PROPOSED ZONING:
HB-S Two-Phase and RM18-S and RM18-S
Site Plan Amendment

EXISTING ZONING:
HB-S Two-Phase, RM8-S, and RM18-S

PETITIONER:
Keystone Group, Inc. and K L Holdings LLC for property owned by Same

SCALE: 1" represents 400'
STAFF: Roberts
GMA: 3
ACRES: 20.27
NEAREST BLDG: 50' west
MAP(S): 654830
September 21, 2011

Keystone Group, Inc. and K L Holdings LLC
c/o W. Scott Wallace
3708 Alliance Drive
Greensboro, NC 27407

RE: ZONING MAP AMENDMENT F-1527

Dear Mr. Wallace:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners.

When the rezoning is scheduled for public hearing, you will be notified by Carla Holt, Clerk to the Forsyth County Board of Commissioners, of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

pc: Carla Holt, Clerk to the Board, 201 North Chestnut Street, Winston-Salem, NC 27101
MEETING DATE: ____________________ AGENDA ITEM NUMBER: ______

SUBJECT:-

A. Public Hearing on zoning map amendment of Keystone Group, Inc. and K I. Holdings LLC from HB-S [Convenience Store; Food or Drug Store; Furniture & Home Furnishings Store; Retail Store; Restaurant (without drive-through service); Services, A; and Recreation Services, Indoor - TWO PHASE] and RM8-S (Residential, Multifamily District - 8 dwelling units per acre maximum density; Residential Building, Townhouse) to RM18-S (Residential Building, Multifamily; Residential Building, Townhouse; and Residential Building, Duplex) and HB-S [Agricultural Production, Crops; Agricultural Production, Livestock; Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food and Drug Store; Fuel Dealer; - CONTINUED ON NEXT PAGE -

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
- ACTION REQUEST FORM CONTINUED -

Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Banking and Financial Services; Bed and Breakfast; Building Contractor, General; Car Wash; Funeral Home; Hotel or Motel; Motor Vehicle, Rental and Leasing; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Golf Course; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Recreation Vehicle Park; Theater, Drive-In; Theater, Indoor; Academic Biomedical Research Facility; Animal Shelter; Academic Medical Center; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Police or Fire Station; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Utilities - TWO PHASE] and RM18-S site plan amendment; property is located on the south side of Thomasville Road between Rex Road and the Davidson County Line (Zoning Docket F-1527).

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 Amendment

E. Approval of Site Plan
COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Keystone Group, Inc. and
K L Holdings LLC, Docket F-1527

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 HB-S [Convenience Store; Food or Drug Store; Furniture & Home Furnishings Store; Retail Store; Restaurant (without drive-through service); Services, A; and Recreation Services, Indoor - TWO PHASE] and RM8-S (Residential, Multifamily District - 8 dwelling units per acre maximum density; Residential Building, Townhouse) to RM18-S (Residential Building, Multifamily; Residential Building, Townhouse; and Residential Building, Duplex) and HB-S [Agricultural Production, Crops; Agricultural Production, Livestock; Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food and Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Banking and Financial Services; Bed and Breakfast; Building Contractor, General; Car Wash; Funeral Home; Hotel or Motel; Motor Vehicle, Rental and Leasing; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Golf Course; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Recreation Vehicle Park; Theater, Drive-In; Theater, Indoor; Academic Biomedical Research Facility; Animal
Shelter; Academic Medical Center; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Police or Fire Station; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Utilities - TWO PHASE] and RM18-S site plan amendment the zoning classification of the following described property:

PIN #6853-51-0770; #6853-51-3193; #6853-50-9819; #6853-50-8751; and #6853-60-0700

Section 2. This Ordinance is adopted after approval of the site plan entitled Wallburg Landing Apt. Homes, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the ______ day of ________________, 20______ to Keystone Group, Inc. and K L Holdings LLC.

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 Wallburg Landing Apt. Homes. 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 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 Keystone Group, Inc. and K L Holdings LLC (Zoning Docket F-1527). 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 RM18-S (Residential Building, Multifamily; Residential Building, Townhouse; and Residential Building, Duplex) and HB-S [Agricultural Production, Crops; Agricultural Production, Livestock; Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food and Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Banking and Financial Services; Bed and Breakfast; Building Contractor, General; Car Wash; Funeral Home; Hotel or Motel; Motor Vehicle, Rental and Leasing; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Golf Course; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Recreation Vehicle Park; Theater, Drive-In; Theater, Indoor; Academic Biomedical Research Facility; Animal Shelter; Academic Medical Center; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Police or Fire Station; School, Vocational or Professional; Stadium, Coliseum, or Exhibition
PHASE] and RM18-S site plan amendment, 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 RM18-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:

Note: These conditions are based upon the previously approved site plan, F-1510. Some of these conditions may have already been addressed and complied with during development of the site.

• PRIOR TO THE ISSUANCE OF ANY PERMITS:
  a. Developer shall obtain all necessary permits from the NC Division of the Environment and Natural Resources (DENR).

• PRIOR TO THE ISSUANCE OF GRADING PERMITS:
  a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit.

• 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 the multifamily buildings and all access and utility easements.
  b. The proposed buildings shall be in substantial conformance with the submitted elevations labeled “Exhibit A” as verified by planning staff.

• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
  a. All required improvements of the NCDOT driveway permit shall be completed.
  b. Developer shall install a 30’ Type III buffer yard rather than a 30’ Type II buffer yard, as shown on site plan, along the western property line wherever any grading encroaches into the 50’ building setback area.
  c. As volunteered by the petitioner, the site shall have a cobblestone entrance, as shown in supplemental information package titled “Wallburg Landing Apartments.”

• OTHER REQUIREMENTS:
  a. As volunteered by the petitioner, proposed signage shall be of brick construction, consistent with signage shown in supplemental information package titled “Wallburg Landing Apartments”.

F-1527 September 2011
<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>
<tr>
<td><strong>Proposal</strong></td>
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<tr>
<td></td>
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<tr>
<td></td>
</tr>
<tr>
<td>Neighborhood Contact/Meeting</td>
</tr>
<tr>
<td>-----------------------------</td>
</tr>
</tbody>
</table>
| Zoning District Purpose Statement | RM18 – The RM-18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is appropriate for Growth Management Areas 1 (Center City) and 2 (Urban Neighborhoods), and may be suitable for Growth Management Area 3 (Suburban Neighborhoods) and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available and the site has direct access to a minor or major thoroughfare. 

HB - The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in GMAs (Growth Management Areas) 2 (Urban Neighborhoods), 3 (Suburban Neighborhoods), and 4 (Future Growth 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 proposal is consistent with the purpose statements of both proposed districts in that the site is currently zoned RM18-S and HB-S, is located in GMA 3 and has direct access onto Thomasville Road, which is a major thoroughfare. |

**GENERAL SITE INFORMATION**

<table>
<thead>
<tr>
<th>Location</th>
<th>South side of Thomasville Road between Rex Road and the Davidson County Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Forsyth County</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 20.27 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>A small portion of the site in the southeast corner along Wallburg Landing Drive, is commercially developed. The remainder of the site is either undeveloped, under construction for multifamily, or developed with multifamily residential.</td>
</tr>
</tbody>
</table>
### Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>LB &amp; RS20</td>
<td>Business use and single family homes</td>
</tr>
<tr>
<td>East</td>
<td>HB-S, IP &amp; RS-20</td>
<td>Convenience store, neighborhood scale church, and single family homes</td>
</tr>
<tr>
<td>South</td>
<td>Commercial and single family residential (Davidson County zoning)</td>
<td>Shopping center and undeveloped property</td>
</tr>
<tr>
<td>West</td>
<td>AG, RM8-S &amp; LB</td>
<td>Single family homes, townhomes and convenience store</td>
</tr>
</tbody>
</table>

### Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)

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

The proposed three story residential buildings will be generally compatible with the surrounding land uses. The approved plan includes a condition, which is also included in this request, which increases the buffer yard from a Type II to a Type III along the western property line wherever any grading encroaches into the 50' building setback area.

### Physical Characteristics

The majority of the site has been cleared and it has a moderate slope downward to the mid western portion of the site.

### Proximity to Water and Sewer

Public water and sewer are available.

### Stormwater/Drainage

The developer will need to obtain NC Water Quality approval for stormwater.

### Watershed and Overlay Districts

The site is not located within a water supply watershed.

### Analysis of General Site Information

The site includes no regulatory floodplains or watersheds and appears to be suitable for the proposed improvements.

### 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>Thomasville Road</td>
<td>Major Thoroughfare</td>
<td>1,557'</td>
<td>10,000</td>
<td>16,100</td>
</tr>
<tr>
<td>Rex Road</td>
<td>Local Street</td>
<td>365'</td>
<td>250</td>
<td>NA</td>
</tr>
<tr>
<td>Wallburg Landing Drive</td>
<td>Private Street</td>
<td>±410'</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Overline Drive</td>
<td>Private Street</td>
<td>±180'</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

Proposed Access Point(s): Two main entrances onto Thomasville Road at Wallburg Landing Street and Wallburg Landing Drive and a connection to the adjacent shopping center to the south at Overline Drive.
| Planned Road Improvements | The *Winston-Salem Urban Area Comprehensive Transportation Plan Highway Map* indicates that Thomasville Road (NC Highway 109) is recommended as a 2-lane undivided facility with curb and gutter and sidewalks. The preferred alternative for the proposed Future NC Highway 109 has been chosen, and it will be on a new alignment than the existing route. |
| Trip Generation - Existing/Proposed | **Existing Zoning: RM8-S & HB-S**  
240 units x 6.59 (Multi-family Trip Rate) = 1,582 Trips per Day +  
approximately 1.24 acres of HB-S TWO PHASE zoned properties.  

**Proposed Zoning: RM18-S and HB-S TWO PHASE**  
276 units x 6.59 (Multi-family Trip Rate) = 1,819 Trips per Day +  
approximately 4.24 acres of HB-S TWO PHASE zoned properties. |
| Sidewalks | The request includes internal sidewalks. |
| Transit | Not available. |
| Connectivity | Planning staff recommends a vehicular connection from the subject property to Rex Road to align with Rex Court. As of this writing, the petitioner has not demonstrated why this connection cannot be made. |
| Traffic Impact Study (TIS) | No TIS is required. |
| Analysis of Site Access and Transportation Information | The originally approved site plan (F-1332) consisted of a comprehensively designed site with good internal and external connectivity. This included a vehicular connection to Rex Road. The internal connection between the HB-S zoned portion of the site at the corner of Rex Road and Thomasville Road and the adjacent RM18-S zoned site, was lost during the second rezoning case on this site (F-1510). The current request restores said internal connection but does not include the previously approved external connection to Rex Road. While the southern portion of the site has very good external connectivity with three points of access, the northern portion leaves four, three story 33 unit multifamily buildings with only one access point. WSDOT also supports a connection to Rex Road. The request currently meets County Fire's minimum requirements for points of ingress/egress; however, the additional access point onto Rex Road would improve site connectivity which is beneficial in responding to fire/E911 calls. It would also be useful if an event such as a water line collapse blocked off a portion of the development. *Legacy* recommends greater connectivity between residential streets. Staff supports making the vehicular connection to Rex Road and believes that it is feasible to do so. |

### CONFORMITY TO PLANS AND PLANNING ISSUES

| *Legacy GMA* | Growth Management Area 3 - Suburban Neighborhoods |
| Relevant *Legacy* Recommendations | • Provide a variety of quality housing types in all parts of the community.  
• Locate higher density developments at activity centers and along transit corridors. |
New streets in residential areas must be designed to accommodate all users. Greater connectivity between residential streets would distribute the total traffic, ease congestion and make movement easier for all modes of transportation.

**Relevant Area Plan(s)**

*South Suburban Area Plan (2011)*

**Area Plan Recommendations**

The site is located east of the Willard/Thomasville Road Neighborhood Activity Center. The Plan recommends Commercial and High-Density Residential use (12+ du/acre) on the 20.27 acre site. Commercial use is proposed immediately east of Rex Road and north of the Davidson County Line with High-Density Residential use between the two commercial areas.

**Addressing**

There are no addressing 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?

See comments above in the Analysis of Site Access and Transportation Information section.

**Analysis of Conformity to Plans and Planning Issues**

The subject request essentially consists of three sections. The first section is to rezone lot 5 in the northwest corner of the site at the intersection of Thomasville Road and Rex Road from HB-S TWO PHASE and RM8-S to RM18-S in order to construct an additional three story, 33 unit multifamily building. Planning staff supports this request but does recommend flipping the proposed parking and building locations in order to accommodate a vehicular connection onto Rex Road. See comments above in the Analysis of Site Access and Transportation Information section.

The second section is a site plan amendment for the existing RM18-S zoned portion in order to slightly redesign this area to blend in with the area noted above in the first section. Also, a proposed nine unit multifamily building would be converted into a 12 unit building. This would bring the total number of proposed multifamily units to 276 compared to the 240 units which are shown on the approved plan. Planning staff supports this redesign and the density is still below 18 units per acre.

The third section is a rezoning of the HB-S TWO PHASE zoned parcels in the southeastern portion of the site in order to add 48 uses to the seven approved uses. The additional uses include: Restaurant (with drive-through service); Offices; Fuel Dealer; Hotel or Motel; and Stadium, Coliseum, or Exhibition Building etc. The use of Transmission Tower has been removed. Planning staff supports the proposed inclusion of additional uses.
### 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-1510</td>
<td>RM8-S &amp; HB-S to RM18-S</td>
<td>Approval 3-20-09</td>
<td>Included portion of site</td>
<td>14.01</td>
<td>Approval</td>
</tr>
<tr>
<td>F-1332</td>
<td>AG to HB-S &amp; RM8-S</td>
<td>Approved 2-12-01</td>
<td>Included current site</td>
<td>21.9</td>
<td>Denial</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>RM18-S - 3,000 sf clubhouse + 348,561 sf of multifamily residential HB-S TWO PHASE – No proposed site plan, will review at the Final Development Plan stage.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Units (by type) and Density</th>
<th>276 multifamily units on 17.12 acres = 16.12 units per acre</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Parking (for RM18-S portion)</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td>485 spaces</td>
<td>510 spaces</td>
<td></td>
<td>90° head end</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height (for RM18-S portion)</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>60’</td>
<td>3 stories</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage (for RM18-S portion)</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>80%</td>
<td>47%</td>
<td></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 2-1.2 (N) RM18 Residential, Multifamily District</td>
</tr>
<tr>
<td>Chapter B, Article II, Section 2-5.64 Residential Building, Multifamily use conditions (F)</td>
</tr>
<tr>
<td>Chapter B, Article II, Section 2-1.3 (I) Highway Business District</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
<th>(A) Legacy policies:</th>
</tr>
</thead>
<tbody>
<tr>
<td>See comments above in the Analysis of Site Access and Transportation Information section.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(B) Environmental Ord.</th>
<th>NA</th>
</tr>
</thead>
</table>

| (C) Subdivision Regulations | NA |

| Analysis of Site Plan Compliance with UDO Requirements | The revised 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>Request will provide higher density housing in close proximity to shopping and services.</td>
<td>The request, as submitted, does not include a connection to Rex Road.</td>
</tr>
<tr>
<td>Request is consistent with the <em>South Suburban Area Plan</em>.</td>
<td>The proposed three story multifamily buildings are larger in scale and massing that the adjacent single family homes to the west and across Thomasville Road.</td>
</tr>
<tr>
<td>The site is located along a major thoroughfare.</td>
<td></td>
</tr>
</tbody>
</table>

### SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

**Note:** These conditions are based upon the previously approved site plan, F-1510. Some of these conditions may have already been addressed and complied with during development of the site.

- **PRIOR TO THE ISSUANCE OF ANY PERMITS:**
  a. Developer shall obtain all necessary permits from the NC Division of the Environment and Natural Resources (DENR).

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit.

- **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 the multifamily buildings and all access and utility easements.
  b. The proposed buildings shall be in substantial conformance with the submitted elevations labeled “Exhibit A” as verified by planning staff.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. All required improvements of the NCDOT driveway permit shall be completed.
  b. Developer shall install a 30’ Type III bufferyard rather than a 30’ Type II bufferyard, as shown on site plan, along the western property line wherever any grading encroaches into the 50’ building setback area.
  c. As volunteered by the petitioner, the site shall have a cobblestone entrance, as shown in supplemental information package titled “Wallburg Landing Apartments.”

- **OTHER REQUIREMENTS:**
  a. As volunteered by the petitioner, proposed signage shall be of brick construction, consistent with signage shown in supplemental information package titled “Wallburg Landing Apartments.”
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-1527
SEPTEMBER 8, 2011

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, recommends staff conditions and moved approval of the Site Plan Amendment.
SECOND: Wesley Curtis
VOTE:
    FOR: Wesley Curtis, Arnold King, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger
    AGAINST: None
    EXCUSED: None

According to information furnished by the Office of the Tax Assessor on September 15, 2011, the subject property was in the name of Keystone Group, Inc. and K. L. Holdings, LLC.

A. Paul Norby, FAICP
Director of Planning
## 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 number 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-1527</th>
<th>PROJECT TITLE: Wallburg Landing Apartment Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE: September 24, 2011</td>
<td></td>
</tr>
</tbody>
</table>

**PROJECT DESCRIPTION:** South side of Thomasville Road between Rex Road and the Davidson County Line

**NCDOT** - Phone # - 336.703.6600 Email: jprhyne@ncdot.gov

"No Comment as presented. If access changes roadway improvements may be required."

(per email from Steven Jones)

**WSDOT** - Phone # - 336.747.6872 Email: conniec@cityofws.org

"No comment"

(per email from Connie Curtis)

**City Engineer** - Phone # - 336.747.6846 Email: albertcg@cityofws.org

"No Comments"

(per email from Robert Prestwood)

**City Streets Division** - Phone # - 336.734.1550 Email: robbys@cityofws.org

No Comment

**Inspections (Zoning)** - Phone # - 336.727.2626 Email: jeffv@cityofws.org

"Recheck parking spaces at Rex Rd. and Thomasville Rd. to ensure they are accessible. At the dimension, 253.09, it appears the street yard is less than 10'."

(per email from Jeff Vaughn)

**Inspections (Erosion Control)** - Phone # - 336.727.2388 Email: jeffk@cityofws.org

"Land Disturbing Permit req’d."

(per email from Jeff Kopf)

**Stormwater Division** - Phone # - 336.747.6961 Email: joseph@cityofws.org

"No Comment"

(per email from Joe Fogarty)
INTERNATIONAL SITE PLAN REVIEW COMMITTEE
Project Case Number: F-1527

Fire (County)- Phone # - 336.703-2550 Email: smithbj@forsyth.cc
“No comments.”
(per email from Brock Smith)

Utilities- Phone # - 336.747.7499 Email: courtneyd@cityofws.org
“Subject to Utilities plan review for permits and/or authorization to construct. Structures, Retaining Walls, Trees, Heavy Plantings, Cut, Fill, or other significant disturbance shall not be permitted within water and/or sanitary sewer easements. The City of Winston-Salem shall not be held responsible for the replacement of damaged or missing improvements made within the easement area. SS line should be video inspected prior to construction work being done within the SS easement, however, SHALL be video inspected after work is completed as evidence that no damage has occurred. Repair to damage of existing SS system shall be made at the expense of the owner or the owner’s contractor(s)”
(per email from Courtney Driver)

Sanitation- Phone # - 336.748.3080 Email: christe@cityofws.org

Planning- Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org
“Staff recommends providing/correcting sidewalks in the area of building #1 and over to the HB-S lots; Staff recommends making a vehicular connection to Rex Road to improve connectivity.”
(per email from Aaron King)

Vegetation Management -336.748.3020 Email: keithf@cityofws.org

Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org
“No address number or street name concerns.”
(per email from Ben Stamey)