



**DOCKET #:** W2469

**PROPOSED ZONING:**  
Site Plan Amendment

**EXISTING ZONING:**  
RS9-S (PRD)

**PETITIONER:**  
Norman Arnold

**SCALE:** 1" represents 200'

**STAFF:** McGee

**GMA:** 3

**ACRE(S):** 0.22

**MAP(S):** 612854



April 25, 2001

Norman and Brenda Arnold  
216 Bradbury Lane  
Winston-Salem, NC 27104-2802

RE: ZONING MAP AMENDMENT W-2469

Dear Mr. & Mrs. Arnold:

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  
Samuel E. Westbrook, Jr., 3400 Candlewyck Manor Drive, Winston-Salem, NC 27104

**ACTION REQUEST FORM**

**DATE:** April 25, 2001  
**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 Norman and Brenda Arnold

**SUMMARY OF INFORMATION:**

Zoning map amendment of Norman and Brenda Arnold from RS-9-S (PRD) to Site Plan Amendment: property is located at the southwest corner of Candlewyck Manor Drive (private) and Cliffdale Drive (Zoning Docket W-2469).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Norman and Brenda Arnold,  
Docket W-2469

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 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-S (Planned Residential Development) to Site Plan Amendment the zoning classification of the following described property:

Tax Block 6221, Tax Lot 001

Section 2. This Ordinance is adopted after approval of the site plan entitled Candlewyck - Lot 1 and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, to Norman and Brenda Arnold.

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 Candlewyck - Lot 1. 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 Norman and Brenda Arnold, (Zoning Docket W-2469). 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-9-S (Planned Residential Development - Site Plan Amendment), 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 RS-9-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 ANY PERMITS**  
Developer shall comply with the original conditions for development with the exception of the undisturbed 30-foot buffer.

## ZONING STAFF REPORT

**DOCKET #** W-2469

**STAFF:** Tony McGee

Petitioner(s): Norman Arnold and Brenda Arnold

Ownership: Same

### **REQUEST**

From: RS-9-S Residential Single Family District; minimum lot size 9,000 sf (Planned Residential Development)

To: Site Plan Amendment

Acreage: 0.22 acre

### **LOCATION**

Street: Southwest corner of Candlewyck Manor Drive and Cliffdale Drive.

Jurisdiction: City of Winston-Salem.

Ward: West.

### **SITE PLAN**

Proposed Use: Single Family.

Square Footage: 3,340 sf.

Bufferyard Requirements: None.

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

Existing Structures on Site: Site is currently vacant.

Adjacent Uses:

- North - Newly constructed single family homes zoned RS-9-S and also part of Candlewyck Subdivision.
- East - Across Cliffdale Drive are single family homes zoned RS-9.
- South - Immediately south of this site is a wooded area. Further south are two single family homes. All this area is zoned RS-9.
- West - Newly constructed single family homes zoned RS-9-S and also part of Candlewyck Subdivision.

### **GENERAL AREA**

Character/Maintenance: Well maintained single family structures.

Development Pace: Moderate to rapid single family construction.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Site will be graded for residential construction.

Topography: This property is fairly flat.

Streams: None.

Vegetation/habitat: Mixed hardwoods and shrubs

Floodplains: None.

## **TRANSPORTATION**

Direct Access to Site: Candlewyck Manor Drive; Country Club Road.

Street Classification: Candlewyck Manor Drive - local street; Country Club Road - major thoroughfare.

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

Country Club Road between Old Vineyard Road and Silas Creek Parkway =  
12,000/16,000

Trip Generation/Existing Zoning: N/A

Trip Generation/Proposed Zoning: N/A

Sidewalks: None.

Transit: Route #12 along Country Club Road.

## **HISTORY**

Relevant Zoning Case:

W-847; R-4 to R-3-S (PRD); approved August 2, 1982; west side of Silas Creek Parkway in the northwest quadrant of Country Club Road; 6.9 acres; Planning Board and staff recommended approval.

## **CONFORMITY TO PLANS**

Area Plan/Development Guide: *Country Club/Jonestown Area Plan* (1985).

Relevant Development Guide Recommendation(s): The development plan identifies this site for low density residential use (0-4 du/ac). Residential sites should provide interior circulation between residential developments to minimize traffic loads on the existing road network.

## **ANALYSIS**

This site is a part of a previously approved PRD. At the time of approval all, PRD's were required to provide a 30-foot Type II bufferyard along adjacent properties regardless of interior lot sizes. With the adoption of the UDO in 1995 this requirement was modified. Currently only lots within a PRD that are smaller than minimum lot sizes required in adjacent zoning districts are required to provide a 30 foot Type II bufferyard against those lots. This Site Plan Amendment would remove the older buffer requirement from this site. As this site is larger than adjacent lots, no buffer would be required under current UDO provisions for PRD developments.

## **FINDINGS**

1. This site is within an existing PRD approved on May 5, 1983.
2. At the time of approval a 30 foot type II bufferyard was required around the entire PRD.
3. Currently only lots within a PRD that are smaller than the minimum lot sizes required in adjacent zoning districts are required to provide 30 foot type II bufferyards.

## **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 ANY PERMITS**  
Developer shall comply with the original conditions for development with the exception of the undisturbed 30-foot buffer.

## **PUBLIC HEARING**

FOR: None

AGAINST: None

## **WORK SESSION**

MOTION: Steve Johnson moved approval of the site plan amendment, certified that the site plan meets all code requirements, and recommended staff conditions.

SECOND: James Rousseau

VOTE:

FOR: Bost, Johnson, King, Powell, Rousseau, Schroeder, Snelgrove

AGAINST: None

---

A. Paul Norby, AICP  
Director of Planning