



**DOCKET #:** W2490

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

**EXISTING ZONING:**  
RS12

**PETITIONER:**  
Beau Dancy  
Construction Company, Inc.

**SCALE:** 1" represents 200'

**STAFF:** Roberts

**GMA:** 2

**ACRE(S):** 0.99

**MAP(S):** 612854



July 25, 2001

Beau Dancy Construction Company, Inc.  
c/o Norman L. Dancy, Jr., President  
3232 Country Club Road  
Winston-Salem, NC 27104

RE: ZONING MAP AMENDMENT W-2490

Dear Mr. Dancy:

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 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 Beau Dancy Construction Company, Inc.

**SUMMARY OF INFORMATION:**

Zoning map amendment of Beau Dancy Construction Company, Inc. from RS-12 to RS-9-S (Planned Residential Development): property is located on the northwest side of Country Club Road east of Silas Creek Parkway (Zoning Docket W-2490).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Beau Dancy Construction Company, Inc., Docket W-2490

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-12 to RS-9-S (Planned Residential Development) the zoning classification of the following described property:

Tax Block 2279, Tax Lots 108, 109, and 100

Section 2. This Ordinance is adopted after approval of the site plan entitled Westhaven Annex and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, to Beau Dancy Construction Company, 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 Westhaven Annex. 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 Beau Dancy Construction Company, Inc., (Zoning Docket W-2490). 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), 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:

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

- a. Developer shall record a final plat in the Office of the Register of Deeds. Final Plat shall show lots, common areas, private access and public utilities easements.

**C PRIOR TO THE SIGNING OF FINAL PLATS**

- a. Negative access easements shall be recorded for all lots (including common areas) contiguous to Country Club Road.
- b. All documents including covenants, restrictions, and homeowners association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations.

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

- a. A minimum type II bufferyard must be installed except where otherwise exempted by the UDO.

**C OTHER REQUIREMENTS**

- a. No additional signs to be located on the site.

## **ZONING STAFF REPORT**

**DOCKET #** W-2490  
**STAFF:** Gary Roberts

Petitioner(s): Beau Dancy Construction Company, Inc.  
Ownership: Same

### **REQUEST**

From: RS-12 Residential Single Family District; minimum lot size 12,000 sf  
To: RS-9-S Residential Single Family District; minimum lot size 9,000 sf (Planned Residential Development)

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

Acreage: 0.99 acre

### **LOCATION**

Street: Northwest side of Country Club Road east of Silas Creek Parkway.  
Jurisdiction: City of Winston-Salem.  
Ward: West.

### **SITE PLAN**

Proposed Use: Planned Residential Development.  
Square Footage: Three single family homes with 9,288 total square feet.  
Building Height: One and one half story.  
Density: 3 dwelling units/acre (overall density of Westhaven Place is 4.7 units/acre).  
Bufferyard Requirements: 30 foot perimeter bufferyard required around perimeter of the PRD.  
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

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

Existing Structures on Site: Single family bungalow (to be removed).

Adjacent Uses:

North -	Single family homes on large lots zoned RS-12.
East -	Single family homes zoned RS-12.
South -	Westhaven Place PRD zoned RS-9-S.
West -	Westhaven Place PRD zoned RS-9-S.

## **GENERAL AREA**

Character/Maintenance: Medium to large single family homes in good maintenance.  
Development Pace: Slow.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Removal of 6-8, healthy, large red and white oak trees.  
Topography: GIS maps indicate that this property is fairly flat.  
Streams: No streams cross this property.  
Vegetation/habitat: Yard area with large maturing hardwood and evergreen trees.  
Constraints: None known.  
Floodplains: This property is not affected by floodway or floodway fringe areas.  
Wetlands: None.  
Water Supply Watershed? Site is not within a water supply watershed.

## **TRANSPORTATION**

Direct Access to Site: Country Club Road; Westhaven Court.  
Street Classification: Country Club Road - major thoroughfare; Westhaven Court - private.  
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):  
Country Club between Silas Creek and Knollwood = 12,000/16,000  
Trip Generation/Existing Zoning: RS-12  
 $0.99 \times 43,560 / 12,000 = 3 \text{ units} \times 9.57 \text{ (SF Trip Rate)} = 28 \text{ trips per day}$   
Trip Generation/Proposed Zoning: RS-9-S (PRD)  
Same as Existing (same number of proposed units)  
Transit: Route #12, along Country Club Road.

## **HISTORY**

Relevant Zoning Cases:

1. W-2469; RS-9-S (PRD) to Site Plan Amendment; Approved May 7, 2001; southwest corner of Candlewyck Manor Drive and Cliffdale Drive; .22 acre; Planning Board and staff recommended approval.
2. W-1418; R-5 and R-4-S (PRD) to R-4-S (PRD); approved March 9, 1987; Westhaven Place, adjoining subject property; 13 acres; Planning Board and staff recommended approval.
3. W-1216; R-5 to R-2-S (Dwellings, Multifamily); withdrawn May 11, 1985; southwest corner of Country Club Road and Mayfield Drive; 1.7 acres; Planning Board and staff recommended approval.

## **CONFORMITY TO PLANS**

GMP Area (*Legacy*): Urban Neighborhoods.

Relevant Comprehensive Plan Recommendation(s): Encourage quality infill development and greater residential densities where appropriate; encourage a mix of housing types in neighborhoods.

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

## **ANALYSIS**

The current request is to rezone a .99 acre tract on the northwest corner of Country Club Road and Westhaven Court from RS-12 to RS-9-S. The site consists of one existing bungalow house situated on three lots oriented toward Country Club Road. The petitioner desires to reconfigure the lots in order to face onto Westhaven Court and subsequently be included within the Westhaven Place development.

While staff sees the removal of the existing 1920's style house and its contribution to Country Club Road as a loss, the current lotting pattern already enables the property owner to construct three dwellings without seeking rezoning. The request would remove the potential of additional driveway entrances onto Country Club Road by orienting the lots toward Westhaven Court. Staff recommends approval.

## **FINDINGS**

1. *Legacy* recommendations: Encourage quality infill development and greater residential densities where appropriate; encourage a mix of housing types in neighborhoods.
2. This site is not within the boundaries of an area plan or development guide.
3. The proposed residential use and density is consistent with the surrounding development pattern and would remove the potential for additional driveways on Country Club Road.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

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

### **C PRIOR TO THE ISSUANCE OF BUILDING PERMITS**

- a. Developer shall record a final plat in the Office of the Register of Deeds. Final Plat shall show lots, common areas, private access and public utilities easements.



**C PRIOR TO THE SIGNING OF FINAL PLATS**

- a. Negative access easements shall be recorded for all lots (including common areas) contiguous to Country Club Road.
- b. All documents including covenants, restrictions, and homeowners association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations.

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

- a. A minimum type II bufferyard must be installed except where otherwise exempted by the UDO.

**C OTHER REQUIREMENTS**

- a. No additional signs to be located on the site.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

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

SECOND: Arnold King

VOTE:

FOR: Avant, Clark, Doyle, King, Norwood, Powell, Schroeder

AGAINST: None

EXCUSED: None

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

SECOND: Arnold King

VOTE:

FOR: Avant, Clark, Doyle, King, Norwood, Powell, Schroeder

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning