

DOCKET #: W2696 & F1411

PROPOSED ZONING:
RM8-S (Child Day
Care Center)

EXISTING ZONING:
RS9

PETITIONER:
James W. Mahometa and
Edyta Mahometa for
property owned
by Advent Moravian Church

SCALE: 1" represents 400'

STAFF: Hall

GMA: 3

ACRE(S): 4.32

MAP(S): 624834



DRAFT ZONING STAFF REPORT

DOCKET # W-2696 and F-1411

STAFF: S. Chad Hall

Petitioner(s): James W. Mahometa and Edyta Mahometa

Ownership: Advent Moravian Church

REQUEST

From: RS-9

To: RM-8-S (Child Day Care Center)

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

Acreage: 0.97 acre

LOCATION:

Street: Southeast corner of Clemmons ville Road and Pleasant Fork Church Road

Jurisdiction: Both City of Winston-Salem and Forsyth County

Ward: South, for the portion on the City

SITE PLAN

Proposed Use: Child Day Care Center

Square Footage: 3,780 square foot (SF) with future expansion of 625 SF

Building Height: One story

Parking: Required: 11; Proposed: 13

Bufferyard Requirements: Type II abutting RS-9

Vehicular Use Landscaping Standards Requirements: UDO standards shall apply

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: No existing structures are on the subject property.

Adjacent Uses:

North- Griffith Elementary School across Clemmons ville Road zoned IP

East- Undeveloped property zoned RS-9.

South- Undeveloped property zoned RS-9. A Cemetery lies just beyond the terminus of Pleasant Fork Church Road at Bromwich Drive.

Southwest- Developed single-family across Pleasant Fork Church Road zoned RS-9.

West- Developed Day Care across Pleasant Fork Church Road zoned RM-8-S.

GENERAL AREA

Character/Maintenance: A mixture of new multifamily residential and older single-family residential exists in the area. All housing seems well kept.

Development Pace: Moderate, as several multifamily projects have recently been approved along Old Salisbury Road.

HISTORY

Relevant Zoning Cases:

1. W-2678; RS-9 to RM-8-S (Residential Building, Town House; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Multifamily); approved March 1, 2004; West side of Old Salisbury Road north of Pope Road; 13.64 acres; Planning Board and Staff recommended approval.
2. W-2620; County RS-9 to City RS-9; approved June 2, 2003; South side of Clemmons Road east of Old Salisbury Road; 17.21 acres; Planning Board and Staff recommended approval.
3. W-2602; RS-9 to RM-12-S (Residential Building, Town House; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Multifamily); approved March 3, 2003; east side of Old Salisbury Road across from Ardmore Road; 27.48 acres; Planning Board and Staff recommended approval.
4. W-1978 and F-1122; RS-9 to RM-8-S (Child Day Care); approved August 7, 1995 by Board of Alderman and approved September 11, 1995 by County Commissioners; south side of Clemmons Road, west of Pleasant Fork Church Road; 0.64 acre in City and 0.38 acre in County; Planning Board and Staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Despite the addition of impervious surface to this property, the proposed site plan should not otherwise impact the site's existing physical features.

Topography: The subject property experiences a total elevation change of approximately 10 feet, rising from about 888 feet in the northeastern corner of the site up to about 898 feet in the southern section of the site.

Streams: None

Vegetation/habitat: No significant vegetation is present on the subject property.

Floodplains: None

Environmental Resources Beyond The Site: The proposed site plan should not significantly impact environmental resources beyond the site.

Water Supply Watershed: The subject property is not located in a water supply watershed.

TRANSPORTATION

Direct Access to Site:

- Clemmons Road – Minor Thoroughfare
- Pleasant Fork Church Road – Local Road

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Clemmons Road between Old Salisbury Road and Peters Creek Parkway = 15,000 / 18,000

Peters Creek Parkway between N. Clemmons Road and Clemmons Road Extension =
16,000 / 14,900

Trip Generation/Existing Zoning: RS9

- $4.32 \times 43,560 / 9,000 = 20$ units $\times 9.57$ (SFR Trip Rate) = 191 Trips per Day

Trip Generation/Proposed Zoning: RM8-S

- $4,405 / 1,000 \times 79.26$ (Day Care Center Trip Rate) = 349 Trips per Day

Planned Road Improvements: U2923; W. Clemmons Road from Old Salisbury Road to
South Main Street; from 2 – 3 lanes to 3 lanes; 2005 - 2014

Sight Distance: Good

Traffic Impact Study recommended: No

Sidewalks: None existing, but are proposed.

Transit: None

Bicycle Route: None

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3)

Relevant Comprehensive Plan Recommendation(s): *Legacy* notes that quality child care can be the first step in a good educational system and promotes child care facilities that are located and designed to be convenient for parents, safe for children, and compatible with their neighbors. The Plan goes on to say that larger child care facilities, like the one proposed in this rezoning petition, function much like businesses and can have significant impacts on surrounding uses.

Area Plan/Development Guide: None – near the southern MAC location from the Growth Management Plan – exact boundaries to be determined.

ANALYSIS

The current request is to rezone approximately 1 acre from RS-9 to RM-8-S (Child Day Care Center) for 67 children. The site is located on the southeast corner of Clemmons Road and Pleasant Fork Church Road. The general area is composed with a variety of zoning districts and uses ranging from single-family residential immediately surrounding the subject property on two sides to another day care across Pleasant Fork Church Road and a school across Clemmons Road.

The subject property is mostly within the City of Winston-Salem, although a small portion in the southwest corner is within the County.

The site plan illustrates a one-story building of 3,780 square feet (SF) with a future expansion of 625 SF (future total of 4,405 SF). The outdoor play area has ample square footage even with the proposed expansion.

With the recent approval of several multifamily developments in the area and being that the subject property is located near a school along a minor thoroughfare, a Child Day Care Center seems a logical use of the subject property, even with another center located across Pleasant Fork Church Road.

FINDINGS

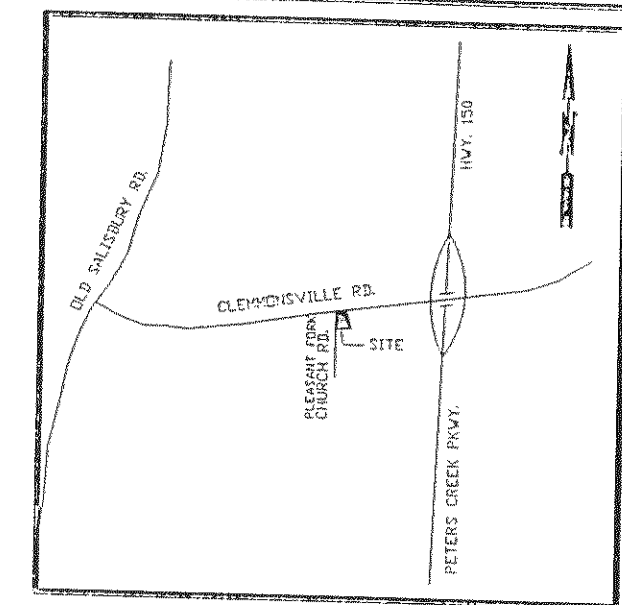
1. The general area is composed with a variety of zoning districts and uses.
2. The density of the general area is increasing with the approval of several multifamily developments over the past couple years.
3. A Child Day Care Center seems a logical use of the subject property.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

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

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
 - a. Developer shall obtain driveway permit from WSDOT.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. On-site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Department.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. Developer shall install a sidewalk along the full frontage along Clemmonsville Road to the specifications of the Public Works Department of the City of Winston-Salem and the North Carolina Department of Transportation.
 - b. All required fire hydrants shall be installed in accordance with the City Fire Department.
- **OTHER REQUIREMENTS**
 - a. The height of the portico shall be a minimum thirteen and one half feet in height.
 - b. The City Fire Department shall approve the turning radius at the entrance and exit driveways.



SITE PLAN LEGEND

ZONING

Existing Zoning: RS9
 Proposed Zoning: RM8-S
 Type of Review Request: Rezoning

SITE SIZE AND COVERAGES

Total Acreage: 0.973 Acres
 Site Coverage:
 Building to Land 9%
 Pavement to Land 21%
 Open Space 70%
 Total 100%
 Building Square Footage: 3,780 SF
 Building Height: 1 Story

INFRASTRUCTURE

Water: Public
 Sewer: Public
 Streets: Public

OFF-STREET PARKING

Proposed Use: Child Day Care Center
 Employees = 7 / Children = 67
 Parking Calculation: 1 space per 2 employees
 1 space per 10 children
 Required Parking: 11 spaces
 Parking Provided: 13 spaces

OFF-STREET LOADING

Required Loading/Unloading Spaces: 3
 Loading/Unloading Spaces Provided: 4
 Size: 9 ft. X 18 ft.

BUFFERYARDS

Adjoining Zoning: RS9
 Type Required: Type II
 Width Provided: 20' & 30'
 Fence Option: No

OTHER NOTES

Portion of Tax Lots 19A & 19B; Block 3858
 Tax Map No. 624834
 Topo taken from City-County maps
 (2' contour interval)

OWNER

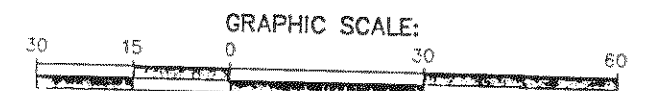
Advent Moravian Church
 contact: Rick Garden
 1514 W. Clemmonsville Rd.
 Winston-Salem, N.C. 27127
 336-788-4951

PETITIONER

James & Edyta Mahometa
 2397 W. Clemmonsville Rd.
 Winston-Salem, N.C. 27127
 336-765-7733

LEGEND

OEIP Existing Iron Pipe	CI Grate Inlet	PT Point of Tangency
EPI Existing Fin Iron	BM Bench Mark	LC Long Chord
NPI New Fin Iron	EA Easement	CH Chord
ACP Computed Point	P/L Property Line	SAN Sanitary Sewer
CM Concrete Monument	R/W Right-of-Way	VC Vitriol Clay
MH Magnetic North	CL Centerline	DIP Ductile Iron Pipe
GN Grid North	EP Edge of Paving	MH Manhole
STM Storm Sewer	FC Face of Curb	CO Clean Out
RCP Reinforced Concrete Pipe	PC Point of Curve	HM Hydrant
CMP Corrugated Metal Pipe	SC Sight Easement	WM Water Meter
CB Catch Basin	SD North American	PP Power Pole
YI Yard Inlet	HAD Datum	LP Light Pole
CC Control Corner	CA Closed Access	NCS North Carolina
N/F Now or Formerly		Geodetic Survey



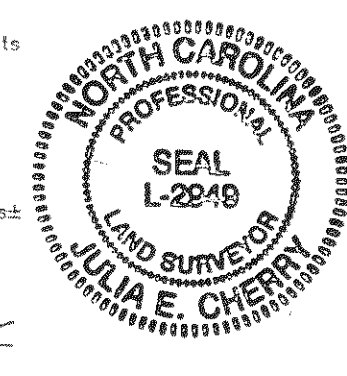
PRELIMINARY SITE PLAN

MAP FOR: **JAMES W. MAHOMETA AND WIFE**
EDYTA MAHOMETA

-SCALE-	-TOWNSHIP-	-COUNTY-	-STATE-	-DATE-
1"=30'	WINSTON-SALEM	FORSYTH	NC	4-08-04

0.973 ACRES FROM THE MAP OF J.G. AND K.E. HEGE,
 RECORDED IN P.B. 7 PG. 17

SURVEYED M.O.T.C.	OTIS A. JONES SURVEYING CO., INC.	JCB NO.
MAPPED JEC	P.O. BOX 15574 336-725-7561 WINSTON-SALEM, NC	10165



NOTES:

This plot is subject to any easements, agreements, or Rights-of-Way of record prior to date this plot, which was not visible at the time of our inspection.

This map or drawing and any accompanying documents are furnished to the person(s) named thereon and no alterations or use by others is permitted unless authorized by OTIS A. JONES SURVEYING CO., INC.

MAP NOT FOR RECORDATION

Precision 1: NA
 Area by coordinate method= 0.973 Acres±

"I certify that on APRIL 8, 2004 we mapped the property shown on this plot, all of which was done under my supervision."

Julia E. Cherry
 Julia E. Cherry, PLS # L-249

