a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.
  - b. Developer shall install dumpsters in accordance with City of Winston-Salem standards.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: John Bost moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Arnold King

VOTE:

FOR: Avant, Bost, Clark, Doyle, King, Norwood, Powell

AGAINST: None

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A. Paul Norby, AICP  
Director of Planning