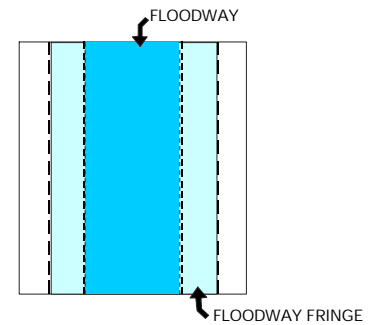


**DOCKET #:** F1339

**PROPOSED ZONING:**  
RS15-S (PRD)

**EXISTING ZONING:**  
AG and RS-20

**PETITIONER:**  
Windsor Investments  
for property owned by others



**SCALE:** 1" represents 600'

**STAFF:** Hughes

**GMA:** 4B

**ACRE(S):** 43.14

**MAP(S):** 660842



May 23, 2001

Windsor Investments  
2314 Lafayette Avenue  
Greensboro, NC 27408

RE: ZONING MAP AMENDMENT F-1339

Dear Sirs and Ma'ams:

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, AICP  
Director of Planning

Attachment

pc: Jane Cole, County Manager's Office  
Tom Hall, 2314 Lafayette Ave., Greensboro, NC 27408  
Maureen Southern, 4421 Ansley Dr., Winston-Salem, NC 27107

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

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

**SUBJECT:-**

Zoning map amendment of Windsor Investments for property owned by Gertrude L. Parnell, Gary O. Parnell, Geraldine A. Parnell, Linley L. Parnell, and Loretta H. Parnell

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-**

**SUMMARY OF INFORMATION:-**

Zoning map amendment of Windsor Investments for property owned by Gertrude L. Parnell, Gary O. Parnell, Geraldine A. Parnell, Linley L. Parnell, and Loretta H. Parnell from AG and RS-20 to RS-15-S (Planned Residential Development): property is located on the south side of Glenn Hi Road west of Witwould Lane also west of Valjean Lane (Zoning Docket F-1339).

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

**ATTACHMENTS:-**     YES             NO

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Windsor Investments for property owned by Gertrude L. Parnell, Gary O. Parnell, Geraldine A. Parnell, Linley L. Parnell, and Loretta H. Parnell, Docket F-1339

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 AG to RS-15-S (Planned Residential Development) the zoning classification of the following described property:

Tax Block 5622, Tax Lots 103, 104, 105, and 106

Section 2. This Ordinance is adopted after approval of the site plan entitled Glennhaven, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to Windsor Investments for property owned by Gertrude L. Parnell, Gary O. Parnell, Geraldine A. Parnell, Linley L. Parnell, and Loretta H. Parnell.

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 Glennhaven. 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 Windsor Investments for property owned by Gertrude L. Parnell, Gary O. Parnell, Geraldine A. Parnell, Linley L. Parnell, and Loretta H. Parnell (Zoning Docket F-1339). 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-15-S (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-15-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:

**C 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 lots, common areas, private access and public utilities easements.

**C PRIOR TO THE SIGNING OF FINAL PLATS**

- a. Negative access easements shall be recorded for all lots (including common areas) contiguous to Glenn Hi Road.
- b. All documents including covenants, restrictions, and homeowners association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations.
- c. Developer must dedicate fifty (50) feet of right-of-way from the centerline of Glenn Hi Road to the North Carolina Department of Transportation.
- d. Developer must build all public streets internal to the project to City of Winston-Salem Department of Public Works public street standards.
- e. Developer shall install a minimum five (5) foot wide sidewalk to City of Winston-

Salem standards along the entire frontage of the property along the south side of Glenn Hi Road adjacent to the edge of the new right-of-way. Developer shall also install sidewalks to City of Winston-Salem standards at the back of public rights-of-way internal to the project as shown on the approved site plan.

- f. Public water and sewer shall be installed in accordance with the City-County Utilities Commission.
- g. Developer shall bond or make improvements to Glenn Hi Road in accordance with North Carolina Department of Transportation specifications.

**C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**

- a. A minimum type II bufferyard must be installed except where otherwise exempted by the UDO.

**C OTHER REQUIREMENTS**

- a. Developer may have one entrance sign at the entrance location on Glenn Hi Road. Said sign shall be a monument type with a maximum height of five (5) feet.

## **ZONING STAFF REPORT**

**DOCKET #** F-1339  
**STAFF:** Suzy Hughes

Petitioner(s): Windsor Investments  
Ownership: Gertrude L. Parnell, Gary O. Parnell, Geraldine A. Parnell, Linley L. Parnell, and Loretta H. Parnell

### **REQUEST**

From: AG Agricultural District and RS-20 Residential Single Family District; minimum lot size 20,000 sf  
To: RS-15-S Residential Single Family District; minimum lot size 15,000 sf (Planned Residential Development)

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: 43.14 acres

### **LOCATION**

Street: South side of Glenn Hi Road west of Witwould Lane also west of Valjean Lane.  
Jurisdiction: Forsyth County.

### **SITE PLAN**

Proposed Use: Planned Residential Development.  
Density: 2.78 units per acre.  
Bufferyard Requirements: 30 foot type III bufferyard required along perimeter where site adjoins zoning districts permitting larger lots than allowed in RS-15. Site plan shows bufferyard width of 30' and 50' at different locations.  
Vehicular Use Landscaping Standards Requirements: UDO Standards Apply.

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Site is plowed.  
Adjacent Uses:

- North - Across Glenn Hi Road are single family homes zoned RS-9.
- East - Single family homes zoned RS-20.
- South - Floodplain and agriculturally zoned land.
- West - Recently rezoned site now RS-15-S, planned for single family homes.



## **GENERAL AREA**

Character/Maintenance: Well-maintained single family homes surround most of the site.  
Development Pace: Moderate.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Site is cleared but undeveloped.  
Topography: Site slopes 60 feet down toward the southern portion of the property.  
Streams: Swaim Creek crosses the southern edge of this property.  
Vegetation/habitat: Site is cleared.  
Constraints: Minor topographic and floodplain constraints.  
Floodplains: Floodway and Floodway Fringe areas cross the southern portion of this property.

## **TRANSPORTATION**

Direct Access to Site: Glenn Hi Road.  
Street Classification: Minor thoroughfare.  
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):  
Glenn Hi between High Point Road and Oak Grove Road = 2,100/8,500  
Trip Generation/Existing Zoning: AG and RS-20  
 $43.14 \times 43,560/40,000 = 46 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 440 \text{ trips}$   
Trip Generation/Proposed Zoning: RS-15-S (PRD)  
 $120 \text{ units (proposed)} \times 7.50 \text{ (PRD Trip Rate)} = 900 \text{ trips}$   
Planned Road Improvements: Northern Beltway Eastern Extension proposed west of the site.  
TIP #2579A on new location from Bus-40 to US 311. Programmed for Corridor Protection. Environmental Impact Document underway.

## **HISTORY**

Relevant Zoning Cases:

1. F-1337; RS-20 to RS-15-S (PRD); pending Board of Commissioners hearing; south side of Glenn Hi Road southwest of New Garden Road; 1.19 acres; Planning Board and staff recommended approval.
2. F-1334; AG to RS-15-S (PRD); approved February 26, 2001; south side of Glenn Hi Road east of Yeaton Glen Drive; 56.59 acres; Planning Board and staff recommended approval.
3. F-1318; AG to RS-15-S (PRD); withdrawn September 11, 2000; south side of Glenn Hi Road across from Oak Grove Church Road; 99.7 acres; Planning Board and staff recommended approval. NOTE: Current site consists of the eastern half of this tract.

4. F-1294; AG to RS-20; approved May 8, 2000; southeast side of Glenn Hi Road; 1.26 acres; Planning Board and staff recommended approval.

### **CONFORMITY TO PLANS**

*Legacy* GMP Area: Future Growth Area.

Relevant Legacy Recommendation(s): Future growth areas are areas that do not have a full complement of urban infrastructure but should be provided with these facilities so that they can be developed in an orderly fashion (public water and sewer will be available at the site). *Legacy* proposes that traditional neighborhood design principles be incorporated into new developments including (1) an interconnected street network; (2) common space and a system of sidewalks and greenways that creates a pedestrian circulation system; and (3) a variety of dwelling types, lot sizes and prices.

Area Plan/Development Guide: *US 311 Corridor* (1984).

Relevant Development Guide Recommendation(s): The Land Use Plan for the Union Cross/Hastings Road Subarea identifies this site for agricultural use.

### **ANALYSIS**

The current request proposes to rezone approximately 43.14 acres from AG and RS-20 to RS-15-S (PRD). The project consists of 120 lots at a density of 2.78 units per acre. Under UDO provisions for PRD's, the developer plans to cluster home sites on substantially smaller lots than the standard 15,000 square feet for conventional RS-15 zoned property in exchange for 8.49 acres (19.7%) of land reserved for common open space. The developer has agreed to provide a forty foot wide greenway easement along Swaim Creek for the future extension of a public greenway system.

Generally, this proposal is consistent with other developments along Glenn Hi Road, which have developed at higher densities with the extension of sewer service up Swaim Creek. The proposed development would utilize this sewer as well. Staff notes that the area north of Glenn Hi Road was mapped to RS-9 with the adoption of the UDO in 1995, while most large, undeveloped properties south of Glenn Hi Road were mapped to AG acknowledging the general lack of sewer service at that time.

As one of several recent requests to rezone AG land to more intensive residential zoning classifications, staff cites several key factors which influence our zoning recommendations. AG land was originally designated with the adoption of the UDO as a way to acknowledge large tracts of arable land which participated in various farmland tax benefits or which were otherwise proximate to such properties. Two primary objectives of the AG designation were to discourage the premature development of viable farmland, and to serve as a notice to purchasers of residential properties that farming activities and associated nuisances may be present. However, as conditions in this area have changed, staff is mindful of the need to incorporate such findings into our zoning recommendations. Due to the changes experienced in this area, staff is of the opinion that a conversion from AG to RS-15-S (PRD) is appropriate.

Staff notes that the proposed PRD incorporates many of the pedestrian friendly features recently approved in the adjacent RS-15-S (PRD) development to the west. Such features include sidewalks and centralized common open areas. In this respect the current project should complement the previously approved PRD project to the west.

## **FINDINGS**

1. The current request proposes to rezone approximately 43.14 acres from AG and RS-20 to RS-15-S (PRD).
2. Lots will be clustered on smaller lots than the standard conventional RS-15 zoned property in exchange for 8.49 acres (19.7%) of land reserved for common open space.
3. Staff believes that good east-west public street connections with adjacent subdivisions are essential to our recommendation, and are present in this plan.
4. The project should complement the previously approved RS-15-S (PRD) development to the west.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

### **C 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 lots, common areas, private access and public utilities easements.

### **C PRIOR TO THE SIGNING OF FINAL PLATS**

- a. Negative access easements shall be recorded for all lots (including common areas) contiguous to Glenn Hi Road.
- b. All documents including covenants, restrictions, and homeowners association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations.
- c. Developer must dedicate fifty (50) feet of right-of-way from the centerline of Glenn Hi Road to the North Carolina Department of Transportation.
- d. Developer must build all public streets internal to the project to City of Winston-Salem Department of Public Works public street standards.
- e. Developer shall install a minimum five (5) foot wide sidewalk to City of Winston-Salem standards along the entire frontage of the property along the south side of Glenn Hi Road adjacent to the edge of the new right-of-way. Developer shall also install sidewalks to City of Winston-Salem standards at the back of public rights-of-way internal to the project as shown on the approved site plan.

- f. Public water and sewer shall be installed in accordance with the City-County Utilities Commission.
- g. Developer shall bond or make improvements to Glenn Hi Road in accordance with North Carolina Department of Transportation specifications.

**C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**

- a. A minimum type II bufferyard must be installed except where otherwise exempted by the UDO.

**C OTHER REQUIREMENTS**

- a. Developer may have one entrance sign at the entrance location on Glenn Hi Road. Said sign shall be a monument type with a maximum height of five (5) feet.

**PUBLIC HEARING**

FOR:

Tom Hall, 2314 Lafayette Ave., Greensboro, NC 27408

President of Windsor Homes

There will be a true neighborhood feel with sidewalks.

Will strive to preserve some of the natural characteristics of the site.

Traffic study was conducted last year, 9500 cars/day.

With two developments currently proposed, it will increase to at least 5,000 cars/day (just over 50% of capacity).

Kem Schroeder stated that she guessed that meant that the greenway was not all the way to the High School. She asked if that was in the greenway plan.

AGAINST:

Maureen Southern, 4421 Ansley Dr., Winston-Salem, NC 27107

She and neighbors have issues about the traffic on Glen Hi Road.

The plan looks good.

Valjean Road will have a park/play area on the right as it enters site. There will be lots of children.

Valjean has a substantial slope to it with a blind spot. (Displayed photos)

Natural creek at the end of Valjean. Are we going to preserve that?

We should consider alternate routes of access.

## **WORK SESSION**

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

It would be ideal to have an entrance onto Temple School Road, but this property owner does not own property contiguous to it (Temple School Road is located approximately ½ mile to southeast). We have no authority to require this property owner to go out and obtain, even if he could, the property necessary to connect it to Temple School. The petitioner has done a good job connectivity to avoid all of the traffic going out onto Glen Hi. The petitioner has done a reasonably good job of providing some sidewalks for walking.

MOTION: Schroeder moved approval of the zoning map amendment.

SECOND: King

After speaking with other staff, Paul Norby stated that the greenway is planned all of the way to the school.

VOTE:

FOR: Avant, Johnson, King, Powell, Schroeder, Williams

AGAINST: None

EXCUSED: Doyle

SITE PLAN MOTION: Schroeder certifies that the site plan meets all code requirements and recommends staff conditions.

SECOND: Powell

VOTE: Unanimous

FOR: Avant, Johnson, King, Powell, Schroeder, Williams

AGAINST: None

EXCUSED: Doyle

According to information furnished by the Office of the Tax Assessor, the subject property was in the name of Gertrude L. Parnell, Gary O. Parnell, Geraldine A. Parnell, Linley L. Parnell, and Loretta H. Parnell as of April 3, 2001.

---

A. Paul Norby, AICP  
Director of Planning