



**DOCKET #:** W2571

**PROPOSED ZONING:**  
RM5-S (Residential Building, Townhouse)

**EXISTING ZONING:**  
RS9 and GI

**PETITIONER:**  
Classic Traditions of North Carolina, LLC, for property owned by others

**SCALE:** 1" represents 600'

**STAFF:** Hall

**GMA:** 3

**ACRE(S):** 29.93

**MAP(S):** 606838, 612838



August 21, 2002

Classic Traditions of North Carolina, LLC  
for property owned by others  
c/o Judy J. Stalder  
P. O. Box 5581  
High Point, NC 27262

RE: ZONING MAP AMENDMENT W-2571

Dear Ms. Stalder:

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  
Philip Nance, 2800 Armstrong Road, Winston-Salem, NC 27103

## ACTION REQUEST FORM

**DATE:** August 21, 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 Classic Traditions of North Carolina, LLC for property owned by J. T. Foster, Trustee, Marjorie F. Foster, Trustee, Nannie B. Todd, Ted W. Foster, and Dan M. Foster

### SUMMARY OF INFORMATION:

Zoning map amendment of Classic Traditions of North Carolina, LLC for property owned by J. T. Foster, Trustee, Marjorie F. Foster, Trustee, Nannie B. Todd, Ted W. Foster, and Dan M. Foster from RS-9 and GI to RM-5-S (Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Duplex): property is located on the west side of Griffith Road north of Everidge Road (Zoning Docket W-2571).

### PLANNING BOARD ACTION:

**MOTION ON PETITION:** APPROVAL  
**FOR:** AVANT, BOST, CLARK, FOLAN, KING  
**AGAINST:** NORWOOD  
**SITE PLAN ACTION:** CONFORMS

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Classic Traditions of North Carolina, LLC for property owned by J. T. Foster, Trustee, Marjorie F. Foster, Trustee, Nannie B. Todd, Ted W. Foster, and Dan M. Foster, Docket W-2571

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 RS-9 and GI to RM-5-S (Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Duplex) the zoning classification of the following described property:

Tax Block 3932, Tax Lots 7H, 7L, 9A, and 9B, and 9H

Section 2. This Ordinance is adopted after approval of the site plan entitled Classic Traditions of North Carolina, LLC and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, to Classic Traditions of North Carolina, LLC for property owned by J. T. Foster, Trustee, Marjorie F. Foster, Trustee, Nannie B. Todd, Ted W. Foster, and Dan M. Foster.

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 Classic Traditions of North Carolina, LLC. 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 Classic Traditions of North Carolina, LLC for property owned by J. T. Foster, Trustee, Marjorie F. Foster, Trustee, Nannie B. Todd, Ted W. Foster, and Dan M. Foster, (Zoning Docket W-2571). 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 RM-5-S (Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Duplex), 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 RM-5-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 THE ISSUANCE OF GRADING PERMITS**

- a. Limits of grading as shown on the approved site plan shall be flagged in the field.
- b. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem.
- c. Any retaining wall greater than five (5) feet in height shall be designed and sealed by a Registered Professional Engineer.

**C 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 Division.
- b. Developer shall record a final plat in the office of the Register of Deeds. Final plat shall

show tentative building locations and all access and utility easements.

- c. Final plat shall include the dedication of right-of-way along Griffith Road to Winston-Salem DOT specifications.
- d. As volunteered by the petitioner, all buildings shall have a main roof line of 5:12 or greater.
- e. A Lighting Plan shall be approved by Planning staff.

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

- a. All required storm water management devices shall be installed.
- b. Developer shall install road improvements on Griffith Road as required by the Winston-Salem Department of Transportation.
- c. Install public fire hydrants in accordance with the City Fire Department and Utilities Department.

**C OTHER REQUIREMENTS**

- a. One sign is permitted along Griffith Road. Sign shall be limited to a monument type with a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.
- b. All building architecture shall substantially comply with the building materials and design as volunteered by the developer in attached "Exhibit A".

## ZONING STAFF REPORT

**DOCKET #** W-2571  
**STAFF:** S. Chad Hall

Petitioner(s): Classic Traditions of North Carolina, LLC  
Ownership: J. T. Foster, Trustee, Marjorie F. Foster, Trustee, Nannie B. Todd, Ted W. Foster,  
and Dan M. Foster

### **REQUEST**

From: RS-9 (Residential Building Single Family, 9000 square foot minimum lot size) and GI  
(General Industrial)  
To: RM-5-S (Residential Building, Townhouse; Residential Building, Twinhome; and  
Residential Building, Duplex)

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

Acreage: 29.93 acres

### **LOCATION**

Street: West side of Griffith Road north of Everidge Road.  
Jurisdiction: City of Winston-Salem.  
Ward: South.

### **SITE PLAN**

Proposed Use: Townhomes and Twinhomes.  
Square Footage: 286,925 sf (112 townhome units; 20 twinhome units); 2,268 sf clubhouse.  
Building Height: 24'  
Density: 4.54 units per acre.  
Parking: Townhomes and Twinhomes: Required: 264; Proposed: 264.  
Clubhouse: Required: 12; Proposed: 16.  
Bufferyard Requirements: Type II abutting RS-9 zoning.  
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

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

Existing Structures on Site: Single family residence on subject property to be removed.  
Adjacent Uses:  
North - RS-9 Single Family Residential.



East - RS-9 Single Family Residential and RM-8-S multifamily.  
South - RS-9 Single Family Residential.  
West - GI General Industrial.

## **GENERAL AREA**

Character/Maintenance: Well maintained single family and multi-family dwellings.  
Development Pace: Moderate to Fast

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Majority of site is undeveloped and is heavily wooded.

Topography: There is an approximate change in elevation of 80' on the subject property (from an approximate elevation of 854' near the northeast corner of the site down to an approximate elevation of 774' in the southwest corner of the site). The proposed project generally does a good job using the existing topography by balancing cut and fill.

Streams: Kimmel Branch crosses the property on the west.

Vegetation/habitat: There is some existing vegetation on the subject property, although most of the area has been used for agriculture over the past 40 years and is thus clear of most large trees and vegetation.

Floodplains: No FEMA regulated floodplains, although natural floodplains do exist in and around Kimmel Branch and its tributaries.

Wetlands: None - WS West Quad

Environmental Resources Beyond The Site: No direct impacts; however, with the continued degradation of intermittent streams throughout Winston-Salem and Forsyth County and the other incorporated jurisdictions, there will be a cumulative decrease in water quality and an increase in stormwater runoff because of the loss of natural infiltration that assists in water absorption and filtering. The preservation of natural stream corridors, even intermittent in variety, is more effective than man-made, mechanical means of stormwater control/filtration. The subject site plan proposes development adjacent to Kimmel Branch.

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

## **TRANSPORTATION**

Direct Access to Site: Griffith Road; Hampton Road; Everidge Road; Burke Mill Road

Street Classification: Griffith Road - minor thoroughfare; Hampton Road - local road; Everidge Road - local road; Burke Mill Road - minor thoroughfare.

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

Griffith Road between Burke Mill Road and Kimwell Drive Ext = 4,300/16,100

Burke Mill Road between Griffith Road and Bethel Church Road = 7,400/16,100

Trip Generation/Existing Zoning: RS-9 and GI

$29.93 \times 43,560/9,000 = 144 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 1,378 \text{ Trips per Day}$

(Not enough information available to determine acreage in GI)

Trip Generation/Proposed Zoning: RM-5-S

132 units x 6.63 (Apt. Trip Rate) = 875 Trips per Day

Planned Road Improvements: Left turn lane along Griffith Road along entire frontage.

Sight Distance: Good.

Interior Streets: Private.

Traffic Impact Study recommended: Volunteered; no substantial impacts.

Connectivity of street network: Two proposed roads connect to Griffith Road, albeit via gated private streets. The current site plan does not demonstrate any future connectivity or public stub streets. Staff strongly recommends an interconnected street network with public street connection to adjacent residentially zoned properties.

