

**DOCKET #:** F1510

**PROPOSED ZONING:**  
RM18-S

**EXISTING ZONING:**  
RM8-S & HB-S

**PETITIONER:**  
Keystone Group Inc  
for property owned  
by Same

**SCALE:** 1" represents 500'

**STAFF:** Roberts

**GMA:** 3

**ACRES:** 14.01

**NEAREST  
BLDG:** 50' west

**MAP(S):** 654830

**F**

February 25, 2009

Keystone Group, Inc.  
c/o W. Scott Wallace, President  
3708 Alliance Drive  
Greensboro, NC 27407

RE: ZONING MAP AMENDMENT F-1510

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 the Clerk to the County Commissioners, of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, FAICP  
Director of Planning

Attachment

pc: County Manager's Office  
Robert Everhart, 4423 Thomasville Road, Winston-Salem, NC 27107  
Frankie Everhart, 4409 Thomasville Road, Winston-Salem, NC 27107  
Susan Pinkston, 4745 Rex Road, Winston-Salem, NC 27107

**FORSYTH COUNTY**  
**BOARD OF COMMISSIONERS**

**MEETING DATE:** \_\_\_\_\_ **AGENDA ITEM NUMBER:** \_\_\_\_\_

**SUBJECT:-**

- A. Public Hearing on zoning map amendment of Keystone Group, Inc. from RM-8-S (Residential Building, Townhouse) & HB-S [ABC Store; Arts & Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture & Home Furnishings Store; General Merchandise Store; Hardware Store; Implement Sales & Service; Motorcycle Dealer; Nursery, Lawn & Garden Supply Store, Retail; Outdoor Display Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store, Specialty or Miscellaneous; Shopping Center; Banking & Financial Services; Building Contractors, General; Car Wash; Funeral Home; Health Services, Misc.; Kennel; Medical or Dental Lab; Medical & Surgical Offices; Motor Vehicle, Rental & Leasing; Motor Vehicle, Repair & Maintenance; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Testing & Research Lab; Veterinary Services; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Theater, Indoor; Adult Day Care Center; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Government Offices; Habilitation Facility C; Hospital or Health Center; Library, Public; Museum or Art Gallery; Police or Fire Station; Post Office; School, Vocational or Professional; Broadcast Studio; Transmission Tower; and Utilities - TWO PHASE] to RM-18-S (Residential Building, Multifamily): property is located on the south side of Thomasville Road, between Rex Road and the Davidson County line (Zoning Docket F-1510).
- 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:-**

- CONTINUED ON NEXT PAGE -



COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Keystone Group, Inc., Docket F-1510

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

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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 RM-8-S (Residential Building, Townhouse) & HB-S [ABC Store; Arts & Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture & Home Furnishings Store; General Merchandise Store; Hardware Store; Implement Sales & Service; Motorcycle Dealer; Nursery, Lawn & Garden Supply Store, Retail; Outdoor Display Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store, Specialty or Miscellaneous; Shopping Center; Banking & Financial Services; Building Contractors, General; Car Wash; Funeral Home; Health Services, Misc.; Kennel; Medical or Dental Lab; Medical & Surgical Offices; Motor Vehicle, Rental & Leasing; Motor Vehicle, Repair & Maintenance; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Testing & Research Lab; Veterinary Services; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Theater, Indoor; Adult Day Care Center; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Government Offices; Habilitation Facility C; Hospital or Health Center; Library, Public; Museum or Art Gallery; Police or Fire Station; Post Office; School,

Vocational or Professional; Broadcast Studio; Transmission Tower; and Utilities - TWO PHASE] to RM-18-S (Residential Building, Multifamily) the zoning classification of the following described property:

PIN #6853-51-5027

Section 2. This Ordinance is adopted after approval of the site plan entitled Wallburg Landing Apartment 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.

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 Apartment 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.

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 Keystone Group, Inc. (Zoning Docket F-1510). 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-18-S (Residential Building, Multifamily), 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 RM-18-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 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.”



**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	F-1510
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>
<b>Petitioner(s)</b>	Keystone Group, Inc
<b>Owner(s)</b>	Same
<b>Subject Property</b>	Portion of PIN #6853-51-5027
<b>Type of Request</b>	Special use rezoning to RM-18-S
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RM-8-S Residential, Multifamily District; 8 units per acre maximum density (Residential Building, Townhouse) and HB-S Highway Business District [ABC Store (liquor); Arts &amp; Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture &amp; Home Furnishings Store; General Merchandise Store; Hardware Store; Implement Sales &amp; Service; Motorcycle Dealer; Nursery, Lawn &amp; Garden Supply Store, Retail; Outdoor Display Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store, Specialty or Miscellaneous; Shopping Center; Banking &amp; Financial Services; Building Contractors, General; Car Wash; Funeral Home; Health Services, Misc.; Kennel; Medical or Dental Lab; Medical &amp; Surgical Offices; Motor Vehicle, Rental &amp; Leasing; Motor Vehicle, Repair &amp; Maintenance; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Testing &amp; Research Lab; Veterinary Services; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Theater, Indoor; Adult Day Care Center; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Government Offices; Habilitation Facility C; Hospital or Health Center; Library, Public; Museum or Art Gallery; Police or Fire Station; Post Office; School, Vocational or Professional; Broadcast Studio; Transmission Tower; and Utilities - TWO PHASE] <b>to</b> RM-18-S Residential, Multifamily District; 18 units per acre maximum density.</p> <p>The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Residential Building, Multifamily</li> </ul>
<b>Zoning District Purpose Statement</b>	<p>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 and 2, and may be suitable for Growth Management Area 3 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.</p>

<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes, the site is located in GMA 3 and has direct access onto Thomasville Road, which is a major thoroughfare.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	South side of Thomasville Road, between Rex Road and the Davidson County line		
<b>Jurisdiction</b>	Forsyth County		
<b>Site Acreage</b>	Approximately ± 14.01 acres		
<b>Current Land Use</b>	The site is undeveloped		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS-20	Single family homes
	East	HB-S	Undeveloped and convenience store
	South	Commercial and single family residential (Davidson County zoning)	Shopping Center and undeveloped property
	West	AG & HB-S	Single family homes and undeveloped property
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>		
	With some additional screening along the northern and western line the proposed three story residential buildings will be compatible with the surrounding land uses.		
<b>Physical Characteristics</b>	The site is partially wooded and has a moderate slope downward to the mid western portion of the site.		
<b>Proximity to Water and Sewer</b>	Forsyth County public water and sewer service are available.		
<b>Stormwater/ Drainage</b>	The developer will need to obtain NC Water Quality approval for stormwater.		
<b>Watershed and Overlay Districts</b>	The site is not within a water supply watershed.		
<b>Analysis of General Site Information</b>	The site appears to possess no development constraints and is suitable for the proposed improvements.		
<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b>		
	<ul style="list-style-type: none"> <li>• Stormwater condition</li> </ul>		

<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Thomasville Road	Major Thoroughfare	959'	10,000	16,100
Wallburg Landing Drive	Private street	25'	NA	NA
Overline Drive	Private street	160'	NA	NA
<b>Proposed Access Point(s)</b>	Main entrance onto Thomasville Road and secondary connection to Wallburg Landing Drive at its intersection with Overline Drive.			
<b>Planned Road Improvements</b>	The <i>Winston-Salem Urban Area Fiscally Constrained Transportation Plan 2004-2030</i> indicates that Thomasville Road (NC Highway 109) be widened from 2-lanes to a 4-lane divided facility with widened outside lanes, curb and gutter and sidewalks, though a final location for the road has not been determined.			
<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: RM-8-S &amp; HB-S</u>            56 units x 6.59 (Multifamily Trip Rate) = 369 Trips per Day + approximately 4.5 acres of HB-S TWO PHASE zoned outparcel properties. Because there is no site plan associated with said TWO PHASE parcels, accurate trip rates cannot be determined. However, the approved uses include high trip generating commercial uses such as: Convenience Store; Shopping Center; Banking &amp; Financial Services; and Restaurant (with drive-through service).</p> <p><u>Proposed Zoning: RM-18-S</u>            240 units x 6.59 (Multifamily Trip Rate) = 1,582 Trips per Day</p>			
<b>Sidewalks</b>	The site plan illustrates good internal pedestrian connectivity. Staff recommends the connection of a few missing links.			
<b>Transit</b>	Not available			
<b>Connectivity</b>	The approved site plan for the site includes a vehicular connection to the HB-S zoned site to the northwest which extends to Rex Road. The proposed site plan does not include this connection. Staff recommends the inclusion of this connection or at a minimum a pedestrian connection to said adjacent parcel.			
<b>Traffic Impact Study (TIS)</b>	Not required			
<b>Analysis of Site Access and Transportation Information</b>	Access to the site is adequate; staff recommends an additional vehicular and/or pedestrian connection to the adjacent HB-S zoned site to the northwest as noted above. As is noted above, accurate trip generation numbers for the existing HB-S TWO PHASE portion of the site cannot be determined. However, based upon the acreage and permitted uses of this portion of the site, the potential trip generation of the existing zoning could easily exceed that of the proposed multifamily development.			
<b>Generalized Recommended Conditions</b>	<p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>Obtain driveway permit from NCDOT</li> </ul>			

SCHOOL DISTRICT INFORMATION						
School capacity data has been requested of the school system.						
CONFORMITY TO PLANS AND PLANNING ISSUES						
<b>Legacy GMA</b>	Growth Management Plan Area 3, Suburban Neighborhoods					
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>• <i>Density</i>: One of the goals of the Growth Management Plan is to increase the intensity of development in the urban areas of Forsyth County where there is already a large public investment in roads, sewers and other infrastructure. This reduces pressure for development to sprawl into the rural areas of the County. (p. 38)</li> <li>• <i>Density</i>: Encourage higher development densities and mixed use development within the Municipal Services Area. (p. 35)</li> <li>• <i>Mixed Use</i>: Encourage new and revitalized neighborhoods that offer a variety of quality housing types, convenience to services and shopping, and foster a strong sense of community. (p. 120)</li> </ul>					
<b>Relevant Area Plan(s)</b>	The site is not within the boundaries of an area plan or development guide.					
<b>Other Applicable Plans and Planning Issues</b>	The Town of Wallburg and Davidson County are supportive of the request.					
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(3) - Have changing conditions substantially affected the area in the petition?</b>					
	No					
	<b>(S)(4) - Is the requested action in conformance with Legacy?</b>					
Yes						
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The subject request is to rezone 14 acres from RM8-S and HB-S TWO PHASE to RM18-S for 240 multifamily residential units. Approximately 7.8 acres is currently zoned RM8-S for 56 townhouse units and 6.23 acres (including street rights-of-way) is zoned HB-S TWO PHASE. Directly south of the site is a shopping center with grocery store. Placing higher density housing in convenient proximity to services and shopping is consistent with the recommendations of <i>Legacy</i>. The site is not within the boundaries of an area plan or development guide.</p> <p>Planning staff recommends the provision of an enhanced landscaping treatment along Thomasville Road and to label existing vegetation to remain along the western property line.</p>					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1332	AG to HB-S & RM8-S	Approved 2-12-01	Included current site	21.9	Denial	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
<b>Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>
	3,000 sf clubhouse		Well centered on primary entrance view point
<b>Units (by type) and Density</b>	240 multifamily units on 14.01 acres = 17.13 units per acre		
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	<b>Layout</b>
	418 spaces	424 spaces	90° head end
<b>Building Height</b>	<b>Maximum</b>		<b>Proposed</b>
	60'		3 stories
<b>Impervious Coverage</b>	<b>Maximum</b>		<b>Proposed</b>
	80%		49.2 %
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Chapter B, Article II, Section 2-5.64 Residential Building, Multifamily use conditions, F</li> </ul>		
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy policies:</b>	Yes	
	<b>(B) Environmental Ord.</b>	NA	
	<b>(C) Subdivision Regulations</b>	NA	
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The revised site plan complies with the requirements of the UDO.		
CONCLUSIONS TO ASSIST WITH RECOMMENDATION			
<b>Positive Aspects of Proposal</b>		<b>Negative Aspects of Proposal</b>	
Request will provide higher density housing in close proximity to shopping and services.		This request would provide multi-family buildings which are larger in scale and massing (3 story, 24 units) than the approved townhouse development.	
Town of Wallburg and Davidson County are supportive of the request.			
The request is consistent with <i>Legacy</i> .			
The site is located on a major thoroughfare.			
Site will have good internal sidewalk network.			
The request will have favorable comparable trip generation rates.			
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL			
The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.			
<ul style="list-style-type: none"> <li><b><u>PRIOR TO THE ISSUANCE OF ANY PERMITS:</u></b> <ol style="list-style-type: none"> <li>Developer shall obtain all necessary permits from the NC Division of the Environment and Natural Resources (DENR).</li> </ol> </li> </ul>			

- **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.
- **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.

**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.**

Gary Roberts presented the staff report.

**PUBLIC HEARING**

FOR:

Scott Wallace, 3708 Alliance Drive, Greensboro, NC 27407

- For the past several months we have been working with staff to develop a comprehensive site plan that meets the requirements of the development ordinance, the vision of *Legacy*, and the needs of the community.
- We are here today to request that the property be rezoned to allow for the construction of a high quality apartment home community.
- The site consists of approximately 14 acres. Approximately 6.2 acres are HB-S and 7.8 acres are currently RM-8-S. We are requesting to rezone to RM-18-S.
- Last Wednesday evening we had an informal meeting with our adjoining neighbors to present and discuss the tentative site plan, review the proposed building elevation, and introduce the features of this development. We had 11 neighbors visit with us. After

discussion, our neighbors voiced several concerns. There were primarily four areas of concern: Traffic, quality of life, crime, and property values. We discussed these concerns Wednesday night, however I'd like to take a little bit of time to discuss those further.

- Submitted and discussed a booklet of information and photographs supporting his position.
- Our desire is to an attractive, safe and high quality neighborhood which will enhance the neighborhood and be an asset to the community.

#### AGAINST:

Robert Everhart, 4423 Thomasville Road, Winston-Salem, NC 27107

- The best thing to do is start off with some things I've heard since I've been here.
- I'm representing my neighbors who asked me to do this.
- When staff gets together with the construction people, please include the neighbors because we don't know what's going on.
- I heard great intentions for the property. Good intentions pave the road to a very hot place.
- The Keystone group is sometimes referred to as Wallburg Landing. Wallburg is a Davidson County township.
- This area is the Broadbay Township. This is the first indicator that our community is not a concern of Keystone's.
- In 2001, most of us didn't oppose Keystone's request for townhouses from AG at eight units/acre. Now we feel betrayed.
- This proposal will have a much greater negative impact on our neighborhood and will greatly increase traffic on an already burdened Thomasville Road.
- Approving this request will greatly change the nature of our neighborhood as well as reduce home prices. Such a reduction will impact tax rates.
- Keystone now wants our community to accept another change to 18 units/acre which will increase the number of units to five times what was previously approved for the property.
- Since 2001, nine of 70 proposed homes were completed. They were built in 2008 and nine others are only slab foundations. It took seven years to build nine units.
- We do not know why Keystone waited so long to develop the property under the 8 unit code.
- That slow progress is a concern since that was while the housing market was booming.
- Keystone chose to start building in a market that does not support property values, sales, or rentals.
- Our community has been patient.
- Banks frown on home mortgages if there are greater numbers of rental units nearby.
- Townhomes would be owner-occupied. This would mean that units would be governed by a homeowners association. There would be less traffic. One and two-story townhomes would be more compatible with surrounding one-story homes.
- We feel this proposal would have a negative effect on our neighborhood.
- There are additional policing expenses in more densely populated areas.

- There is more noise and more lighting.
- There is little room for children and teenagers to play so they will find other areas and lawns for recreation.
- We would rather have the areas zoned HB developed than these large apartments.
- This property is located in Forsyth County and we would like to know why it would make any difference to the Town of Wallburg or Davidson County as stated in the staff report.
- What has changed in the circumstances that staff would change their recommendation when they recommended denial for the last request?
- We respectfully request denial of this request.

Frankie Everhart, 4409 Thomasville Road, Winston-Salem, NC 27107

- Traffic in that area now is hazardous.
- You bring in 300 more cars there and it's just going to make it worse.
- There have been several accidents in this immediate area.
- The property value will not go up. These people are not concerned with our property value at all.

Susan Pinkston, 4745 Rex Road, Winston-Salem, NC 27107

- Regarding water runoff, how much will this be researched and at what point will the decision be made about how this will be handled?

In response, Gary Roberts noted that the site is in Forsyth County which does not have storm water management requirements like the City of Winston-Salem does. However, there is a condition that the petitioner would have to get a permit from the NC Water Quality Division for Storm Water Approval. They are showing a storm water management pond across from your property. It is about 50 feet off the property line and is the lowest portion of the site.

Scott Wallace: Within that permit process, our professional engineer will do a pre-development and a post-development evaluation. It's our responsibility not to increase the runoff from pre-development to post-development. The storm water pond will be built to retain the storm water and disperse it at a rate which will not impact your property.

## **WORK SESSION**

During discussion by the Planning Board, the following points were made:

1. In response to a question from Chairman King, the petitioner indicated that the photographs shown are representative of projects already built by the company. However, they contain many of the features which will be present in this project. The petitioner offered building design, building materials, landscaping, trees in bufferyards, window veneer, accent brick around windows, cobblestone entrances as design elements to be added to the site plan.



2. In response to a question from the Planning Board, Robert Everhart stated that he didn't have a petition, just a request from his neighbors to represent them.
3. Lynne Mitchell: Thank you to everyone who came out today to speak. There's so many things I like about this. Our job is to look to the future and try to create a community that's good for everybody. One thing I really like about it is the increased density. That's something really important. I like having the sidewalks in there for the walkability and people can actually walk to the local grocery store. When you talk about future growth, this makes sense to me. I think we have a misconception that people who live in apartments are different than people who live in houses. People are people. I'm going to support this because I believe it's a good development and good for the community.
4. Wesley Curtis: Based on NCDOT's review, this road is under capacity now, correct? Gary Roberts noted that it was under capacity now at level of service D. NCDOT is also requiring a left and right turn lane which the revised site plan does show.
5. Jerry Clark: There's another myth that everyone in apartment complexes tries to leave at the same time. That's not the case. I will be supporting this petition.
6. Carol Eickmeyer: I will be supporting this also. Looking ahead, to the developer, even though there are no storm water requirements in the County, it would be a good thing for some of your future developments to consider some alternatives to non permeable surfaces. There are already a lot of things that you've done like landscaping your swales and it would be important to continue doing those things because storm water is a problem. My greatest concern with a development like this is what happens to the runoff. My second greatest concern is for people who live on Thomasville Road and suddenly see an increase in traffic. However, those concerns are balanced here by the density and the walkability of the development.
7. Paul Norby clarified that although Forsyth County does not have it's own adopted storm water requirements, the state does and the developer would be required to conform to those requirements.

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

SECOND: Paul Mullican

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith

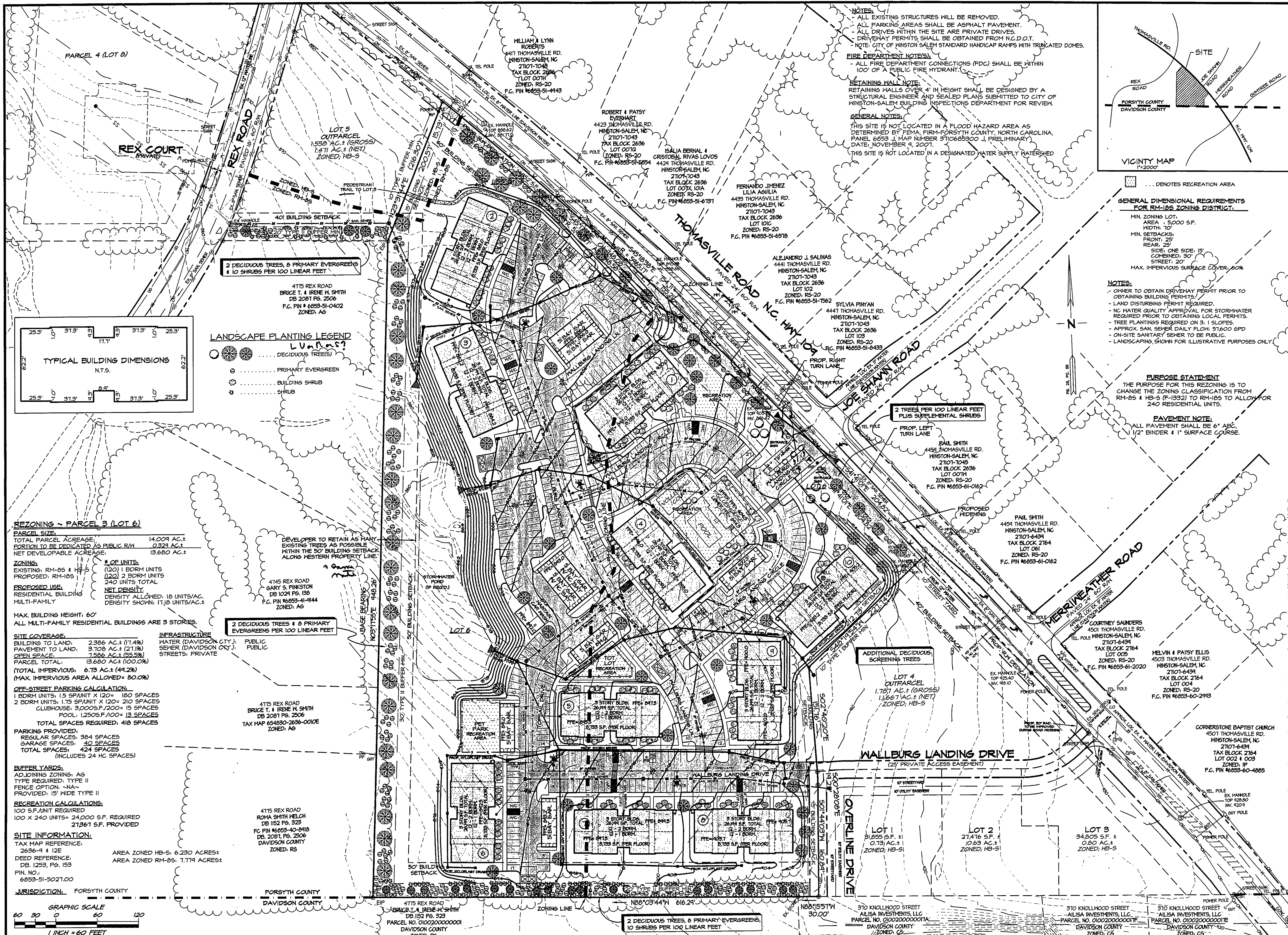
AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor on February 10, 2009, the subject property was in the name of Keystone Group, Inc.

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A. Paul Norby, FAICP  
Director of Planning

