



**DOCKET #:** W1517

**PROPOSED ZONING:**  
Final Development Plan

**EXISTING ZONING:**  
GO-S

**PETITIONER:**  
Wake Forest University

**SCALE:** 1" represents 200'

**STAFF:** D. Reed

**GMA:** 3

**ACRE(S):** 6.24

**MAP(S):** 618870

May 24, 2000

Wake Forest University - Davis House  
P. O. Box 7201  
Winston-Salem, NC 27106

RE: ZONING MAP AMENDMENT W-1517

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  
Shirley Ice, 1549 Shore Road, Rural Hall, NC 27045

**ACTION REQUEST FORM**

**DATE:** May 24, 2000  
**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 Wake Forest University

**SUMMARY OF INFORMATION:**

Zoning map amendment of Wake Forest University from GO-S (Child Day Care Center; Medical or Dental Laboratory; Funeral Home; Hospital or Health Center; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Banking and Financial Services - TWO PHASE) to Final Development Plan for an office: property is located at the intersection of Reynolda Road, Polo Road, and Silas Creek Parkway (Zoning Docket W-1517).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** MEETS ALL CODE REQUIREMENTS

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Wake Forest University, Docket  
W-1517

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 GO-S (Child Day Care Center; Medical or Dental Laboratory; Funeral Home; Hospital or Health Center; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Banking and Financial Services - TWO PHASE) to Final Development Plan the zoning classification of the following described property:

BEGINNING at an iron stake at the intersection of Reynolda Road and Polo Road and running with the southern right-of-way of Polo Road the six (6) following courses and distances: north 29E 16' 41" east 41.77 feet to an iron stake; thence north 59E 09' 30" east 51.43 feet to an iron stake; thence north 29E 13' 15" west 5.72 feet to a divot in sideway; thence north 68E 20' 26" east 215.23 feet to a PK Nail; thence north 72E 50' 57" east 227.04 feet to a nail; thence south 86E 52' 41" east 188.92 feet to a monument in the western right-of-way of Silas Creek Parkway; thence with the right-of-way of Silas Creek Parkway the four (4) following courses and distances thence on a curve to the right (having a radius of 921.45 feet) south 16E 35' 44" west 408.91 feet to a monument; thence south 33E 17' 59" west 192.46 feet to a monument; thence south 35E 17' 09" west 130.04 feet to a monument and south 34E 40' 19" west 39.22 feet to a monument in the northern right-of-way of Reynolda Road; thence with said right-of-way the four (4) following courses and distances north 64E 35' 22" west 67.65 feet to a monument; thence north 33E 37' 34" west 184. 88 feet to an iron stake; thence north 29E 55' 50" west 215.52 feet to an iron stake and north 33E 04' 04" west 140.20 feet to the place of beginning and containing 6.24 acres more or less. The above described property being generally known as Lot 8K, Forsyth County Tax Block 3436 and shown on a survey prepared by Brady Surveying Co. on October 19, 1999.

Section 2. This Ordinance is adopted after approval of the site plan entitled Wake Forest University - Davis House and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, to Wake Forest University.

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 Wake Forest University - Davis House. 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 Wake Forest University, (Zoning Docket W-1517). 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 GO-S (Final Development Plan), approved by the Winston-Salem Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the GO-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. Erosion control and sedimentation permits are required from the Inspections Division.

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

- a. All required erosion control devices shall be installed prior to the issuance of building permits.

**C OTHER REQUIREMENTS**

- a. Sign permits are required from the Inspections Division prior to installing any signs on the property. Sign shall be limited to monument type with a maximum height of five (5) feet and a maximum copy area of twenty (20) square feet.
- b. When additional development is proposed on the site, consolidation of the access point on Polo Road will be required. Only one full movement access point on Polo Road will be allowed and the location of the access will align with the existing access point across Polo Road from the site. Developer will be required to modify internal circulation and provide both vehicular and pedestrian interconnectivity to accommodate additional development on the site at that time.

## ZONING STAFF REPORT

**DOCKET #** W-1517  
**STAFF:** David Reed

Petitioner(s): Wake Forest University  
Ownership: Same

### **REQUEST**

**From:** GO-S General Office District (Child Day Care Center; Medical or Dental Laboratory; Funeral Home; Hospital or Health Center; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Banking and Financial Services - TWO PHASE)  
**To:** Final Development Plan for an office building (Offices, Miscellaneous; and Professional Office)

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

Acreage: 6.24 acres

### **LOCATION**

**Street:** Intersection of Reynolda Road, Polo Road, and Silas Creek Parkway.  
**Jurisdiction:** City of Winston-Salem.  
**Ward:** Northwest.

### **SITE PLAN**

**Proposed Use:** Professional Office  
**Square Footage:** 8,336 square feet.  
**Building Height:** Two story.  
**Parking:** Required: 24 spaces; Proposed: 34 spaces.

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

**Existing Structures on Site:** The Egbert L. Davis home place (a single family home and garage).  
**Adjacent Uses:**

- North - Brighton Gardens nursing care institution and an office building, both zoned GO-S.
- East - On the east side of Silas Creek Parkway is another nursing care institution zoned RM-18-S.
- West - On the west side of Reynolda Road are small offices zoned LO, LO-S, and RS-9.
- Northwest - Across the Reynolda Road/Polo Road intersection is a bank zoned LO.

## **GENERAL AREA**

Character/Maintenance: The area has a mixture of older single family homes which have been converted to office uses and new office buildings.

Development Pace: Fast.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Minor.

Topography: Site slopes down slightly to the south.

Vegetation/habitat: Site is partially wooded.

## **TRANSPORTATION**

Direct Access to Site: Reynolda Road and Polo Road.

Street Classification: Reynolda Road - major thoroughfare; Polo Road - minor thoroughfare; and Silas Creek Parkway - major thoroughfare.

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

Reynolda Road south of Polo Road - 22,000/26,000

Reynolda Road north of Polo Road - 21,500/26,000

Polo Road west of Reynolda Road - 15,000/16,000

Polo Road east of Reynolda Road - 13,900/16,000

Silas Creek Parkway south of Polo Road - 20,900/26,000

Trip Generation/Existing Zoning: Final Development Plan

Trip Generation/Proposed Zoning:  $8,336 \text{ sf./1,000} = 8.34 \times 11.01 = 92 \text{ avg. trips/day}$

Planned Road Improvements: None.

Sight Distance: Fair.

Interior Streets: Private.

Transit: WSTA Route 16 along Polo Road.

## **HISTORY**

Relevant Zoning Cases:

1. W-2022; GO-S (Multiple Office uses and other uses including Multifamily - TWO PHASE) to GO-S (Nursing Care Institution); approved December 4, 1995; northeast corner of Polo Road and Reynolda Road across Polo Road from current site; 4.25 acres; Planning Board and staff recommended approval.
2. W-1517; R-4 to R-1-S (Multiple Office uses and other uses including Multifamily - TWO PHASE); approved September 6, 1988; this petition was for Tracts 1, 2 and 3 of the Sunnynoll Development. These tracts were reclassified in the UDO to GO-S for Tracts 1 and 2; and RM-12-S for Tract 3. The current proposal is for a portion of Tract 2. The most controversial aspect of the Sunnynoll development was the commercial core on Tract 4 of the project. Tracts 1, 2, and 3 in W-1517 were approved as originally submitted but with many conditions for development.



## **CONFORMITY TO PLANS**

GMP Area (*Vision 2005*): Area 3: Urban.

Relevant Comprehensive Plan Recommendation(s): Encourage a mixture of dwelling unit types in appropriate areas. Development of office, commercial, and industrial land uses at planned activity nodes.

Area Plan/Development Guide: *Polo/Reynolda Area Plan* (1985).

Relevant Development Guide Recommendation(s): The plan calls for the conversion of the Davis house to office uses.

## **HISTORIC RESOURCES REVIEW:**

Forsyth County Architectural Inventory Number/Name: 1314/Sunnynoll

National Register of Historic Places: The Davis House is on the Study List for the National Register.

Comments: The Davis House is eligible for the National Register of Historic Places and Local Historic Landmark designation. The house was designed in 1925 by noted architect C. Gilbert Humphries. Sunnynoll was built for Egbert Davis, who founded Piedmont Aviation with his brother in 1940. Staff recommends conditions requiring the owners to have the property listed on the National Register as well as designated as a Local Historic Landmark. Site plan should be sensitive to the unique historic and architectural character of the property.

## **ANALYSIS**

The proposed project is a Final Development Plan for the conversion of the two-story Davis House to an office building. The Davis House sits on a portion of Tract 1 of the Sunnynoll Development. The current zoning of the property is GO-S General Office District (Child Day Care Center; Medical or Dental Laboratory; Funeral Home; Hospital or Health Center; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Banking and Financial Services - TWO PHASE). A special condition of Sunnynoll required that all final development plans in Sunnynoll be reviewed and approved in public hearings by both the Planning Board and the Board of Aldermen.

The Davis House has approximately 8,336 square feet. Tract 1, which is approximately 6.25 acres, is approved for 64,000 square feet of office space. Because only a reuse of the existing house is proposed at this time, many of the Sunnynoll first phase conditions are not yet applicable. When the Brighton Gardens rezoning was done in 1995 (zoning docket W-2022) the driveway location on Polo Road was established to align with a future driveway on this tract. That future driveway will be necessary if additional development is proposed on the site. For the reuse of the existing house as an office, access to the site will be via the existing driveways and include a one-way in on Reynolda Road and a one-way out on Polo Road.

The Davis House is eligible for the National Register of Historic Places and Local Historic Landmark designation. The house was designed in 1925 by noted architect C. Gilbert Humphries. Sunnynoll was built for Egbert Davis, who founded Piedmont Aviation with his brother in 1940. Staff recommends that the owners have the property listed on the National Register as well as designated as a Local Historic Landmark.

The proposed site plan is sensitive to the historic character of the Davis home. Reuse of the home as an office helps insure its ongoing maintenance. Because only the reuse of the home is proposed at this time, a major driveway development and other first-phase conditions of Sunnynoll do not apply at this time. The current request is, however, consistent with those conditions which will be applied if additional development is proposed on the site at a later date.

### **FINDINGS**

1. The proposed project is a Final Development Plan for the conversion of the two-story Davis House to an office building.
2. A special condition of Sunnynoll required that all final development plans in Sunnynoll be reviewed and approved in public hearings by both the Planning Board and the Board of Aldermen.
3. The Davis House has approximately 8,336 square feet. Tract 1, which is approximately 6.25 acres, is approved for 64,000 square feet of office space.
4. Because only a reuse of the existing house is proposed at this time, many of the Sunnynoll first phase conditions are not yet applicable.
5. The Davis House is eligible for the National Register of Historic Places and Local Historic Landmark designation.
6. The current request is consistent with the first-phase conditions of Sunnynoll which will be applied if additional development is proposed on the site at a later date.

### **STAFF RECOMMENDATION**

Final Development Plan Recommendation: **APPROVAL** with the following conditions:

- C **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
  - a. Erosion control and sedimentation permits are required from the Inspections Division.
- C **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  - a. All required erosion control devices shall be installed prior to the issuance of building permits.

**C OTHER REQUIREMENTS**

- a. Sign permits are required from the Inspections Division prior to installing any signs on the property. Sign shall be limited to monument type with a maximum height of five (5) feet and a maximum copy area of twenty (20) square feet.
- b. When additional development is proposed on the site, consolidation of the access point on Polo Road will be required. Only one full movement access point on Polo Road will be allowed and the location of the access will align with the existing access point across Polo Road from the site. Developer will be required to modify internal circulation and provide both vehicular and pedestrian interconnectivity to accommodate additional development on the site at that time.

[For information purposes only: The draft *Legacy* plan identifies the site as being within the municipal services area of the growth management plan and is designated "suburban neighborhoods".]

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Kem Schroeder moved approval of the final development plan.

SECOND: Steve Johnson

VOTE:

FOR: Avant, Bost, Johnson, Powell, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning