



**DOCKET #:** W2562

**PROPOSED ZONING:**  
 RSQ-S (Residential Building  
 Single Family; Residential  
 Building, Twin Homes)

**EXISTING ZONING:**  
 RSQ-S

**PETITIONER:**  
 PC Pappas Builders, Inc.

**SCALE:** 1" represents 200'

**STAFF:** Gallaway

**GMA:** 2

**ACRE(S):** 3.49

**MAP(S):** 618862



July 24, 2002

P. C. Pappas Builders, Inc.  
3890 Littlebrook Drive  
Clemmons, NC 27012

RE: ZONING MAP AMENDMENT W-2562

Dear Sirs:

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

Sincerely,

A. Paul Norby, AICP  
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102

**ACTION REQUEST FORM**

**DATE:** July 24, 2002  
**TO:** The Honorable Mayor and Board of Aldermen  
**FROM:** A. Paul Norby, AICP, Director of Planning

**BOARD ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of P. C. Pappas Builders, Inc.

**SUMMARY OF INFORMATION:**

Zoning map amendment of P. C. Pappas Builders, Inc. from RSQ-S (Residential Building, Twin Homes) to RSQ-S (Residential Building, Single Family; and Residential Building, Twin Homes): property is located on the south side of Robinhood Road across from Vernon Avenue (Zoning Docket W-2562).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of P. C. Pappas Builders, Inc., Docket  
W-2562

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

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BE IT ORDAINED by the Board of Aldermen 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 RSQ-S (Residential Building, Twin Homes) to RSQ-S (Residential Building, Single Family; and Residential Building, Twin Homes) the zoning classification of the following described property:

Tax Block 6400, Tax Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, A, C

Section 2. This Ordinance is adopted after approval of the site plan entitled Turnberry and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, to P. C. Pappas Builders, Inc..

Section 3. The Board of Aldermen 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 Turnberry. 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 Board of Aldermen

of the City of Winston-Salem

The Board of Aldermen 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 P. C. Pappas Builders, Inc., (Zoning Docket W-2562). 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 RSQ-S (Residential Building, Single Family; and Residential Building, Twin Homes), approved by the Winston-Salem Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the RSQ-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:

**C PRIOR TO SIGNING FINAL PLATS**

- a. As agreed to in the previous zoning case W-2369, developer shall construct a new sidewalk along the entire frontage of the property on Robinhood Road to the specifications of the Public Works Department of the City of Winston-Salem. When plans are submitted for approval to construct this new sidewalk, developer shall notify the City of the need to construct a short section of sidewalk to the east to Avalon Road to complete a sidewalk connection in this area of Robinhood Road.

**C OTHER REQUIREMENTS**

- a. Sign shall be limited to a five (5) foot high monument type with a maximum copy area of eighteen (18) square feet. Said sign may be incorporated into a wall or other entrance structure but the sign shall not be more than five (5) feet in height.

## ZONING STAFF REPORT

**DOCKET #** W-2562  
**STAFF:** Suzy Gallaway

Petitioner(s): P. C. Pappas Builders, Inc.  
Ownership: Same

### **REQUEST**

From: RSQ-S Residential Single Family Quadraplex District; minimum size lot depends on use (Residential Building, Twin Homes)  
To: RSQ-S Residential Single Family Quadraplex District; minimum size lot depends on use (Residential Building, Twin Homes; and Residential Building, Single Family)

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

Acreage: 3.49 acres

### **LOCATION**

Street: South side of Robinhood Road, across from Vernon Avenue.  
Jurisdiction: City of Winston-Salem.  
Ward: West.

### **SITE PLAN**

Proposed Use: Residential Building, Single Family.  
Square Footage: 40 foot maximum.  
Building Height: 1.72 units per acre.  
Parking: Required: 2 per unit; proposed: 2 per unit.  
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

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

Existing Structures on Site: None, site has been prepared for residential development.

Adjacent Uses:

North -	Single family homes, zoned RS-12.
East -	Multifamily, zoned RM-8; single family homes further east, zoned RS-12.
South -	Multifamily, zoned RM-8.
West -	Single family homes, zoned RS-12 and twin homes zoned RSQ-S.

## **GENERAL AREA**

Character/Maintenance: Well-maintained residential uses.

Development Pace: Moderate.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Site has been prepared for residential development.

Topography: Site slopes down slightly from north to south.

Vegetation/habitat: Grass and scattered mature trees.

Watershed? Site is not within the boundaries of a water supply watershed.

## **TRANSPORTATION**

Direct Access to Site: Robinhood Road; Avalon Road; Buena Vista Road.

Street Classification: Robinhood Road - major thoroughfare; Avalon Road - collector road; Buena Vista Road - minor thoroughfare.

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

Robinhood Road between Buena Vista Road and Coliseum Drive = 12,000 / 16,100

Buena Vista Road between Robinhood Road and Stratford Road = 2,700 / 11,100

Trip Generation/Existing Zoning: RSQ-S

10 units x 9.57 (SFR Trip Rate) = 95 Trips per Day

Trip Generation/Proposed Zoning: RSQ-S

6 units x 9.57 (SFR Trip Rate) = 57 Trips per Day

Sidewalks: South side of Robinhood Road, beginning at Avalon Road; east side of Avalon Road; west side of Mialina Forest Court.

Transit: Route 21 along Robinhood Road adjacent to site.

## **HISTORY**

Relevant Zoning Cases:

1. W-2369; RS-12 to RSQ-S (Residential Building, Twin Homes); approved February 10, 2000; current site plus additional property; 4.7 acres; Planning Board and staff recommended approval.
2. W-1334; R-5 to R-4-S (PRD); approved March 3, 1986; north side of Robinhood Road east of Buena Vista Road; 16.5 acres; Planning Board and staff recommended approval.
3. W-932; R- and R-5 to R-2-S (Dwellings; Multifamily); approved March 22, 1982; northwest corner of Robinhood Road and Coliseum Drive; 11.8 acres; Planning Board and staff recommended approval.

4. W-866; R-5 to R-2-S (Dwellings, Multifamily); approved January 18, 1982; northeast corner of Spring Garden Road and Avalon Road; 0.56 acre; Planning Board and staff recommended approval.

### **CONFORMITY TO PLANS**

GMP Area (*Legacy*): Urban Neighborhoods (GMA 3).

Relevant Comprehensive Plan Recommendation(s): *Legacy* recommends infill development on vacant or under-used parcels of land within the Municipal Services Area.

Area Plan/Development Guide: The site is not within the boundaries of a development guide or an area plan.

### **ANALYSIS**

The subject rezoning request would allow for single family homes to be developed around a small cul-de-sac originally approved for single family home development, then later for twin home development. The proposed site plan shows six single family homes. The existing RSQ-S zoning (W-2369) allows a maximum density of 2.98 units per acre. The proposed single family homes will have a density of 1.72 units per acre.

The site is located on the south side of Robinhood Road between Austin Lane and Avalon Road. A number of mature hardwood trees are on the site. The site adjoins multifamily housing on the south and east sides and single family homes and twin homes on the west side. The land across Robinhood Road to the north is developed with a mixture of single family and attached homes.

*Legacy* recommends infill development on vacant or under-used parcels of land within the Municipal Services Area. The site is in a neighborhood which currently has a variety of housing options and the proposed density is lower than what is allowed under the existing zoning. Staff is of the opinion that the proposed zoning is in character with the area and is consistent with the recommendations of *Legacy*.

### **FINDINGS**

1. The subject rezoning request would allow for single family homes to be developed around a small cul-de-sac originally approved for single family home development, and later for twin homes.
2. The proposed single family homes will have a density which is lower than the density allowed under the existing zoning.
3. The site adjoins multifamily housing on the south and east sides and single family homes on the west side.



4. Staff is of the opinion that the proposed zoning is in character with the area and is consistent with the recommendations of *Legacy*.

### **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

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

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

- a. As agreed to in the previous zoning case W-2369, developer shall construct a new sidewalk along the entire frontage of the property on Robinhood Road to the specifications of the Public Works Department of the City of Winston-Salem. When plans are submitted for approval to construct this new sidewalk, developer shall notify the City of the need to construct a short section of sidewalk to the east to Avalon Road to complete a sidewalk connection in this area of Robinhood Road.

#### **C OTHER REQUIREMENTS**

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**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Kerry Avant moved approval of the zoning map amendment.

SECOND: Jimmy Norwood

VOTE:

FOR: Avant, Bost, Clark, Doyle, Folan, Kennedy-Sloan, King, Norwood, Powell

AGAINST: None

EXCUSED: None

SITE PLAN MOTION: Kerry Avant certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Jimmy Norwood

VOTE:

FOR: Avant, Bost, Clark, Doyle, Folan, Kennedy-Sloan, King, Norwood, Powell

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning