DOCKET #: F1462

PROPOSED ZONING:
RS20-S (Residential Building, Single Family)

EXISTING ZONING:
RS30

PETITIONER:
K.T. Isenhour Custom Homes, Inc. for property owned by Cambridge Isenhour Homes, Inc.

SCALE: 1" represents 600'

STAFF: King

GMA: 3

ACRE(S): 25.13

MAP(S): 582862, 582866
May 24, 2006

K.T. Isenhour Custom Homes, Inc.
c/o K. T. Isenhour
3411 Healy Drive
Winston-Salem, NC 27103

RE: ZONING MAP AMENDMENT F-1462

Dear Mr. Isenhour:

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 Jane Cole, 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: Jane Cole, County Manager's Office
Cambridge Isenhour Homes, Inc., 4996 Indiana Avenue, Winston-Salem, NC 27106
Steve Causey, 4720 Kester Mill Road, Winston-Salem, NC 27103
Lee Riddle, 3411 Healy Drive, Winston-Salem, NC 27103
FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: ________________________ AGENDA ITEM NUMBER: _______

SUBJECT:-

A. Public Hearing on Zoning Map Amendment of K.T. Isenhour Custom Homes, Inc. for property owned by Cambridge Isenhour Homes, Inc. from RS-30 to RS-20-S (Residential Building, Single Family; and Planned Residential Development); property is located on the northwest corner of Grainland Drive and Meadow Chase Drive (Zoning Docket F-1462).

B. Ordinance amending the Forsyth County Zoning Ordinance and Official Zoning Map.

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 K.T. Isenhour Custom Homes, Inc.
for property owned by Cambridge Isenhour Homes, Inc.
Docket F-1462

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 RS-30 to RS-20-S (Residential Building, Single Family; and Planned Residential Development) the zoning classification of the following described property:

Tax Block 4615, Tax Lot 256

Section 2. This Ordinance is adopted after approval of the site plan entitled K.T. Isenhour Custom Homes, Inc./Ridgecrest @ Wellesley Place-Phase 2, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of ___________________, 20_____ to K.T. Isenhour Custom Homes, Inc. for property owned by Cambridge Isenhour Homes, 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 K.T. Isenhour Custom Homes, Inc./Ridgecrest @ Wellesley Place-Phase 2. 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 K.T. Isenhour Custom Homes, Inc. for property owned by Cambridge Isenhour Homes, Inc. (Zoning Docket F-1462). 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 RS-20-S (Residential Building, Single Family; and Planned Residential Development), 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 RS-20-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. Petitioner shall obtain a Watershed Permit from the Inspections Division.
  b. Developer shall flag undisturbed areas as shown on the approved site plan in the field.

• **PRIOR TO THE SIGNING OF FINAL PLATS:**
  a. Developer shall dedicate a forty (40) foot greenway easement to the City of Winston-Salem along the northern and western portions of the property where the creek(s) is abutted as shown on the approved Preliminary Site Plan. Planning staff shall approve the location of said greenway easement on final plat.
  b. The proposed sanitary sewer system shall be built to City of Winston-Salem standards.
  c. All proposed streets shall be built to the Town of Lewisville street standards.
PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>F-1462</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Aaron King</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>K.T. Isenhour Custom Homes, Inc.</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Tax Lot 256, Tax Block 4615</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special use rezoning request from RS-30 to RS-20-S for a 54 lot subdivision.</td>
</tr>
</tbody>
</table>

**Proposal**

The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-30 (Residential Single Family, 30,000 sf. lot size) to RS-20-S (Residential Single Family, 20,000 sf lot size – Special Use Zoning). The petitioner is requesting the following uses:

- Residential Building, Single Family and Planned Residential Development

**Zoning District Purpose Statement**

The RS-20 District is primarily intended to accommodate single family detached dwellings in suburban areas and may also be applicable to older, large lot development constructed prior to the effective date of this Ordinance. The district is established to promote orderly development in areas where public water is available. This district is intended for application in Growth Management Areas 2, 3, and 4.

**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)**

(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

Yes, the subject property is located within GMA 3 and has access to public water.

GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Northwest corner of Grainland Drive and Meadow Chase Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Forsyth County</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>Approximately ± 25.12 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Undeveloped land</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>RS-30</td>
<td>Undeveloped land</td>
</tr>
<tr>
<td>East</td>
<td>RS-30</td>
<td>Undeveloped land</td>
</tr>
<tr>
<td>South</td>
<td>RS-20</td>
<td>Single family homes</td>
</tr>
<tr>
<td>West</td>
<td>RS-30</td>
<td>Single family homes</td>
</tr>
<tr>
<td>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</td>
<td>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Yes, the surrounding area is zoned for single family residential.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Physical Characteristics</th>
<th>The site contains a mild topography that slopes down from east to west. The site is also bounded by tributaries of Mill Creek to the north and west.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to Water and Sewer</td>
<td>The subject property has access to public water. The site plan does indicate that private sanitary sewer will serve the site.</td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>The site plan indicates that site will tie into the existing stormwater system to the south. Stormwater will be discharged into two of the common area locations.</td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is located in the Yadkin River direct drainage area, an area regulated as a WS-IV Water Supply Watershed.</td>
</tr>
</tbody>
</table>

**Analysis of General Site Information**

The subject property is 25.12 acres in size and is located within Forsyth County, but surrounded by Lewisville on three sides. The site contains a mild topography and is bounded by tributaries of Mill Creek to the north and west. Since the site is located within the Yadkin River WS-IV watershed, the site plan demonstrates that the proposed built upon area will not exceed two units per 40,000 square feet.

