June 25, 2014

Karl Stimpson Builders, Inc.
c/o C. Aubrey Stimpson
P. O. Box 26
Pfafftown, NC  27040

Re:  Zoning Petition F-1547

Dear Mr. Stimpson:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners. You will be notified by the Board of Commissioners’ Office of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning and Development Services

pc:  Clerk to the Board of Commissioners, Forsyth County Government Center - 5th Floor, 201 N. Chestnut Street, Winston-Salem, NC  27101
FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: ______________________ AGENDA ITEM NUMBER: ______

SUBJECT:-
A. Public Hearing on zoning petition of Karl Stimpson Builders, Inc. from LB-S (Banking and Financial Services; Offices; Services A; Veterinary Services; Arts and Crafts Studio; Furniture and Home Furnishings Store; Retail Store; Recreation Services, Indoor; and Child Day Care Center) to LB-S (Banking and Financial Services; Offices; Services A; Veterinary Services; Arts and Crafts Studio; Furniture and Home Furnishings Store; Retail Store; Recreation Services, Indoor; Child Day Care Center; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Funeral Home; and Museum or Art Gallery): property is located on the southeast corner of Yadkinville Road and Pfaff Lane (Zoning Docket F-1547).

B. Ordinance amending the Forsyth County Zoning Ordinance and Official Zoning Map of the County of Forsyth, North Carolina.

C. Approval of Special Use District Permit

D. Approval of Site Plan

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-
See attached staff report.

After consideration, the Planning Board recommended approval of the rezoning petition.

ATTACHMENTS:-  X YES  ____ NO

SIGNATURE: __________________________________ DATE: ______________

County Manager
COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Karl Stimpson Builders, Inc., Docket F-1547

AN ORDINANCE AMENDING
THE FORSYTH COUNTY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE COUNTY OF FORSYTH,
NORTH CAROLINA

BE IT ORDAINED by the Board of County Commissioners of the County of Forsyth as
follows:

Section 1. The Zoning Ordinance of the Unified Development Ordinances of the County
of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North
Carolina, are hereby amended by changing from LB-S (Banking and Financial Services; Offices;
Services A; Veterinary Services; Arts and Crafts Studio; Furniture and Home Furnishings Store;
Retail Store; Recreation Services, Indoor; and Child Day Care Center) to LB-S (Banking and
Financial Services; Offices; Services A; Veterinary Services; Arts and Crafts Studio; Furniture
and Home Furnishings Store; Retail Store; Recreation Services, Indoor; Child Day Care Center;
Church or Religious Institution, Neighborhood; Government Offices, Neighborhood
Organization, or Post Office; Funeral Home; and Museum or Art Gallery) the zoning
classification of the following described property:

PIN #5897-77-9194, 5897-87-1176, 3155, and 5188

Section 2. This Ordinance is adopted after approval of the site plan entitled Pfafftown
Village, and identified as Attachment A of the Special Use District Permit issued by the Forsyth
County Board of Commissioners the _____ day of ________________, 20____ to Karl
Stimpson Builders, Inc.

Section 3. The Board of Commissioners 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 Pfafftown 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.
SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Karl Stimpson Builders, Inc. (Zoning Docket F-1547). 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 LB-S (Banking and Financial Services; Offices; Services A; Veterinary Services; Arts and Crafts Studio; Furniture and Home Furnishings Store; Retail Store; Recreation Services, Indoor, Child Day Care Center; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Funeral Home; and Museum or Art Gallery), approved by the Forsyth County Board of Commissioners the ___ day of ______________, 20 ___" and signed, provided the property is developed in accordance with requirements of the LB-S zoning district of the Zoning Ordinance of the Unified Development Ordinances of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall cordon off the proposed thirty (30) foot wide undisturbed buffeyard as shown on the site plan.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. Developer shall obtain a driveway permit from NCDOT.
  b. As volunteered by the developer, all new buildings shall be substantially in compliance with the building materials and character of existing building on the site. Meeting this condition shall be confirmed by Planning staff. (See Exhibit “A”)

