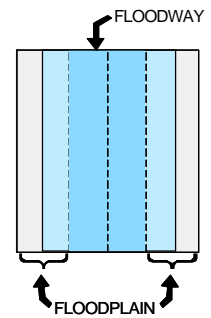


DOCKET #: W2842
 (Continued from 3/9/06
 CCPB meeting)

PROPOSED ZONING:
 GO-S (Multiple Uses -
 TWO PHASE)

EXISTING ZONING:
 RS9

PETITIONER:
 Walter E. Nail and Norma Nail
 for property owned by Same



SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRE(S): 3.83

MAP(S): 606846



May 24, 2006

Walter Eugene Nail and Norma Nail
2500 Huntington Woods Drive
Winston-Salem, NC 27103

RE: ZONING MAP AMENDMENT W-2842

Dear Mr. Nail & Ms. Nail:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Doug Stimmel, 601 N. Trade Street, Winston-Salem, NC 27101

ACTION REQUEST FORM

DATE: May 24, 2006
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Map Amendment of Walter E. Nail and Norma Nail

SUMMARY OF INFORMATION:

Zoning Map Amendment of Walter E. Nail and Norma Nail from RS-9 to GO-S [Fraternity or Sorority; Banking and Financial Services; Funeral Home; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Recreation Facility, Public; Academic Medical Center; Adult Day Care Center; Child Care, (Drop-in); Child Care (Sick Children); Child Care Institution; Child Day Care Center; Club or Lodge; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Government Offices; Hospice and Palliative Care; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Neighborhood Organization; Nursing Care Institution; Police or Fire Station; Post Office; School, Vocational or Professional; Broadcast Studio; Helistop; Park and Shuttle Lot; Transmission Tower; Utilities – TWO PHASE]; property is located on the north side of Vest Mill Road west of Westbrook Plaza Drive (Zoning Docket W-2842).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Walter E. Nail and Norma Nail,
Docket W-2842

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from RS-9 to GO-S [Fraternity or Sorority; Banking and Financial Services; Funeral Home; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Recreation Facility, Public; Academic Medical Center; Adult Day Care Center; Child Care, (Drop-in); Child Care (Sick Children); Child Care Institution; Child Day Care Center; Club or Lodge; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Government Offices; Hospice and Palliative Care; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Neighborhood Organization; Nursing Care Institution; Police or Fire Station; Post Office; School, Vocational or Professional; Broadcast Studio; Helistop; Park and Shuttle Lot; Transmission Tower; Utilities – TWO PHASE] the zoning classification of the following described property:

Tax Block 3901, Tax Lots 18H and 18N

Section 2. This Ordinance is adopted after approval of the site plan entitled Walter E. Nail and Norma Nail and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20__ to Walter E. Nail and Norma Nail.

Section 3. The City Council 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 Walter E. Nail and Norma Nail. 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.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Walter E. Nail and Norma Nail, (Zoning Docket W-2842). 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 GO-S [Fraternity or Sorority; Banking and Financial Services; Funeral Home; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Recreation Facility, Public; Academic Medical Center; Adult Day Care Center; Child Care, (Drop-in); Child Care (Sick Children); Child Care Institution; Child Day Care Center; Club or Lodge; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Government Offices; Hospice and Palliative Care; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Neighborhood Organization; Nursing Care Institution; Police or Fire Station; Post Office; School, Vocational or Professional; Broadcast Studio; Helistop; Park and Shuttle Lot; Transmission Tower; Utilities – TWO PHASE], approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the GO-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an

engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.

b. Developer shall pay the Stratford Road Impact Fee.

• **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

a. Developer shall record a final plat in Office of the Register of Deeds as per Subdivision #06034.

• **PRIOR TO THE SIGNING OF FINAL PLATS:**

a. Developer shall widen Vest Mill Road 13 feet from centerline with curb and gutter along the property frontage.

b. Developer must build the public streets to the City of Winston-Salem standards.

• **OTHER REQUIREMENTS:**

a. Total maximum building square footage for the current Lot 7 shall not exceed 60,000 sf.

**CITY-COUNTY PLANNING BOARD STAFF
STAFF REPORT FOR: Docket # W-2842
May 11, 2006**

PETITION INFORMATION	
Docket #	W-2842
Staff	Gary Roberts
Petitioner(s)	Walter E. Nail and Norma Nail
Owner(s)	Same
Subject Property	Tax Lots 18H and 18N / Tax Block 3901
Type of Request	Special Use District rezoning from RS-9 to GO-S TWO PHASE
Proposal	<p>The subject request was continued from the March 9, 2006 Planning Board meeting in order to amend the petition to a Special Use request.</p> <p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 Residential, Single Family District; 9,000 sf minimum lot size to GO-S TWO PHASE General Office District. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Fraternity or Sorority; Banking and Financial Services; Funeral Home; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Recreation Facility, Public; Academic Medical Center; Adult Day Care Center; Child Care, (Drop-in); Child Care (Sick Children); Child Care Institution; Child Day Care Center; Club or Lodge; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Government Offices; Hospice and Palliative Care; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Neighborhood Organization; Nursing Care Institution; Police or Fire Station; Post office; School, Vocational or Professional; Broadcast Studio; Helistop; Park and Shuttle Lot; Transmission Tower; Utilities
Zoning District Purpose Statement	The GO District is primarily intended to accommodate high intensity office uses and supporting services. The district is established to provide locations for employment within Growth Management Areas 1 and 2, Activity Centers, and Growth Management Area 3 with access to thoroughfares.
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

GENERAL SITE INFORMATION				
Location	North side of Vest Mill Road west of Westbrook Plaza Drive			
Jurisdiction	City of Winston-Salem			
Ward(s)	Southwest			
Site Acreage	Approximately ± 3.83 acre			
Current Land Use	Single family residence			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	RS-9	Business 40	
	East	GO	Undeveloped	
	South	RS-9	Undeveloped and single family homes	
	West	RS-9	Business 40	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	While some of the more intensive uses of the proposed GO District may be incompatible with the single family residential uses of the adjacent RS-9 District, the subject property is located within an area which is generally suitable for the GO District.			
Physical Characteristics	Majority of the site is heavily wooded with a moderate slope downward from the center of the site to the north and south.			
Proximity to Water and Sewer	Public water and sewer are available to the site.			
Storm water/ Drainage	A storm water study will be required.			
Watershed and Overlay Districts	Site is not within the boundaries of a water supply watershed.			
Analysis of General Site Information	Site is generally suitable for development under the proposed GO-S TWO PHASE District.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> Submit storm water study 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Vest Mill Road	Local Street	197'	N/A	N/A
Proposed Access Point(s)	Currently Vest Mill Road provides the only public street access to the site.			
Planned Road Improvements	None proposed			

Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS-9</u> $3.83 \text{ acres} \times 43,560 / 9,000 = 18 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 172 \text{ Trips per Day}$</p> <p><u>Proposed Zoning: GO-S TWO PHASE</u> No trip generation available for the TWO PHASE request.</p>
Sidewalks	No sidewalks are located in the general area of the subject property. However, sidewalks are shown along one side of the new proposed public street, as per the new street standards, and along Vest Mill Road.
Transit	None
Analysis of Site Access and Transportation Information	Access to the site is adequate.
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> Obtain driveway permit from WSDOT
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	GMA 3 (Suburban Neighborhoods)
Relevant Legacy Recommendations	<ul style="list-style-type: none"> <i>Legacy</i> proposes a greater mix of uses in neighborhoods, both for residential development of various types and densities as well as non-residential business, office and institutional uses. The intensity and design of non-residential uses should be in keeping with the character of the neighborhood, especially where this development is internal to the neighborhood.
Relevant Area Plan(s)	<i>South Stratford Road Development Guide</i> (1989)
Area Plan Recommendations	<ul style="list-style-type: none"> This site is recommended for light industrial and office uses.
Other Applicable Plans and Planning Issues	In 1984, the Winston-Salem Board of Aldermen adopted a resolution regarding assessments for the extension of Westbrook Plaza Drive for properties in the Vest Mill Road/Westbrook Plaza Drive area, which includes the subject site. The resolution states that assessments are to be collected as a condition of Special Use Zoning requests.
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?
	See comments below
Analysis of Conformity to Plans and Planning Issues	The subject request is consistent with the land use recommendations of the <i>South Stratford Road Development Guide</i> and is consistent with the development principles of <i>Legacy</i> .

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2785	RS-9 to GO	Approved 12-19-05	East	9.85	Approval	Approval
W-2689	GO-S (Multiple Uses) to Site Plan Amendment	Approved 5-3-04	East	.72	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage					
	No buildings shown (TWO PHASE)					
Impervious Coverage	Maximum			Proposed		
	80%			NA		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B Section 2-1.3(D) GO District Chapter D Subdivision Regulations 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:			Yes		
	(B) Environmental Ord.			NA		
	(C) Subdivision Regulations			Yes		
Analysis of Site Plan Compliance with UDO Requirements	<p>The subject TWO PHASE site plan is based upon the recently approved Meridith Professional Park subdivision # 06034. The petitioner proposes the following additional site plan conditions: The Final Development Plan of the subject TWO PHASE request shall be through the Staff Change approval process; Lot 7 may be divided into two or more lots through the Minor Subdivision approval process; and total maximum building square footage for the current Lot 7 shall not exceed 60,000 sf. Staff does not support the first condition as it is contrary to the procedure specified in the UDO for approval of the second phase of a TWO PHASE development, and the UDO prohibits minor subdivisions within an approved subdivision.</p> <p>In regard to UDO compliance, the current site plan needs a minor adjustment in the alignment of the proposed sidewalk along Vest Mill Road.</p>					
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> Record final subdivision plat Volunteered conditions regarding the Final Development Plan approval. 					

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
Request should facilitate development of the site which in turn may provide additional tax base.	Request may result in a more intensive development of the site than what is permitted under the current RS-9 zoning. Such development may result in greater vehicular, visual and noise impacts to the surrounding streets and single family residential properties.
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u>	
a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.	
b. Developer shall pay the Stratford Road Impact Fee.	
<u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u>	
a. Developer shall record a final plat in Office of the Register of Deeds as per Subdivision #06034.	
<u>PRIOR TO THE SIGNING OF FINAL PLATS:</u>	
a. Developer shall widen Vest Mill Road 13 feet from centerline with curb and gutter along the property frontage.	
b. Developer must build the public streets to the City of Winston-Salem standards.	
<u>OTHER REQUIREMENTS:</u>	
b. Total maximum building square footage for the current Lot 7 shall not exceed 60,000 sf.	

STAFF RECOMMENDATION: Approval provided that that the two developer proposed conditions concerning the site plan, as explained on Page 4 of the Staff Report, are deleted.

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 - March 9, 2006

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved continuance of the zoning map amendment to May 11, 2006.

SECOND: Paul Mullican

VOTE:

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

AGAINST: None

EXCUSED: None

PUBLIC HEARING - May 11, 2006

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: Clarence Lambe

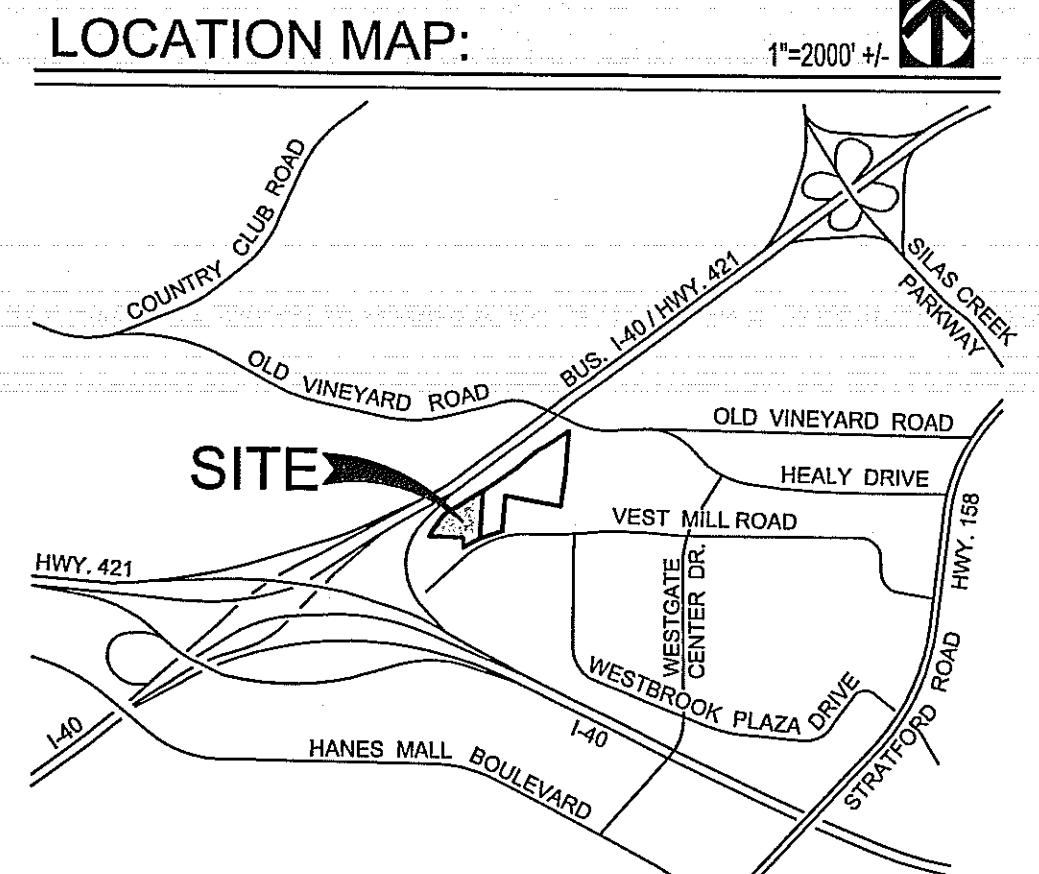
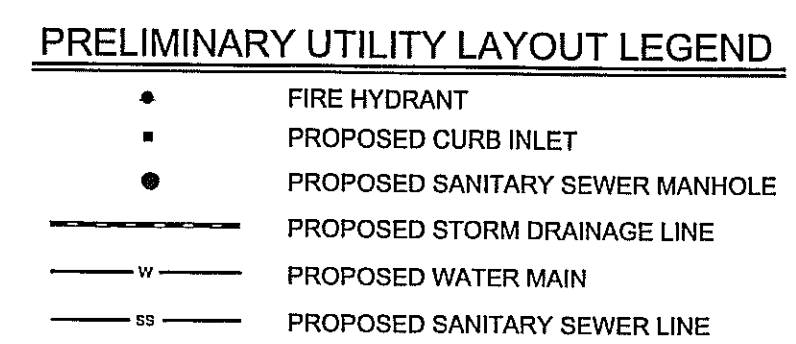
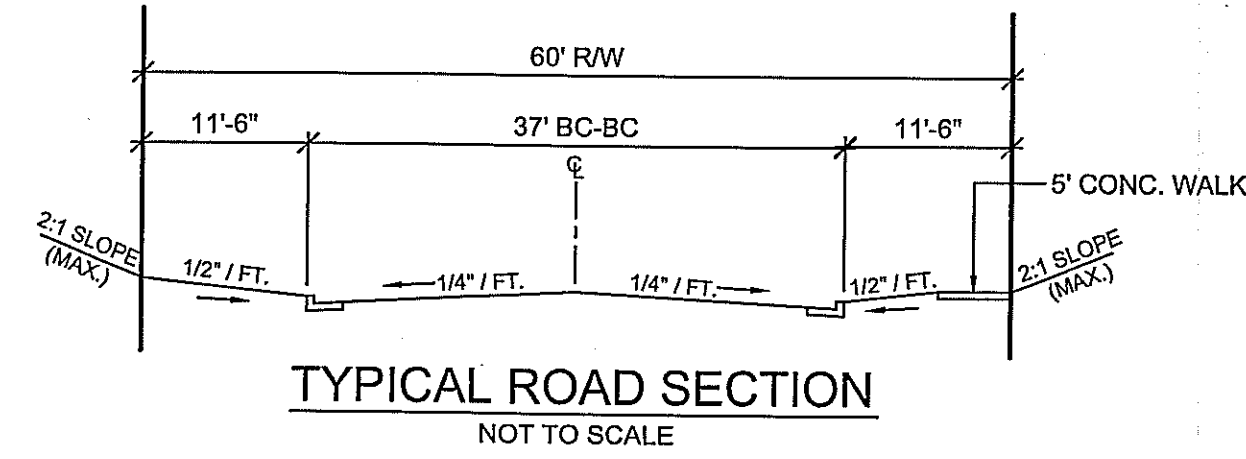
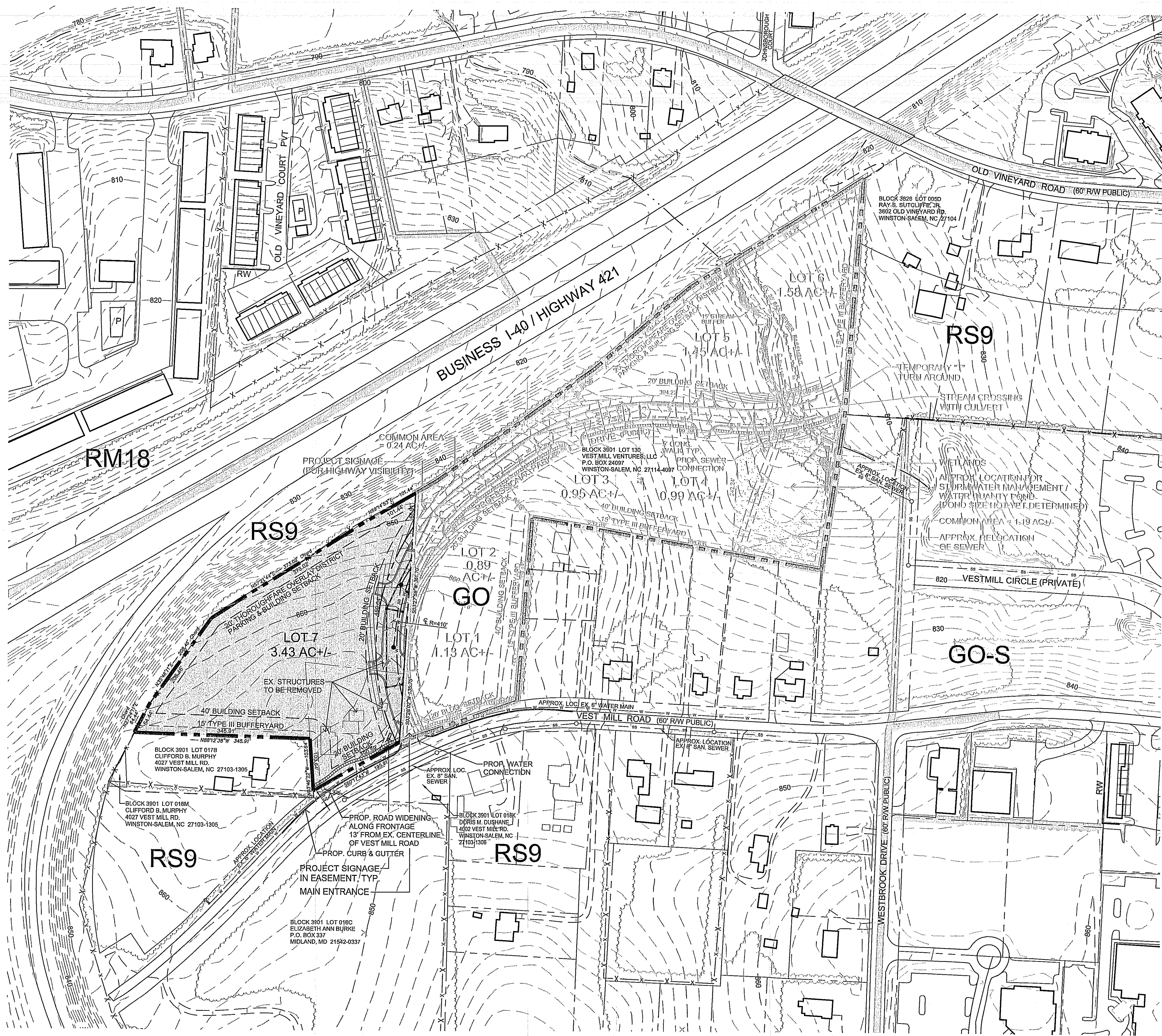
VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning



SITE DATA

PURPOSE STATEMENT:
THE PURPOSE OF THIS REQUEST IS TO REZONE THE PROPERTY FROM RS9 TO GO-S FOR AN ADDITION TO A SUBDIVISION FOR AN OFFICE PARK.

ZONING:
EXISTING = RS9
PROPOSED = GO-S (TWO PHASE)

TYPE OF REVIEW REQUESTED:
REZONING

PROPOSED USES:
FRATERNITY OR SOCIETY CHURCH OR RELIGIOUS INSTITUTION, COMMUNITY BANKING AND FINANCIAL SERVICES, FUNERAL HOME, GOVERNMENT OFFICES, HEALTH SERVICES, MISCELLANEOUS, HOSPICE AND PALLIATIVE CARE, MEDICAL OR DENTAL LABORATORY, HOSPITAL OR HEALTH CENTER, MEDICAL AND SURGICAL OFFICES, INSTITUTIONAL VOCATIONAL TRAINING FACILITY, NON-STORE RETAILER, LIBRARY, PUBLIC OFFICES, MISCELLANEOUS, PROFESSIONAL OFFICE SERVICES, BUSINESS A SERVICES, PERSONAL RECREATION FACILITY, PUBLIC ACADEMIC MEDICAL CENTER, ADULT DAY CARE CENTER, CHILD CARE (DROP-IN), CHILD CARE (SICK CHILDREN), CHILD CARE INSTITUTION, CHILD DAY CARE CENTER, CLUB OR LODGE, MUSEUM OR ART GALLERY, NEIGHBORHOOD ORGANIZATION, INSTITUTIONAL VOCATIONAL TRAINING FACILITY, POLICE OR FIRE STATION, NURSING CARE INSTITUTION, POST OFFICE, SCHOOL, VOCATIONAL OR PROFESSIONAL BROADCAST STUDIO, PARK AND SHUTTLE LOT, TRANSMISSION TOWER, UTILITIES

SITE ACRESAGES:
LOT AREA = 3.43 AC+/-
R/W AREA = 0.40 AC+/-
TOTAL ACRESAGE = 3.83 AC+/-

BUILDING NOTES:
MAX. HEIGHT = 60' UNLIMITED

INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PUBLIC
STREETS: PUBLIC - 310 LF

BUFFERYARDS:
ADJOINING ZONING: GO
TYPE REQUIRED: NONE
WIDTH PROVIDED: N/A
ADJOINING ZONING: RS9
TYPE REQUIRED: MIN. 15' TYPE III BUFFERYARD (MIN. 15' TYPE IV IF BANKING AND FINANCIAL SERVICES)
WIDTH PROVIDED: 15' TYPE III BUFFERYARD

WATERSHED INFORMATION:
SITE IS NOT LOCATED IN A WATERSHED.

BOUNDARY INFORMATION:
BOUNDARY INFORMATION FROM SURVEY DATED 6-3-05 PERFORMED BY BRADY SURVEYING CO., P.A. 2990 BETHESDA PLACE, SUITE 601-B, WINSTON-SALEM, NC 27103 (336) 760-2716

TOPOGRAPHIC INFORMATION:
TOPOGRAPHIC INFORMATION GENERATED FROM CITY OF WINSTON-SALEM/FORSYTH COUNTY TOPOGRAPHY

NOTES:
1. DEVELOPER SHALL INSTALL LANE/ROAD IMPROVEMENTS PER THE REQUIREMENTS OF WSDOT.

Meredith Professional Park

PETITIONERS:
MR. KENNETH D. MEREDITH
RYMCO, INC.
1321 WESTBROOK PLAZA DR.
WINSTON-SALEM, NC 27114
PH: 336-765-2070
FAX: 336-659-7945

OWNERS:
BLOCK 3901 LOTS 0188 & 018N
WALTER EUGENE NAIL & NORMA NAIL
2500 HUNTINGTON WOODS DR.
WINSTON-SALEM, NC 27103

**LANDSCAPE ARCHITECTS/
LAND PLANNERS/
CIVIL ENGINEERS:**
Stimmel
Landscape Architecture
Civil Engineering
Land Planning
601 N. Trade Street
Suite 200
Winston Salem, NC
27101-2916
P: 336.723.1067
F: 336.723.1069

REZONING PLAN

W-2842 "REVISED"

SCALE: 1"=100'

SHEET NO.: RZ-1

© STIMMEL ASSOCIATES, P.A.

Stimmel

Stimmel Associates, PA

Landscape Architecture
Civil Engineering
Land Planning

601 N. Trade Street Suite 200
Winston Salem, NC 27101-2916
P: 336.723.1067 F: 336.723.1069

PRELIMINARY DRAWING SEAL
C-55
NORTH CAROLINA
LANDSCAPE ARCHITECTURE
MARK SEDA

NOT APPROVED FOR CONSTRUCTION

Meredith Professional Park

Winston-Salem, North Carolina

CLIENT:
MR. KENNETH D. MEREDITH
RYMCO, INC.
1321 WESTBROOK PLAZA DR.
WINSTON-SALEM, NC 27114
PH: 336-765-2070
FAX: 336-659-7945

DRAWN: MG, JKB
DATE: 4-10-06
REVISIONS:
5-4-06 REVISED PER CITY COMMENTS

JOB NO.: 05-142A
SHEET TITLE:

ZONING File Copy