DOCKET #: F1531

PROPOSED ZONING: LB-S

EXISTING ZONING: LB-S

PETITIONER: Karl Stimpson Builders Inc. for property owned by Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRES: 4.26

NEAREST BLDG: 20’ east

MAP(S): 594874
April 18, 2012

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

Re: Zoning Map Amendment F-1531

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,

[Signature]

A. Paul Norby, FAICP
Director of Planning

pc: Clerk to the Board of Commissioners, Forsyth County Government Center - 5th Floor, 201 N. Chestnut Street, Winston-Salem, NC 27101
Paul Stimpson, 5710 Regents Village Drive, Winston-Salem, NC 27103
FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: _______________________ AGENDA ITEM NUMBER: ______

SUBJECT:--

A. Public Hearing on zoning map amendment 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; Recreation Services, Indoor; and Retail Store) 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; and Child Day Care Center): property is located on the southeast corner of Yadkinville Road and Pfaff Lane (Zoning Docket F-1531).

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-1531

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; Recreation Services, Indoor; and Retail Store) 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; and Child Day Care Center) 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.
COUNTY, SPECIAL USE DISTRICT PERMIT
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-1531). 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; and
Child Day Care Center), 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
     bufferyard as shown on the site plan.

• PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
  a. Developer shall obtain a driveway permit from NCDOT and make all road
     improvements and dedications of rights-of-way along Yadkinville Road in
     accordance with North Carolina Department of Transportation requirements and
     specifications.
  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”)

• 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.
<table>
<thead>
<tr>
<th>PETITION INFORMATION</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>
<tr>
<td><strong>Proposal</strong></td>
</tr>
<tr>
<td><strong>Neighborhood Contact/Meeting</strong></td>
</tr>
<tr>
<td><strong>Zoning District Purpose Statement</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</th>
<th>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Yes, the site is already zoned LB-S.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>GENERAL SITE INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location</strong></td>
</tr>
<tr>
<td><strong>Jurisdiction</strong></td>
</tr>
<tr>
<td><strong>Site Acreage</strong></td>
</tr>
<tr>
<td><strong>Current Land Use</strong></td>
</tr>
<tr>
<td>Surrounding Property Zoning and Use</td>
</tr>
<tr>
<td>-----------------------------------</td>
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<tr>
<td></td>
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<tr>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity? Yes

Physical Characteristics
The developed site has a gentle slope downward to the east.

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

Stormwater/Drainage
No known issues.

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

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>11,000</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>Pinchill 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
Existing Zoning: Retail Store use
2,349 sf / 1,000 x 44.32 (Specialty Retail Center Trip Rate) = 104 Trips per Day

Proposed Zoning: Day Care Center use
2,349 sf / 1,000 x 79.26 (Day Care Center Trip Rate) = 186 Trips per Day

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

<table>
<thead>
<tr>
<th>Legacy GMA</th>
<th>Growth Management Area 3 - Suburban Neighborhoods</th>
</tr>
</thead>
</table>
| Relevant Legacy Recommendations | - *Legacy* calls for commercial development to be focused at compact activity nodes. These developments should include some supporting residential uses and be designed to accommodate the pedestrian as well as the automobile.  
- Encourage convenient commercial services to support neighborhood needs. |
| Relevant Area Plan(s) | *West Suburban Area Plan* (2012) |
| Area Plan Recommendations | - The subject property is shown for Office Use within the Yadkinville Road / Transou Road NAC (Neighborhood Activity Center).  
- New development and redevelopment of existing commercial property in this NAC should take the form of pedestrian-oriented development with buildings oriented to Yadkinville Road and parking located to the side and rear of the buildings. |
| 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 use of Child Day Care Center to the existing list of permitted uses. The revised site plan includes the required 4,048 sf fenced playground area. No building or parking expansions are proposed.  
The recently adopted *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>
</tr>
</thead>
<tbody>
<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>
</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>4.47</td>
<td>Approval</td>
</tr>
</tbody>
</table>
## SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>21,057 sf (total site)</td>
<td>Various locations</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6 spaces for Day Care Center</td>
<td>9 spaces for Day Care Center</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>40'</td>
<td>One story existing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>75%</td>
<td>48.41%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapter B, Article II, Section 2-1.3 (G) Limited Business District</td>
</tr>
<tr>
<td>Chapter B, Article II, Section 2-5.18 Child Day Care Center Use Conditions</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Legacy policies: Yes</td>
</tr>
<tr>
<td>(B) Environmental Ord. NA</td>
</tr>
<tr>
<td>(C) Subdivision Regulations NA</td>
</tr>
</tbody>
</table>

### 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>The proposed new use of Child Day Care Center will add some additional peak hour vehicular trips.</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 buffyward as shown on the site plan.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. Developer shall obtain a driveway permit from NCDOT and make all road improvements and dedications of rights-of-way along Yadkinville Road in accordance with North Carolina Department of Transportation requirements and specifications.
  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")
• 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.
CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR F-1531
APRIL 12, 2012

PUBLIC HEARING
FOR: None
AGAINST: None

WORK SESSION
MOTION: Paul Mullican moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.
SECOND: Clarence Lambe
VOTE:
  FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger
  AGAINST: None
  EXCUSED: None

According to information furnished by the Office of the Tax Assessor on April 12, 2012, the subject property was in the name of Karl Stimpson Builders, Inc.

[Signature]
A. Paul Norby, FAICP
Director of Planning
# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

## Project Case Number: F-1531

## 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.

## Project Case Number: F-1531  Project Title: Pfafftown Village  Date: March 28, 2012

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

<table>
<thead>
<tr>
<th>Department</th>
<th>Phone #</th>
<th>Email</th>
<th>Comments</th>
</tr>
</thead>
</table>
| NCDOT                | 336.703.6600    | skjones@ncdot.gov            | Obtain NCDOT Driveway Permit. Install slip right turn lane at eastermost drive (No storage, just taper - 150°). Improve all other radii to 30°.  
(per email from Steven Jones) |
| WSDOT                | 336.747.6872    | conniec@cityofws.org         | No comments  
(per email from Connie Curtis) |
| City Engineer        | 336.747.6846    | albertcg@cityofws.org        | No Comment  
(per email from Al Gaskill) |
| City Streets Division | 336.734.1550    | robbys@cityofws.org          | No comments. NCDOT maintained street.  
(per email from Robby Stone) |
| Inspections (Zoning) | 336.727.2626    | jeffv@cityofws.org           | Add the “A” behind “Services” to read "Services A" in the list of permitted uses. Is the drive thru canopy for a proposed bank?  
(per email from Jeff Vaughn) |
| Inspections (Erosion Control) | 336.727.2388 | josephf@cityofws.org | A land disturbing permit shall be required if greater than 10,000 sq.ft of area is disturbed during any construction activity.  
(per email from Joe Fogarty) |
### Stormwater Division
Phone #: 336.747.6961 Email: josephf@cityofws.org
No comment

**Signature**

### Fire (County)
Phone #: 336.703-2550 Email: smithbj@forsyth.cc
"No Comment"
(per email from Anthony Stewart)

**Signature**

### Utilities
Phone #: 336.747.7499 Email: courtneyd@cityofws.org
"Subject to Utilities plan review for permits and/or authorization to construct. Existing water and/or sewer connections may require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main."
(per email from Courtney Driver)

**Signature**

### Sanitation
Phone #: 336.748.3080 Email: christc@cityofws.org

**Signature**

### Planning
Phone #: 336.747.7043/747.7068 Email: aaronk@cityofws.org
"Potential for redesign of drop-off area: angled parking with one-way circulation to where the passenger side of the vehicle would be adjacent to the front of the building- this would reduce the amount of kids crossing the travel lane between the parking lot and building."
(per email from Aaron King)

**Signature**

### Forsyth County Health Department
Phone #: 336.703-3110 Email: rakescd@forsyth.cc

**Signature**

### Vegetation Management
Phone #: 336.748.3020 Email: keithf@cityofws.org

**Signature**

### Street Names/Addresses
Phone #: 336.747.7048 Email: benfs@cityofws.org
"No address numbering or street naming concerns."
(per email from Ben Stamey)

**Signature**