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. Developer shall complete all requirements of the NCDOT Driveway Permit.
• OTHER REQUIREMENTS:
  a. A total of two (2) freestanding monument type ground signs with a maximum copy area of thirty (30) square feet with a maximum height of six (6) feet will be permitted along the entire frontage of Yadkinville Road.
  b. All dumpsters shall be screened using materials and colors which match buildings on the site.
# CITY-COUNTY PLANNING BOARD
## STAFF REPORT

<table>
<thead>
<tr>
<th><strong>PETITION INFORMATION</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Docket #</strong></td>
</tr>
<tr>
<td><strong>Staff</strong></td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
</tr>
</tbody>
</table>
| **Proposal** | The petitioner is requesting to amend the Official Zoning Maps for the subject property from LB-S (Limited Business District: Banking and Financial Services; Offices; Services, A; Veterinary Services; Arts and Crafts Studio; Furniture and Home Furnishings Store; Recreation Services, Indoor; and Retail Store) to LB-S (Limited Business District). The petitioner is requesting to add the following uses to the existing approved uses:  
  - Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization or Post Office; Furniture and Home Furnishings Store; Funeral Home; Museum or Art Gallery |
| **Neighborhood Contact/Meeting** | The application indicates no neighborhood meeting has been held. |
| **Zoning District Purpose Statement** | The LB District is primarily intended to accommodate moderately intense neighborhood shopping and service centers close to residential areas. The district is established to provide locations for businesses that serve nearby neighborhoods, including smaller business locations up to ten (10) acres in size in rural areas. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so that this district, in some instances, may serve as a transition between residential districts and other commercial districts. This district is intended for application in GMAs (Growth Management Areas) 2 (Urban Neighborhoods), 3 (Suburban Neighborhoods), 4 (Future Growth Area), and 5 (Rural Area). |
| **Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)** | (R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?  
  Yes, the site is already zoned LB-S. |

## GENERAL SITE INFORMATION

<p>| <strong>Location</strong> | Southeast corner of Yadkinville Road and Pfaff Lane |
| <strong>Jurisdiction</strong> | Forsyth County |
| <strong>Site Acreage</strong> | ± 4.26 acres |
| <strong>Current Land Use</strong> | The site is currently developed with a mixture of office and business uses. |</p>
<table>
<thead>
<tr>
<th>Surrounded Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>North</td>
<td>LB &amp; HB-S</td>
<td>Shopping Center</td>
</tr>
<tr>
<td></td>
<td>East</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>RS9</td>
<td>Single family homes</td>
</tr>
<tr>
<td></td>
<td>West</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</th>
<th>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Physical Characteristics</th>
<th>The developed site has a gentle slope downward to the east.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to Water and Sewer</td>
<td>Public water and sewer are available to the site.</td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>No known issues.</td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not located within a water supply watershed.</td>
</tr>
</tbody>
</table>

Analysis of General Site Information: The site has no apparent constraints and is suitable for development within the proposed LB-S District.

### 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>Yadkinville Road</td>
<td>Major Thoroughfare</td>
<td>850'</td>
<td>10,000</td>
<td>11,100</td>
</tr>
<tr>
<td>Pfaff Lane</td>
<td>Local street</td>
<td>147'</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Pinehill Drive</td>
<td>Local street</td>
<td>883'</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

Proposed Access Point(s): The existing development has two access points onto Yadkinville Road.

Trip Generation - Existing/Proposed: Traffic generation from the proposed uses will not be greater than existing uses.

Sidewalks: There are no sidewalks located in the general area.

Transit: Not available.

Connectivity: Once the site is fully developed there will be internal connectivity between all six buildings.

Analysis of Site Access and Transportation Information: The site has good access and staff does not anticipate any negative transportation impacts from this request.

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy GMA**

Growth Management Area 3 - Suburban Neighborhoods

**Relevant Legacy Recommendations**

- Promote the use of moderate-density residential and office as transitional uses between intense business and residential uses.
- Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.
Relevant Area Plan(s) | West Suburban Area Plan (2011)
---|---
Area Plan Recommendations | • The site is located in the Yadkinville Road/Transou Road Neighborhood Activity Center (NAC) and designated for office use.
Addressing | There are no address numbering or street naming concerns.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R) | (R)(3) - Have changing conditions substantially affected the area in the petition? No (R)(4) - Is the requested action in conformance with Legacy? Yes
Analysis of Conformity to Plans and Planning Issues | The subject request is to add the uses of Church or Religious Institution, Neighborhood Government Offices, Neighborhood Organization or Post Office, Furniture and Home Furnishings Store, Funeral Home, and Museum or Art Gallery to the existing list of permitted uses. No building or parking expansions are proposed.

The West Suburban Area Plan identifies office use for the subject property as being a part of the Yadkinville Road/Transou Road NAC. According to the staff analyses of the original approval in 1988, the main site plan consideration was to keep an appropriate vegetative and topographic buffer between the proposed development and adjacent residential properties located south, east, and west. It was also important to maintain a character and scale of development in keeping with the surrounding residential areas. Planning staff believes the current request continues to adequately address these considerations.

### 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>
<th>Staff</th>
<th>CCPB</th>
</tr>
</thead>
<tbody>
<tr>
<td>F-1531</td>
<td>LB-S to LB-S</td>
<td>Approved 5-14-12</td>
<td>Current site</td>
<td>4.26</td>
<td>Approval</td>
<td>Approval</td>
<td></td>
</tr>
<tr>
<td>F-1423</td>
<td>LB-S to LB-S</td>
<td>Approved 1-10-05</td>
<td>Current site</td>
<td>4.26</td>
<td>Approval</td>
<td>Approval</td>
<td></td>
</tr>
<tr>
<td>F-881</td>
<td>R6 (RS20) to B2-S (LB-S)</td>
<td>Approved 8-22-88</td>
<td>Current site</td>
<td>4.26</td>
<td>Approval</td>
<td>Approval</td>
<td></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>21,057 sf (total site)</td>
<td>Various locations</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>11 spaces for Church or Religious Institution</td>
<td>29 spaces for Church or Religious Institution</td>
<td></td>
</tr>
<tr>
<td>23 spaces for Office Building</td>
<td>36 spaces for Office Building</td>
<td></td>
</tr>
<tr>
<td>6 spaces Child Day Care Center</td>
<td>9 spaces for Child Day Care Center</td>
<td></td>
</tr>
<tr>
<td>2 spaces for Beauty Salon</td>
<td>8 spaces for Beauty Salon</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>40'</td>
<td>One story existing</td>
<td></td>
</tr>
<tr>
<td>Impervious Coverage</td>
<td>Maximum</td>
<td>Proposed</td>
</tr>
<tr>
<td>---------------------</td>
<td>---------</td>
<td>----------</td>
</tr>
<tr>
<td></td>
<td>75%</td>
<td>48.41%</td>
</tr>
</tbody>
</table>

**UDO Sections Relevant to Subject Request**
- Chapter B, Article II, Section 2-1.3 (G) Limited Business District
- Chapter B, Article II, Section 2-5.22 Church or Religious Institution, Neighborhood Scale

**Complies with**
(A) *Legacy policies:* Yes
(B) *Environmental Ord.* NA
(C) *Subdivision Regulations* NA

**Analysis of Site Plan Compliance with UDO Requirements**
The site plan complies with the requirements of the UDO.

**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 would give more use flexibility to the site.</td>
<td>None</td>
</tr>
<tr>
<td>The property is already zoned LB-S</td>
<td></td>
</tr>
<tr>
<td>The request remains compatible with the surrounding development pattern.</td>
<td></td>
</tr>
<tr>
<td>The request is consistent with the area plan.</td>
<td></td>
</tr>
</tbody>
</table>

**SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**
These conditions are based upon the previously approved site plan, F-1423. Some of these conditions may have already been addressed and complied with during development of the site.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall cordon off the proposed thirty (30) foot wide undisturbed bufferyard as shown on the site plan.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. Developer shall obtain a driveway permit from NCDOT.
  b. As volunteered by the developer, all new buildings shall be substantially in compliance with the building materials and character of existing building on the site. Meeting this condition shall be confirmed by Planning staff. (See Exhibit “A”)

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. Developer shall complete all requirements of the NCDOT Driveway Permit.

- **OTHER REQUIREMENTS:**
  a. A total of two (2) freestanding monument type ground signs with a maximum copy area of thirty (30) square feet with a maximum height of six (6) feet will be permitted along the entire frontage of Yadkinville Road.
  b. All dumpsters shall be screened using materials and colors which match buildings on the site.
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 petition and certified that the site plan (including staff recommended conditions) meets all code requirements if the petition is approved.
SECOND: Lynne Mitchell
VOTE:
  FOR: Unanimous
  AGAINST: None
  EXCUSED: None

According to information furnished by the Office of the Tax Assessor on June 27, 2014, the subject property was in the name of Karl Stimpson Builders, Inc.

__________________________________________
A. Paul Norby, FAICP
Director of Planning and Development Services
# Preliminary Comments and/or Recommended Conditions

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. Further, please note that additional information may be forthcoming from Departments that indicate "See Emailed Comments" or other similar phrase. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

<table>
<thead>
<tr>
<th>Project Case Number: F-1547</th>
<th>Project Title: Pfafftown Village</th>
<th>Date: May 28, 2014</th>
</tr>
</thead>
</table>

**Project Description:** Southeast corner of Yadkinville Road and Pfaff Lane

**NCDOT- Phone # - 336.747.7900 Email: skjones@ncdot.gov**
No Comments

__________________________
Signature

**WSDOT- Phone # - 336.747.6872 Email: conniej@cityofws.org**
The future cross-section for Yadkinville Road is 3 lanes with bike and ped accommodations. If new buildings are being added we would like to see sidewalk.

__________________________
Signature

**City Engineer- Phone # - 336.747.6846 Email: albertcg@cityofws.org**
No comments

__________________________
Signature

**Inspections (Zoning)- Phone # - 336.727.2626 Email: jeffv@cityofws.org**
No comments

__________________________
Signature

**Erosion Control - Phone # - 336.747.7453 Email: matthewo@cityofws.org**
An Environmental Grading and Erosion Control Permit will be required if more than 10,000 square feet is to be disturbed during construction. An Erosion and Sedimentation Control plan must be submitted and approved before the permit can be issued. Please submit this plan at least 30 days prior to the intended start date of construction.

__________________________
Signature

**Stormwater Division- Phone # - 336.747.6961 Email: josephfl@cityofws.org**
No comments

__________________________
Signature

**Fire (County)- Phone # - 336.703-2550 Email: smithbj@forsyth.cc**
No Comments

__________________________
Signature
<table>
<thead>
<tr>
<th>Department</th>
<th>Phone #</th>
<th>Email</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilities</td>
<td>336.747.7499</td>
<td><a href="mailto:mikep@cityofws.org">mikep@cityofws.org</a></td>
<td>No comments</td>
</tr>
<tr>
<td>Sanitation</td>
<td>336.748.3080</td>
<td><a href="mailto:randallb@cityofws.org">randallb@cityofws.org</a></td>
<td>No comments</td>
</tr>
<tr>
<td>Planning</td>
<td>336.747.7043/747.7068</td>
<td><a href="mailto:aaronk@cityofws.org">aaronk@cityofws.org</a></td>
<td>No comments</td>
</tr>
<tr>
<td>Forsyth County Health</td>
<td>336.703-3110</td>
<td><a href="mailto:rakesed@forsyth.cc">rakesed@forsyth.cc</a></td>
<td>No comments</td>
</tr>
<tr>
<td>Vegetation Management</td>
<td>336.748.3020</td>
<td><a href="mailto:keithf@cityofws.org">keithf@cityofws.org</a></td>
<td>No comments</td>
</tr>
<tr>
<td>Street Names/Addresses</td>
<td>336.747.7048</td>
<td><a href="mailto:benfs@cityofws.org">benfs@cityofws.org</a></td>
<td>6820 sq ft building is assigned 4654 Yadkinville Rd and the 2370 sq ft bldg. is 4662 Yadkinville Rd.</td>
</tr>
</tbody>
</table>