**Generalized Recommended Conditions**

**BRIEF DESCRIPTION OF CONDITION(S):**
- Condition to obtain a Watershed Permit
- Condition to flag undisturbed areas in the field

**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>Grainland Drive</td>
<td>Local Road</td>
<td>+/- 220 feet</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Meadowgate Lane</td>
<td>Local Road</td>
<td>+/- 50 feet</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
The site plan proposes a connection to the existing Grainland Drive right-of-way and a connection to Meadowgate Lane. A stub street is proposed to the eastern property line.

**Planned Road Improvements**

None noted

**Trip Generation – Existing/Proposed**

**Existing Zoning: RS-30**

25.13 acres (RS-30) x 43,560 / 30,000 = 36 units x 9.57 (SFR Trip Rate) = 344 Trips per Day

**Proposed Zoning: RS-20-S**

55 units x 9.57 (SFR Trip Rate) = 526 Trips per Day

**Sidewalks**

Sidewalks are shown on one side of the streets. Staff recommends that the proposed streets have sidewalks and be consistent with Lewisville’s street standards.

**Connectivity**

The site plan demonstrates good connectivity by connecting to both...
**Traffic Impact Study (TIS)**

Not required

**Analysis of Site Access and Transportation Information**

The site plan shows two access points that tie into existing public rights-of-way, with one stub connection to the eastern property line. Grainland Drive, which this site will connect to, contains a section of right-of-way that is currently unimproved. Improvements to this section of right-of-way may be required to improve circulation in this area. Although these roads are not state maintained, NCDOT has recommended that turn lanes be provided on Lewisville-Vienna Road. Since this property will eventually be annexed by Lewisville and connects into local streets within Lewisville, the Town’s planning staff has requested that these streets be constructed to Lewisville street standards. A minor increase in trip generation can be expected with this request.

**Generalized Recommended Conditions**

- Condition for greenway easement
- Condition that streets be built to Lewisville street standards

**SCHOOL DISTRICT INFORMATION**

<table>
<thead>
<tr>
<th>Schools Serving Zoning Site</th>
<th>Project Students From Project</th>
<th>2005-2006 Enrolled Students</th>
<th>2005-2006 Projected Students w/Accumulated Totals</th>
<th>School Capacity</th>
<th>Number of Mobile Classrooms on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vienna ES</td>
<td>25</td>
<td>690</td>
<td>715</td>
<td>539</td>
<td>2</td>
</tr>
<tr>
<td>Jefferson MS</td>
<td>12</td>
<td>1157</td>
<td>1169</td>
<td>764</td>
<td>13</td>
</tr>
<tr>
<td>Reagan HS</td>
<td>16</td>
<td>1266</td>
<td>1282</td>
<td>1200</td>
<td>0</td>
</tr>
</tbody>
</table>

**CONFORMITY TO PLANS AND PLANNING ISSUES**

**Legacy GMA**

GMA 3 (Suburban Neighborhoods)

**Relevant Legacy Recommendations**

- Legacy recommends that consideration be given to rezoning land where public facilities become available when this promotes urban standards of development, contributes to the reduction of sprawl, and maximizes the use of costly infrastructure.

**Relevant Area Plan(s)**

Site is located just north of the area covered by the Lewisville Comprehensive Plan (1997).

**Greenway Plan Information**

Staff recommends a 40’ greenway easement along Mill Creek.

**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)**

- (S)(3) - Have changing conditions substantially affected the area in the petition? No
- (S)(4) - Is the requested action in conformance with Legacy? Yes
The subject request is in conformance with the recommendations of Legacy and is consistent with the surrounding development pattern. Staff has requested comments from the Town of Lewisville, and understands that they are supportive of the rezoning to RS-20-S.

### 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-1386</td>
<td>RS-30 to RS-20</td>
<td>Approved July 28, 2003</td>
<td>South</td>
<td>19.47</td>
<td>Approval</td>
<td>Approval</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Units (by type) and Density</th>
<th>Required Open Space</th>
<th>UDO Sections Relevant to Subject Request</th>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
<th>Analysis of Site Plan Compliance with UDO Requirements</th>
<th>Generalized Recommended Conditions</th>
<th>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>55 single family homes on 25.125 acres at an overall density of 2.19 dwelling units per acre</td>
<td></td>
<td>(A) Legacy policies: Yes</td>
<td>(B) Environmental Ord. Yes</td>
<td>The site plan proposes 54 lots located on 25.12 acres of land. The property will be developed as a Planned Residential Development (PRD) with common open space located in the middle and northern portions of the site. The site plan does meet UDO requirements and staff is awaiting a few minor revisions.</td>
<td>BRIEF DESCRIPTION OF CONDITION(S): Condition that sewer system be built to City of Winston-Salem standards</td>
<td>The request is consistent with the surrounding area. Approval of this request allows for the extension of the existing subdivision. The request is in conformance with the recommendations of Legacy. The Town of Lewisville has acknowledged their support of this request.</td>
</tr>
</tbody>
</table>
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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 map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Lynne Mitchell

VOTE:
   FOR: Jerry Clark, Wesley Curtis, 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 April 4, 2006, the subject property was in the name of Cambridge Isenhour Homes, Inc.

A. Paul Norby, FAICP
Director of Planning