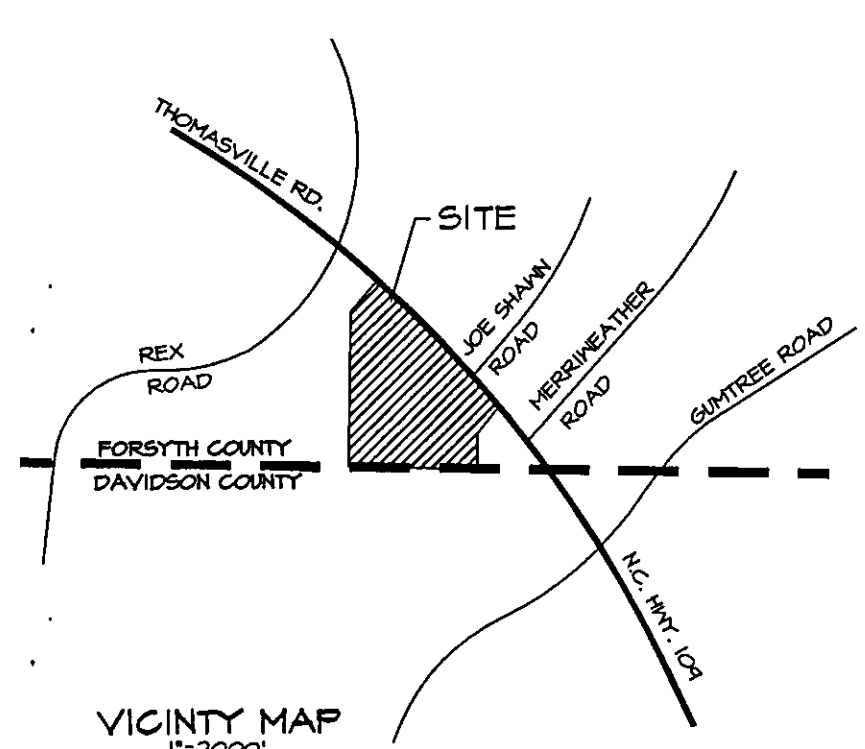


**NOTES:**  
 - ALL EXISTING STRUCTURES WILL BE REMOVED.  
 - ALL PARKING AREAS SHALL BE ASPHALT PAVEMENT.  
 - ALL DRIVES WITHIN THE SITE ARE PRIVATE DRIVES.  
 - DRIVEWAY PERMITS SHALL BE OBTAINED FROM N.C.D.O.T.  
 - NOTE: CITY OF WINSTON SALEM STANDARD HANDICAP RAMPS WITH TRUNCATED DOMES.

**FIRE DEPARTMENT NOTES:**  
 - ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE WITHIN 100' OF A PUBLIC FIRE HYDRANT.

**RETAINING WALL NOTE:**  
 RETAINING WALLS OVER 4' IN HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND SEALED PLANS SUBMITTED TO CITY OF WINSTON-SALEM BUILDING INSPECTIONS DEPARTMENT FOR REVIEW.

**GENERAL NOTES:**  
 THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED BY FEMA, FIRM-FORSYTH COUNTY, NORTH CAROLINA, PANEL 6853 J, MAP NUMBER 5710605300 J, PRELIMINARY, DATE, NOVEMBER 9, 2007.  
 THIS SITE IS NOT LOCATED IN A DESIGNATED WATER SUPPLY WATERSHED.



**GENERAL DIMENSIONAL REQUIREMENTS FOR RM-105 ZONING DISTRICT:**

MIN. ZONING LOT AREA: 5,000 S.F.  
 WIDTH: 10'  
 MIN. SETBACKS:  
 FRONT: 25'  
 REAR: 25'  
 SIDE: ONE SIDE: 15'  
 COMBINED: 30'  
 STREET: 20'  
 MAX. IMPERVIOUS SURFACE COVER: 60%

**NOTES:**  
 - OWNER TO OBTAIN DRIVEWAY PERMIT PRIOR TO OBTAINING BUILDING PERMITS.  
 - LAND DISTURBING PERMIT REQUIRED.  
 - NC WATER QUALITY APPROVAL FOR STORMWATER REQUIRED PRIOR TO OBTAINING LOCAL PERMITS.  
 - TREE PLANTINGS REQUIRED ON 3:1 SLOPES.  
 - APPROX. SAN. SEWER DAILY FLOW: 57,600 GPD  
 - ON-SITE SANITARY SEWER TO BE PUBLIC.  
 - LANDSCAPING, SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

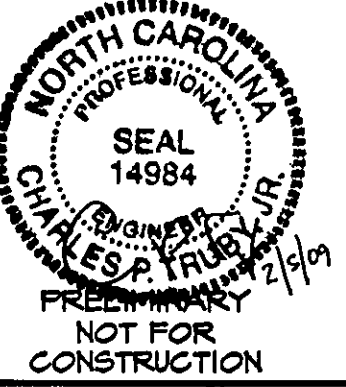
**PURPOSE STATEMENT**  
 THE PURPOSE FOR THIS REZONING IS TO CHANGE THE ZONING CLASSIFICATION FROM RM-85 & HB-5 (F-1332) TO RM-105 TO ALLOW FOR 240 RESIDENTIAL UNITS.

**PAVEMENT NOTE:**  
 ALL PAVEMENT SHALL BE 6" ABC, 1/2" BINDER & 1" SURFACE COURSE.

**REVISIONS**

REV. 1/12/2009	FINAL WINSTON SALEM COMMENTS
REV. 1/22/2009	ADD ZONING AREA
REV. 1/29/2009	CONV COMMENTS
REV. 2/02/2009	CONV COMMENT
REV. 3/05/2009	REVISION COMMENTS

ENGINEERING AND SURVEYING, INC.  
 LAND DEVELOPMENT CONSULTING  
 CHUCK@OPTENGINEERING.COM  
 1400 TOWNING STREET  
 HIGH POINT, NORTH CAROLINA 27755  
 PHONE: (336) 812-8800 FAX: (336) 812-8780



**REZONING PLAN**  
 THOMASVILLE ROAD & REX ROAD  
 BROADWAY TOWNSHIP, FORSYTH COUNTY  
 NORTH CAROLINA

KEYSTONE GROUP, INC.  
 3705 ALLIANCE DRIVE  
 GREENSBORO, N.C. 27407  
 PHONE: (336) 856-0111  
 FAX: (336) 864-1936  
 SMALLACE@KEystone.COM

**REZONING PLAN**  
 SCALE: 1" = 60'  
 DATE: 1/5/2009  
 PROJECT: 800-01  
 DRAWN BY: JJ  
 SHEET: 1

**REZONING - PARCEL 3 (LOT 6)**

**PARCEL SIZE:**  
 TOTAL PARCEL ACREAGE: 14.009 AC.±  
 PORTION TO BE DEDICATED AS PUBLIC RM: 0.323 AC.±  
 NET DEVELOPABLE ACREAGE: 13.686 AC.±

**ZONING:**  
 EXISTING: RM-85 & HB-5  
 PROPOSED: RM-105

**PROPOSED USE:**  
 RESIDENTIAL BUILDING  
 MULTI-FAMILY

**NET DENSITY:**  
 DENSITY ALLOWED: 10 UNITS/AC.  
 DENSITY SHOWN: 17.10 UNITS/AC.±

**MAX. BUILDING HEIGHT: 60'**  
 ALL MULTI-FAMILY RESIDENTIAL BUILDINGS ARE 3 STORIES.

**SITE COVERAGE:**  
 BUILDING TO LAND: 2.386 AC.± (17.4%)  
 PAVEMENT TO LAND: 3.718 AC.± (27.1%)  
 OPEN SPACE: 1.586 AC.± (11.3%)  
 PARCEL TOTAL: 13.686 AC.± (100.0%)  
 (TOTAL IMPERVIOUS: 6.73 AC.± (49.2%)  
 (MAX. IMPERVIOUS AREA ALLOWED= 60.0%)

**OFF-STREET PARKING CALCULATION:**  
 1 BDRM UNITS: 1.5 SPANIT X 120 = 180 SPACES  
 2 BDRM UNITS: 1.75 SPANIT X 120 = 210 SPACES  
 CLUBHOUSE: 3,000 S.F./200 = 15 SPACES  
 POOL: 1,250 S.F./100 = 13 SPACES  
 TOTAL SPACES REQUIRED: 410 SPACES

**PARKING PROVIDED:**  
 REGULAR SPACES: 384 SPACES  
 GARAGE SPACES: 42 SPACES  
 TOTAL SPACES: 424 SPACES  
 (INCLUDES 24 HC SPACES)

**BUFFER YARDS:**  
 ADJOINING ZONING: AG  
 TYPE REQUIRED: TYPE II  
 FENCE OPTION: -NA-  
 PROVIDED: 15' WIDE TYPE II

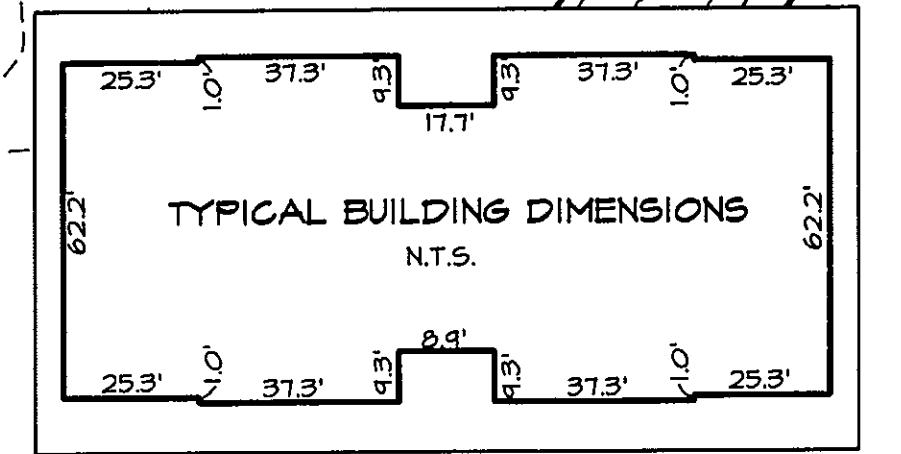
**RECREATION CALCULATIONS:**  
 100 S.F./UNIT REQUIRED  
 100 X 240 UNITS = 24,000 S.F. REQUIRED  
 21,361 S.F. PROVIDED

**SITE INFORMATION:**  
 TAX MAP REFERENCE: 2636-1 & 12E  
 DEED REFERENCE: DB, 1253, PG. 153  
 PIN NO.: 6853-51-5021.00

**JURISDICTION:** FORSYTH COUNTY

**LANDSCAPE PLANTING LEGEND**

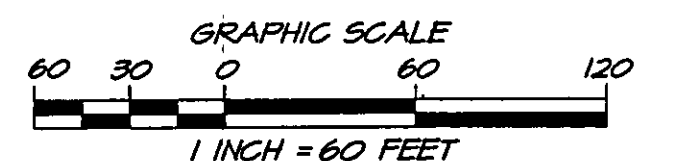
DECIDUOUS TREES  
 PRIMARY EVERGREEN  
 BUILDING SHRUB  
 SHRUB



2 DECIDUOUS TREES, 0 PRIMARY EVERGREENS & 10 SHRUBS PER 100 LINEAR FEET

2 DECIDUOUS TREES & 0 PRIMARY EVERGREENS PER 100 LINEAR FEET

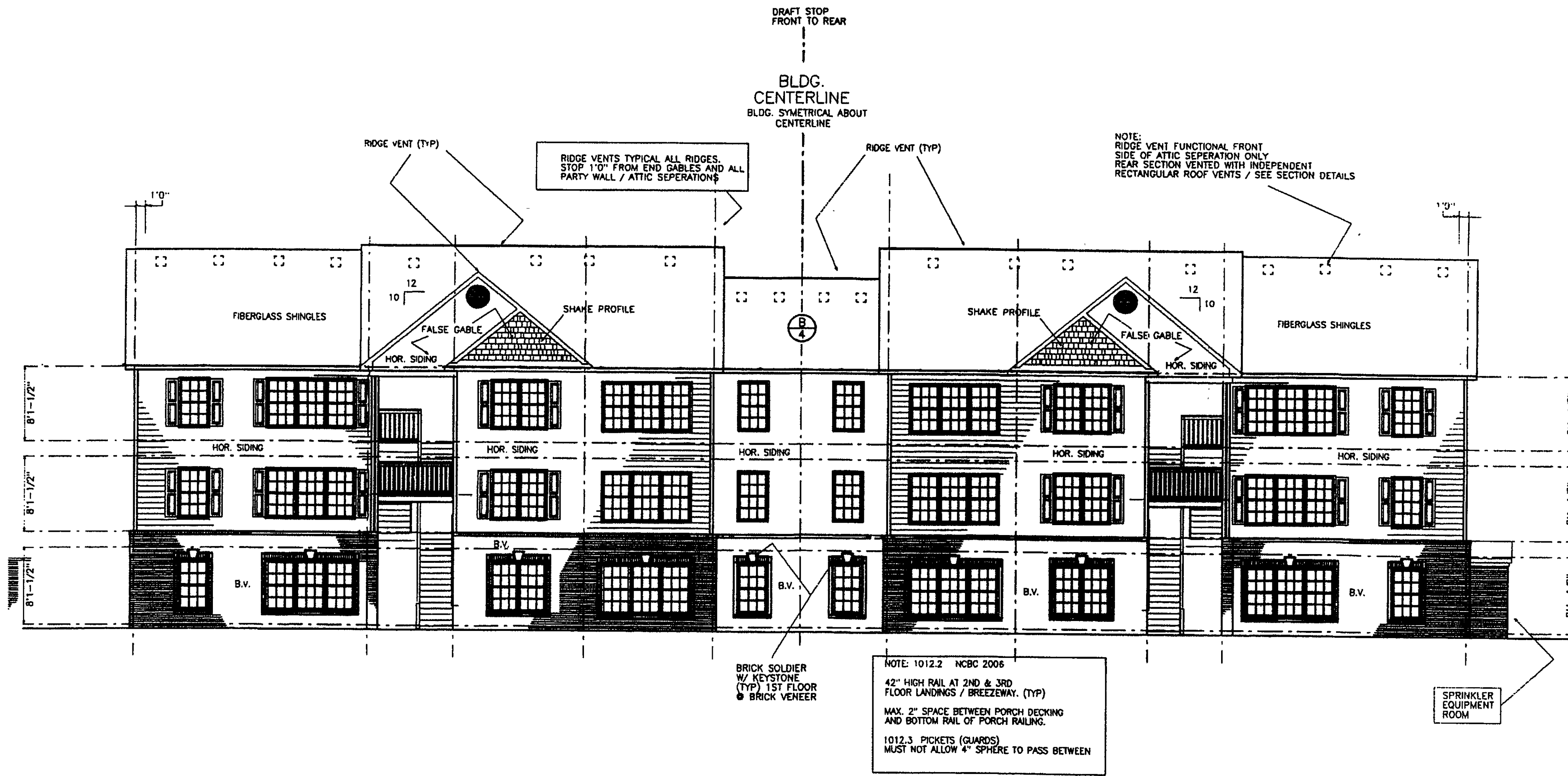
2 DECIDUOUS TREES, 0 PRIMARY EVERGREENS & 10 SHRUBS PER 100 LINEAR FEET



2 DECIDUOUS TREES, 0 PRIMARY EVERGREENS & 10 SHRUBS PER 100 LINEAR FEET

ADDITIONAL DECIDUOUS SCREENING TREES

2 DECIDUOUS TREES, 0 PRIMARY EVERGREENS & 10 SHRUBS PER 100 LINEAR FEET



FRONT AND REAR ELEVATION / 24 UNIT BLDG. TYPE 'A'

SCALE: 1/8" = 1'0"

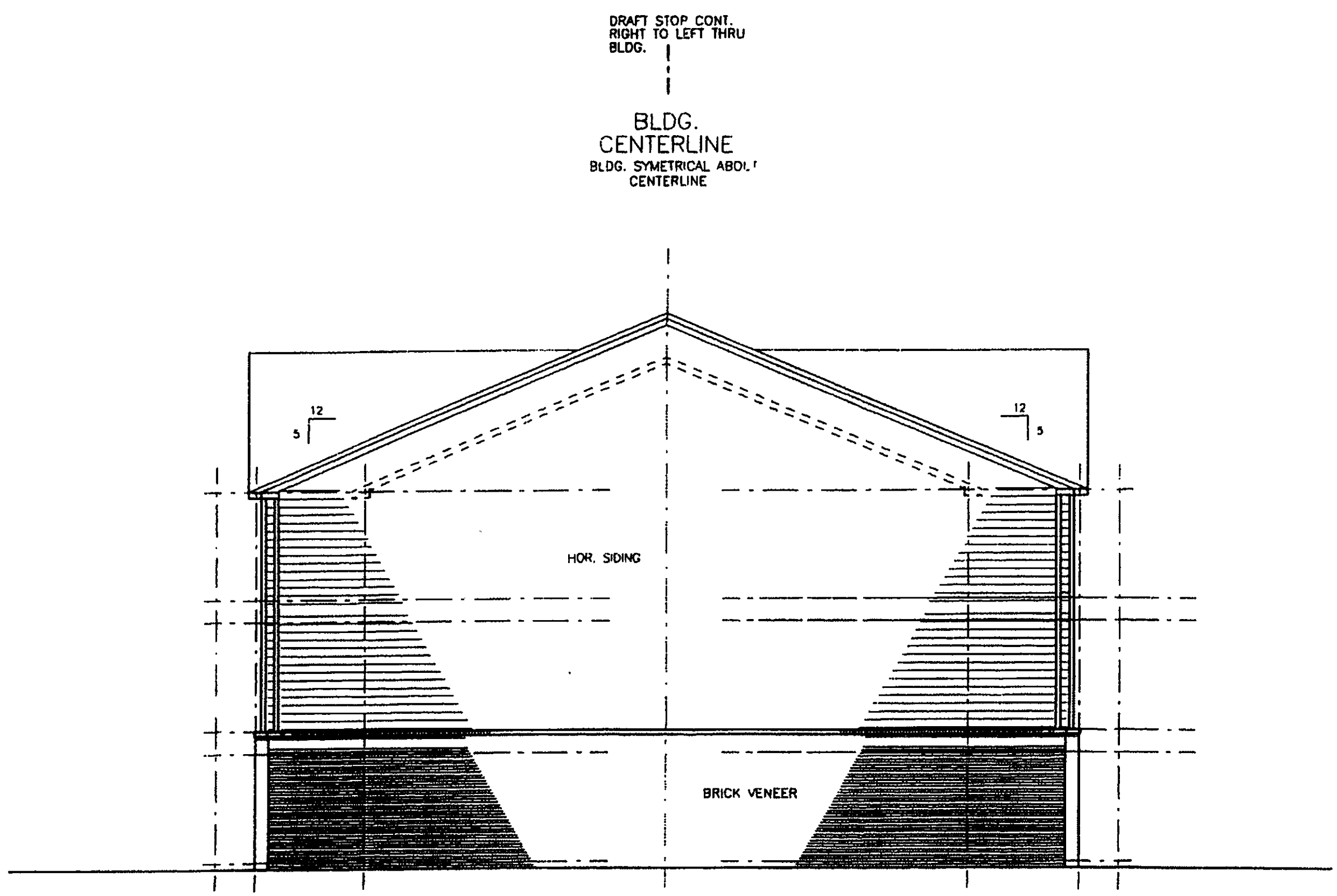
**NOTE:**

- 1.) ROOF SHEATHING PANEL SPAN RATING: 7/16" OSB 24/0
- 2.) CONCEALED TYPE RIDGE VENT SHALL BE APPROVED BY OWNER.
- 3.) ALL EXTERIOR TRIM SHALL BE WRAPPED WITH VINYL OR ALUM., INCLUDING ALL EXTERIOR DOOR CASINGS.
- 4.) PROVIDE LIGHT FIXTURE AT BLDG. ENTRANCE FOR ADDRESS SIGN.

LIGHT TO BE CONNECTED TO HOUSE PANEL  
 LIGHT TO BE CONNECTED TO PHOTO-CELL  
 DIRECT DOWNWARD TO ILLUMINATE BLDG. ADDRESS.

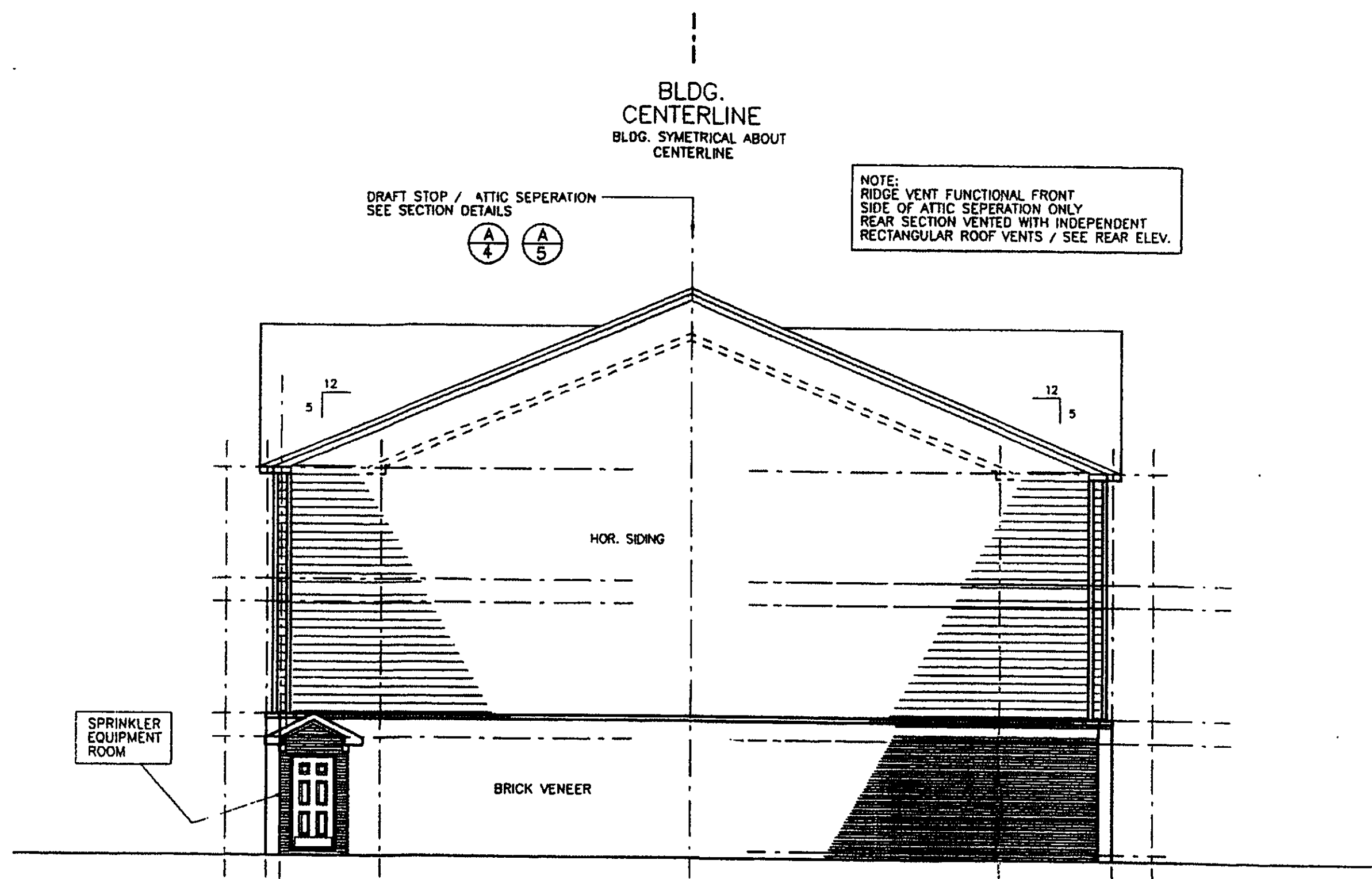
ELECTRICAL CONTRACTOR TO SUBMIT FIXTURE TYPES AND EXAMPLES FOR APPROVAL BY OWNER.

EXACT LOCATION OF FIXTURE TO BE COORDINATED IN THE FIELD BASED ON FIXTURE TYPE SELECTED. VERIFY LOCATION APPROVAL BY OWNER.



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'0"



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'0"

3 STORY SPRINKLERED BLDG.  
 1 BEDROOM AND 2 BEDROOM UNIT PLAN / 24 UNIT BLDG. TYPE 'A'

**CHARLES M. HILL, A.I.A.**  
 ARCHITECT  
 GREENSBORO, N.C.  
 TELEPHONE (336) 230-0153

OWNER:  
**KEYSTONE GROUP, INC.**  
 3708 ALLIANCE DRIVE  
 GREENSBORO, N.C. 27407  
 TELEPHONE (336) 856-0111  
 FAX (336) 346-1135

WALLBURG LANDING  
 APARTMENT HOMES



JOB NO.	CMH
DRAWN BY	CMH
CHECKED BY	CMH
DATE	7-25-2008
REVISIONS	
8-5-08	
8-18-08	

SHEET NO.

F-510  
 ELEVATIONS