Sidewalks: None.

Transit: Route 43 along Burke Mill Road, crossing Griffith Road

## **HISTORY**

Relevant Zoning Cases:

1. W-2524; RS-9 to RM-8-S (Planned Residential Development); approved February 4, 2002; east side of Griffith Road and north side of Hampton Road; 34.89 acres; Planning Board recommended approval and staff recommended denial.
2. W-2531; HB-S to HB-S; approved March 4, 2002; south side of Hewes Street northwest of Stratford Road; 0.50 acre; Planning Board and staff recommended approval.
3. W-2505; RS-9 to RM-8-S (Child Day Care Center); denied December 17, 2001; east side of Griffith Road north of Hampton Road; 0.54 acre; Planning Board and staff recommended denial.
4. W-2381; RS-9 to RM-8-S (Residential Building, Multifamily); approved May 1, 2000; east side of Griffith Road south of Emsley Street; 39.34 acres; Planning Board and staff recommended approval.
5. W-2355; RS-9 and RM-8-S to RM-12-S (Life Care Community); approved December 6, 1999; southwest side of Burke Mill Road between Frontis Plaza Boulevard and Kimel Park Drive/Homestead Hills Drive (private); 8.84 acres; Planning Board and staff recommended approval.
6. W-2119; RS-9 to RM-8-S (Residential Building, Multifamily); withdrawn February 3, 1997; north side of Hampton Road, east of Griffith Road and Scott Hollow Drive; 14.73 acres; Planning Board recommended denial, staff recommended approval.

**CONFORMITY TO PLANS**

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

Relevant Comprehensive Plan Recommendation(s): *Legacy* encourages a mix of housing types in neighborhoods and residential development at higher densities where adequate public services and public facilities exist.

Area Plan/Development Guide: *South Stratford Road Development Guide* (adopted in 1989)

Relevant Development Guide Recommendation(s): The *South Stratford Road Development Guide* recommends that the subject property be a low-density (0-5 units/acre) residential use.

**GREENWAY/RECREATION/OPEN SPACE REVIEW**

Greenway Plan: Site is not on an adopted Greenway corridor.

Comments/Status of Trail: The site is located on Kimmel Branch Creek approximately 1.75 miles from Salem Creek. The flood plain of this tributary is not a FEMA designated flood plain where the Greenway Plan requires 40 feet greenway easements. There are long term proposals for a greenway trail in this section of Salem Creek. The petitioner may want to consider maintaining greenway easements to facilitate the possible future construction of a connector trail in the long term provided that easements south of the site can be obtained.

**WINSTON-SALEM/FORSYTH COUNTY SCHOOLS**

Winston-Salem/Forsyth County Schools have estimated this project, when completed, will add a total of 58 students to the system, as indicated by the following chart.

Project	Number Units	Schools	Projected Students from Project	2001-2002 Enrolled Students	2001-2002 Projected Students with Accumulated Totals since 4/24/01	School Capacity
Classic Traditions of NC Apartments	132	Ward ES	27	889	916	795
		Clemmons MS	13	1198	1211	825
		Parkland HS	18	1449	1467	874-1192

**ANALYSIS**

The current request is to rezone 29.93 acres from RS-9 to RM-5-S (Residential Building, Multifamily; Twinhomes, Duplexes). The petition proposes 28 townhome buildings with four units per building and 10 twinhome units for a total of 132 total units. The site is located on the west side of Griffith Road north of Everidge Road. Across the road to the east are single family residences and the Hampton Commons Townhome development. The subject property also abuts RS-9 zoned land (primarily

undeveloped) to the north and south. Kimmel Branch is on the western periphery of the subject property and separates the site from land zoned GI.

The *South Stratford Road Development Guide* recommends that the subject property be a low-density (0-5 units/acre) residential use. With the recent rezoning of the Hampton Commons property to RM-8-S, precedent seems to exist for the rezoning of this property. However, the current site plan does not include some of the amenities volunteered by the Hampton Commons developers, such as the type of sidewalk network included in that plan. In addition, there are no public streets proposed on the current site plan which undermines the goal of a connected street system in the surrounding area. Staff is continuing to work with the petitioners regarding some public street access.

With the potential future development of large tracts of primarily undeveloped RS-9 properties to both the north and south, a public street system that would allow traffic flow into those properties without getting back on Griffith Road will help alleviate future congestion problems. In addition, this would prevent the traffic of residents and, mainly, services from the current site as well as those to the north and south from always having to access Griffith Road for each and every trip.

## **FINDINGS**

1. *Legacy* recommends a mix of housing types and advocates infill development which is designed to be compatible with existing development.
2. The *South Stratford Road Development Guide* recommends that the subject property be developed as a low density (0 to 5 units/acre) residential area. The proposed project is within the recommended density of the area plan.
3. The proposed street system indicates private streets within a gated community.
4. Public streets would permit access to properties to the north and south without having to access Griffith Road.

## **STAFF RECOMMENDATION**

Zoning: **DENIAL**, unless suitable public street connections are made.

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

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- a. One sign is permitted along Griffith Road. Sign shall be limited to a monument type with a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.
- b. All building architecture shall substantially comply with the building materials and design as volunteered by the developer in attached "Exhibit A"

Gary Roberts presented the staff report.

**PUBLIC HEARING**

FOR:

Judy Stalder, P. O. Box 5581, High Point, NC 27262

You've got an excellent Planning staff. I've worked with staffs all over the state and you've got one of the best.

Their role is to give you advice based on the current guidelines. Based on their advice and the *Stratford Road Development Guide*, we think this is the best design for this center.

We're trying to market an active area for retirees who aren't ready to retire, who want to be near shopping, medical services, restaurants, interstates for their traveling needs.

They won't have to worry about yard work or security or maintenance.

We don't offer sidewalks, but we offer a pedestrian trail all around the 30-acre property. We do want to be able to provide a gated community if that's what our residents want. We don't want through traffic, because we are marketing to residents who need to feel

secure. We're trying to create a community. Through traffic threatens their sense of security and community.

We are offering to dedicate additional right-of-way on Griffith Road, and make other improvements required by Winston-Salem DOT.

Because of the lifestyle we are offering, these townhomes will generate even less traffic than normal townhomes generate.

#### AGAINST:

Philip Nance, 2800 Armstrong Road, Winston-Salem, NC 27103

Here representing Mr. & Mrs. Douglas Brendle who own a farm on 330 Everidge Road.

We travel Griffith Road many times a day.

We are already stressed by traffic on Griffith Road and are very concerned about it.

Petition signed by 72 neighbors in opposition to this request.

We have some environmental concerns.

There are two lakes that this creek feeds into. We are very concerned about what this will do environmentally.

We are concerned about noise and pollution concerns.

We ask you to deny this.

Let's not forget the safety of those of us who already live in this area.

#### **WORK SESSION**

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

1. This project is very well designed. It would be highly recommended by staff in other locations where north/south access was not as critical. However, with this site located between a steep incline/creek to the west and Griffith Road to the east, approving this site without connections to the north and south would result in all north/south traffic being forced to use Griffith Road, even for short trips (such as delivery vehicles).
2. The project is the kind of development we want to encourage in Forsyth County. It is designed for a specific clientele for whom a sense of security is a crucial need. It is also designed to be a community. Having a north/south connector through this site would create the sense of dividing the community and introduce a sense of insecurity for the residents with outside vehicles coming through the property at all hours of day and night.
3. The petitioner has offered some right-of-way at the western edge of the property, to allow for a future north/south connection, but the terrain is so rough that it would likely never be useable.

MOTION: Dara Folan moved approval of the zoning map amendment with the original site plan

SECOND: Arnold King

VOTE:

FOR: Avant, Bost, Clark, Folan, King

AGAINST: Norwood

EXCUSED: None

SITE PLAN MOTION: Dara Folan certified that the original site plan meets all code requirements and recommends staff conditions.

SECOND: Arnold King

VOTE:

FOR: Avant, Bost, Clark, Folan, King

AGAINST: Norwood

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning