

**BRIEFING  
DRAFT**

**November 30, 2017**

**Item No. 1 A-D**

**ZONING MAP AMENDMENT**

**F-1570**

**FORSYTH COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** \_\_\_\_\_ **AGENDA ITEM NUMBER:** \_\_\_\_\_

**SUBJECT:-**

- A. Public Hearing on Zoning Map Amendment of William Crouse from RS9 to RM8-S (Life Care Community; Residential Building, Single Family; and Planned Residential Development) (Zoning Docket F-1570)
- B. Ordinance Amending the Forsyth County Zoning Ordinance and the Official Zoning Map of the County of Forsyth, North Carolina.
- C. Approval of Special Use District Permit
- D. Approval of Site Plan

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-**

**SUMMARY OF INFORMATION:-**

See attached staff report.  
After consideration, the Planning Board recommended approval of the rezoning petition.

**ATTACHMENTS:-**  YES  NO

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
County Manager

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of William Crouse, Docket F-1570

AN ORDINANCE AMENDING  
THE FORSYTH COUNTY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF  
THE COUNTY OF FORSYTH,  
NORTH CAROLINA

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BE IT ORDAINED by the Board of County Commissioners of the County of Forsyth as follows:

Section 1. The Zoning Ordinance of the *Unified Development Ordinances* of the County of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North Carolina, are hereby amended by changing from RS9 to RM8-S (Life Care Community; Residential Building, Single Family; and Planned Residential Development) the zoning classification of the following described property:

PIN #6812-99-6602

Section 2. This Ordinance is adopted after approval of the site plan entitled Stratford Crest, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to William Crouse.

Section 3. The Board of Commissioners 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 Stratford Crest. 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.

COUNTY, SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County  
Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of William Crouse (Zoning Docket F-1570). 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 RM8-S (Life Care Community; Residential Building, Single Family; and Planned Residential Development), approved by the Forsyth County Board of Commissioners the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_" and signed, provided the property is developed in accordance with requirements of the RM8-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances* of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

**PRIOR TO THE ISSUANCE OF GRADING PERMITS:**

- a. Developer shall obtain all necessary permits (including stormwater) from the NC Division of the Environment and Natural Resources (DENR).
- b. Developer shall flag in the field the Tree Save Area as noted on the site plan. Vegetation in this area shall be protected from grading encroachment in accordance with UDO requirements.

• **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 tentative building locations for the multifamily buildings and all access and utility easements.
- b. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on "Elevation A" as verified by Planning staff.

• **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. All NCDENR requirements shall be completed.
- b. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	F-1570		
<b>Staff</b>	Gary Roberts, Jr. AICP		
<b>Petitioner(s)</b>	William Crouse		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN# 6812-99-6602		
<b>Address</b>	The undeveloped site does not currently have an address assignment.		
<b>Type of Request</b>	Special use rezoning from RS9 to RM8-S		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS9 (Residential, Single Family – 9,000 sf minimum lot size) <b>to</b> RM8-S (Residential, Multifamily – 8 dwelling units per acre maximum density). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Life Care Community; Residential Building, Single Family; and Planned Residential Development</li> </ul>		
<b>Neighborhood Contact/Meeting</b>	See Attachment B for a summary of the petitioner’s neighborhood outreach efforts.		
<b>Zoning District Purpose Statement</b>	The RM8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is appropriate for GMAs 2 and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.		
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes, the proposed density is less than eight dwelling units per acre and the site is located in GMA 3 where urban services are provided.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	Located off the south side of West Clemmons Road, west of Paula Drive		
<b>Jurisdiction</b>	Forsyth County		
<b>Site Acreage</b>	± 14.01 acres		
<b>Current Land Use</b>	The site is currently undeveloped.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS9	Undeveloped property and single family homes
	East	RS9	Single family homes within Bethany Trace
	South	RS9	Undeveloped property and single family homes

	West	RS9	Hanes Baptist Church and single family homes			
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>					
	Due to the layout of the proposed development including the specific location and scale of the residential buildings shown on the site plan, the proposed uses are compatible with the uses permitted on the adjacent properties.					
<b>Physical Characteristics</b>	The undeveloped site has a generally favorable topography with no steep slopes. The site is partially wooded.					
<b>Proximity to Water and Sewer</b>	The site has access to public water and sewer.					
<b>Stormwater/ Drainage</b>	The proposed site plan shows a "stormwater garden" to be located in the southern portion of the site. Development of the site must comply with the stormwater requirements of the NC Division of the Environment and Natural Resources.					
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.					
<b>Analysis of General Site Information</b>	The site is undeveloped and located between a church and single family homes. It appears to have no development constraints such as steep slopes, watersheds, or floodplains.					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2731	County RS9 to City RS9	Approved 11-1-2004	Directly east	56.77	Approval	Approval
F-890	R6 to R6-S (RS9-S)	Denied 7-11-1988	Directly southwest	1.48	Approval	Denial
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Paragon Drive	Collector Street	50'	NA	NA		
<b>Proposed Access Point(s)</b>	The primary access to the site will be from the adjacent site located directly to the north which fronts on Clemmons Road. A secondary gated access will be provided onto Paragon Drive.					
<b>Planned Road Improvements</b>	The developer is required to extend Paragon Drive in order to facilitate future development of the property located to the south. Off the subject property and located to the north, the proposed overall site plan shows right-of-way dedication along Clemmons Road, forty (40) feet from the centerline. The developer will also be required to install a left turn lane, curb and gutter, and sidewalk along Clemmons Road.					

<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: RS9</u> 14.01 acres x 43,560 sf / 9,000 sf = 67 units x 9.57 (SFR Trip Rate) = 641 Trips per Day</p> <p><u>Proposed Zoning: RM8-S</u> 124 units x 2.81(Retirement Community Trip Rate) = 348 Trips per Day</p>	
<b>Sidewalks</b>	The proposed site plan includes a good network of internal sidewalks with lateral connections to a new extension of Paragon Drive to the south and to Clemmonsville Road to the north.	
<b>Transit</b>	Routes 83 and 101 serve the intersection of Peters Creek Parkway and Stafford Village Boulevard located approximately 1.4 miles to the east.	
<b>Connectivity</b>	The site is proposed to be developed in conjunction with the site located directly to the north which is also under consideration for rezoning (W-3348). The site will have a connection to an extension of Paragon Drive.	
<b>Transportation Impact Analysis (TIA)</b>	A TIA is not required.	
<b>Analysis of Site Access and Transportation Information</b>	<p>The proposed rezoning would permit the development of a Life Care Community. Due to the nature of this type of development which offers a full range of living and care arrangements for persons who are either disabled or over the age of 55, the estimated vehicular trip generation is significantly less than what could be expected under a single family home development scenario.</p> <p>The proposed design demonstrates good internal vehicular and pedestrian circulation. In order to facilitate greater connectivity between neighborhoods, staff recommends the proposed new private street (Silver Grove Road) which extends the length of the site from Paragon Drive to Clemmonsville Road, would include a public access easement and not be gated. The petitioners are not in agreement with this recommendation and are proposing a gate at the intersection of Silver Grove Road and Paragon Drive.</p>	
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>		
<b>Building Square Footage</b>	<b>Square Footage</b>	<b>Placement on Site</b>
	170,616	See comments below.
<b>Units (by type) and Density</b>	124 single family, duplex, and apartment units / 15.45 acres (total development acreage) = 8 units per acre.	
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>
	190 spaces	212 spaces
<b>Building Height</b>	<b>Maximum</b>	<b>Proposed</b>
	45'	One and three stories
<b>Impervious Coverage</b>	<b>Maximum</b>	<b>Proposed</b>
	70%	+/- 44%
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>• Chapter B, Article II, Section 2-1.2 (L) RM8 District</li> <li>• Chapter B, Article II, Section 2-5.44 Life Care Community Use Conditions</li> <li>• Chapter B, Article II, Section 2-5.60 Planned Residential</li> </ul>	

	Development	
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy 2030 policies:</b>	Yes
	<b>(B) Environmental Ord.</b>	NA
	<b>(C) Subdivision Regulations</b>	NA
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	<p>The site plan for the subject property includes the Forsyth County portion of an overall site which has dual jurisdictional authority (see tandem rezoning case W-3348). Both site plans are functionally dependent upon one another. The site plan for the subject property proposes one story, single family and duplex units on the eastern half of the site which abuts existing single family homes. This context sensitive design feature (along with the perimeter bufferyard and parking and circulation layout in this area) provides a compatible transition to the existing single family homes along Paula Drive which back up to the site. A central green is located in the midst of these smaller scale units and serves as the “active open space” component of the Planned Residential Development (PRD) open space requirements.</p> <p>The two, three story apartment buildings and associated parking areas, are located on the western half of the subject property which abuts a developed church site. A “stormwater garden” is shown on the southern end of the site adjacent to an extension of Paragon Drive. The overall site plan (which includes both the County and City portions) meets the requirements of the UDO including those of the PRD section.</p>	
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>		
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 3 - Suburban Neighborhoods	
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>• Increase infill development in the serviceable land area.</li> <li>• Promote land use compatibility through good design and create a healthy mix of land uses in proximity to one another.</li> <li>• Design and develop age-friendly neighborhoods that cater to the needs of different age groups.</li> <li>• Investigate the creation of neighborhoods with lifecycle housing opportunities that allow seniors to age in place.</li> <li>• Use the area plan process to promote a variety of housing types, including those that cater to seniors within the same neighborhood.</li> </ul>	
<b>Relevant Area Plan(s)</b>	<i>South Suburban Area Plan</i> (2011), Update in progress	
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The Proposed Land Use Map for both the existing and the draft update plan shows the subject property for single-family residential land use (0-8 DU/AC).</li> </ul>	
<b>Site Located Along Growth Corridor?</b>	The site is not located along a growth corridor.	



<b>Site Located within Activity Center?</b>	The site is not located within an activity center.
<b>Other Applicable Plans and Planning Issues</b>	As noted previously, the site plan for the subject property is the Forsyth County portion of an overall 15.45 acre site which has dual jurisdictional approval authority (see tandem rezoning case W-3348).
<b>Addressing</b>	Silver Grove Road and Crouse Hill Lane have been approved as new street names within the proposed development.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>
	No
	<b>(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?</b>
Yes	
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The subject request to rezone a 14.01 acre undeveloped site from RS9 to RM8-S is tied to a rezoning request (W-3348) for an adjacent undeveloped tract located directly to the north. Approval of both rezoning requests would allow for the construction of a Life Care Community. Life Care Community is defined as: “An area of land under unified ownership planned and developed as a unit to provide for the transitional residency and care of persons aged fifty-five (55) years or older and/or handicapped. Life care communities may offer a full range of living and care arrangements, including independent living in attached or detached dwelling units, assisted living in congregate care facilities, and full time health care in nursing care institutions.”</p> <p><i>Legacy 2030</i> recommends the development of a variety of housing types and the creation of neighborhoods which would allow seniors to age in place. Staff believes the subject request is consistent with this goal.</p> <p>The <i>South Suburban Area Plan</i> and the draft update both recommend single-family residential land use (0-8 DU/AC) for this property. The overall request is consistent with the area plan recommendation in that it is for a <u>residential</u> land use and not for a commercial or industrial etc. development. Also, while the overall development includes a variety of housing types and not only single family detached homes, it does comply with the maximum density recommendation of eight dwelling units per acre.</p> <p>From a traffic generation perspective and as noted previously, the development would generate less traffic than what could be expected under the current RS9 zoning.</p> <p>Planning staff favorably notes that the proposed design is sensitive to the scale and location of the adjacent single family homes to the east within the Bethany Trace neighborhood. This side would have a 30 foot wide Type II bufferyard adjacent to the property line. The proposed one story single and duplex homes would be setback approximately 100 feet from</p>

said property line. The western side of the site (which abuts an existing church) is where the larger three story multifamily buildings are proposed.

In summary, considering the proposed residential land use, the density, the traffic impact, and the sensitive site design, Planning staff recommends approval of the request.

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
The proposed development would generate less traffic than what could be expected under the current zoning.	The site plan, as submitted, does not include a public access easement for the new private street which would connect Paragon Drive to Clemmonsville Road.
The site plan places one story single family homes and duplexes on the eastern side of the site near the Bethany Trace neighborhood and three story multifamily buildings on the western portion of the site closer to a church.	
The request is consistent with the recommendations of <i>Legacy 2030</i> in that it would promote a variety of housing types and the creation of neighborhoods which would allow seniors to age in place.	

**SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall obtain all necessary permits (including stormwater) from the NC Division of the Environment and Natural Resources (DENR).
  - b. Developer shall flag in the field the Tree Save Area as noted on the site plan. Vegetation in this area shall be protected from grading encroachment in accordance with UDO requirements.
  
- **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 tentative building locations for the multifamily buildings and all access and utility easements.
  - b. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on “Elevation A” as verified by Planning staff.
  
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. All NCDENR requirements shall be completed.
  - b. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.

**STAFF RECOMMENDATION: Approval**

**NOTE:** These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR F-1570  
OCTOBER 12, 2017**

Aaron King presented the staff report.

In response to a question by the Board regarding street connectivity, the following comments were provided:

**PUBLIC HEARING**

FOR:

Scott Miller, 120 Club Oaks Court, Suite 100, Winston-Salem, NC 2710

- I am the President of MLA Design Group.
- We had a neighborhood meeting that was well attended with about 25 to 30 folks there.
- There was some discussion about connection through Paragon Drive and that is one of the things that led us to the gate at that rear location.
- The developer preferred not to make that connection originally just to keep that traffic flow at a minimum through this development. But at the same time, we understood the need to make the connection from a fire service and safety standpoint.
- Most of the residences that brought up questions about the connection really like the idea of the gated component.
- Actually staff had asked us that prior to this meeting and we told them that we are pretty much obligated to the residences next door that we would place that gate there unless forced to do otherwise. And that is why it is still on the plan.

AGAINST: None

**WORK SESSION**

MOTION: Jason Grubbs moved approval of the zoning petition and certified that the site plan (including staff recommended conditions) meets all code requirements if the petition is approved.

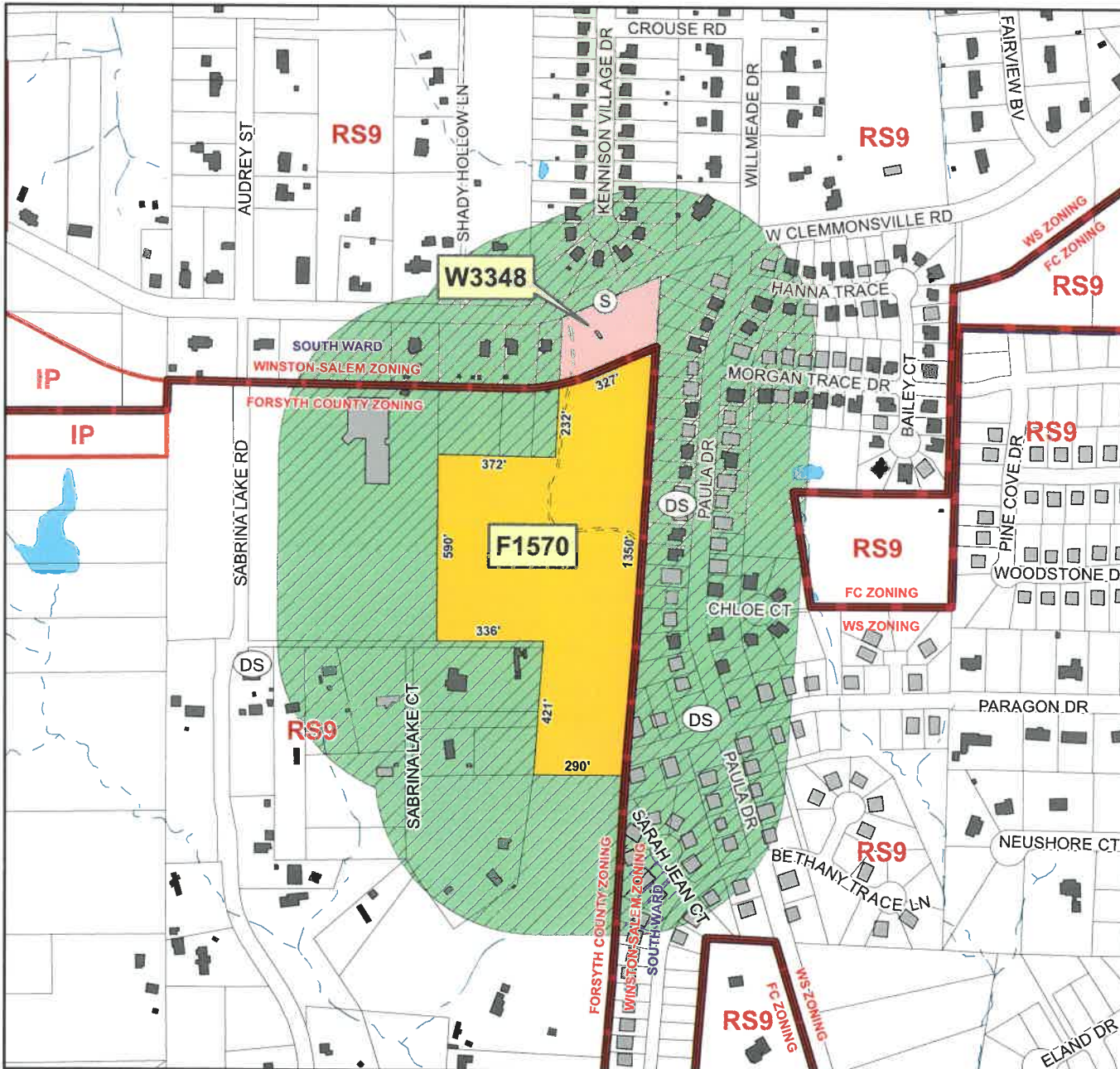
SECOND: Allan Younger

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Arnold King, Chris Leak, Brenda Smith, Allan Younger  
AGAINST: None  
EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning and Development Services





**DOCKET #:** F1570

**PROPOSED ZONING:**  
RM8-S

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
William Crouse (Sotel Community)

-  Property included in zoning request.
-  500' mail notification radius. Property not in zoning request.

**SCALE:** 1" represents 500'

**STAFF:** Roberts

**GMA:** 3

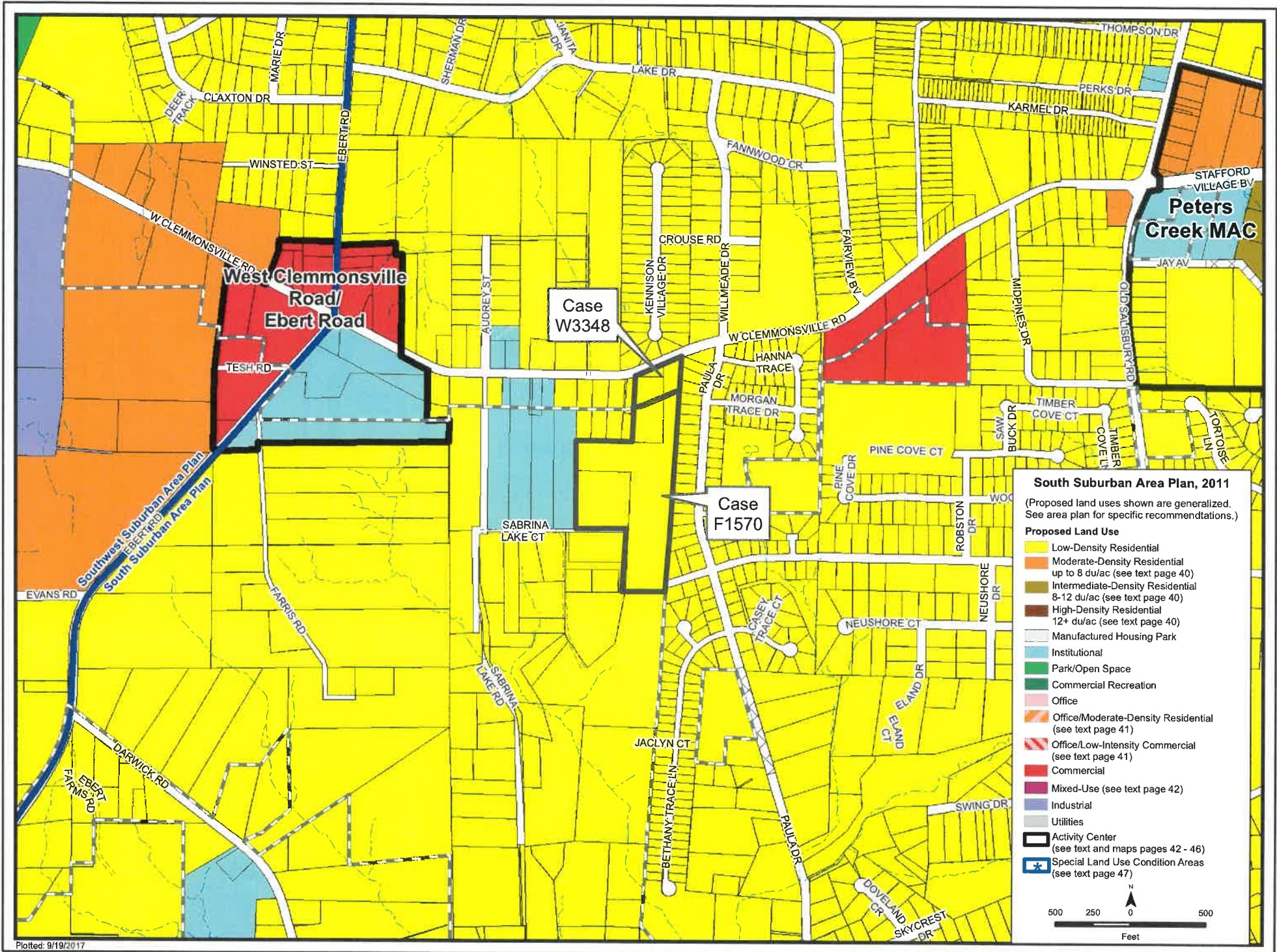
**ACRES:** 15.45 total  
F1570 - 14.01  
W3348 - 1.44

**NEAREST BLDG:** 23' southwest

**MAP(S):** 6812.02, 6813.04



Printed: 9/14/2017



Plotted: 9/19/2017

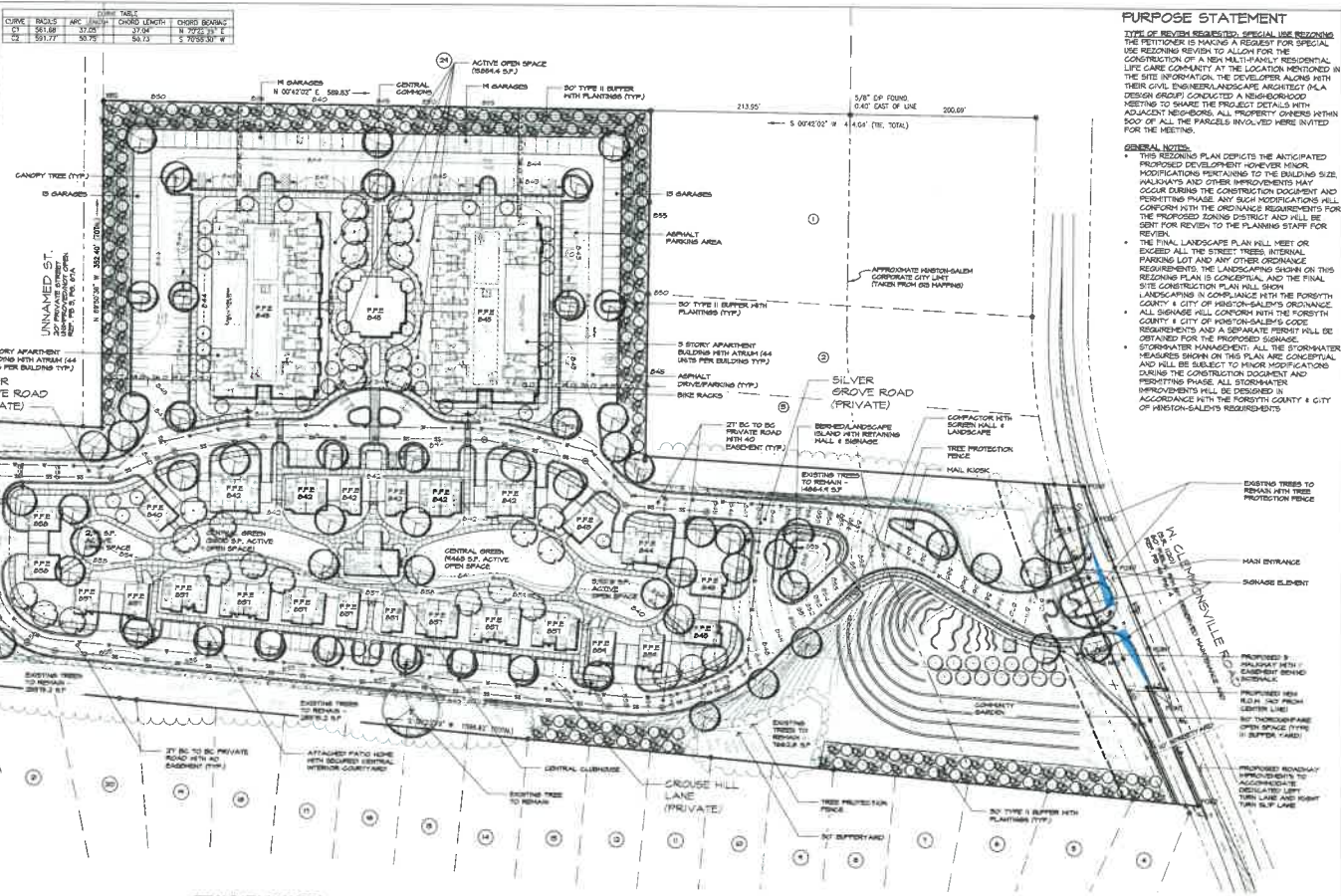


LINE	BEARING	STATION	CURVE	ANGLE	ARC	CHORD	CHORD BEARING
1	N 0°59'33"E	12.17					N 7°05'21"E
2	N 5°03'33"E	37.00					N 7°05'21"E
3	N 5°03'33"E	37.00					N 7°05'21"E
4	N 5°03'33"E	37.00					N 7°05'21"E
5	N 5°03'33"E	37.00					N 7°05'21"E
6	N 5°03'33"E	37.00					N 7°05'21"E
7	N 5°03'33"E	37.00					N 7°05'21"E
8	N 5°03'33"E	37.00					N 7°05'21"E
9	N 5°03'33"E	37.00					N 7°05'21"E
10	N 5°03'33"E	37.00					N 7°05'21"E
11	N 5°03'33"E	37.00					N 7°05'21"E
12	N 5°03'33"E	37.00					N 7°05'21"E

**PURPOSE STATEMENT**

THE PETITIONER IS MAKING A REQUEST FOR SPECIAL USE ZONING REVISION TO ALLOW FOR THE CONSTRUCTION OF A NEW MULTI-FAMILY RESIDENTIAL LIFE CARE COMMUNITY AT THE LOCATION MENTIONED IN THE SITE INFORMATION. THE DEVELOPER ALONG WITH THEIR CIVIL ENGINEER/LANDSCAPE ARCHITECT (PLA) DESIGN GROUP CONDUCTED A NEIGHBORHOOD MEETING TO SHARE THE PROJECT DETAILS WITH ADJACENT NEIGHBORS. ALL PROPERTY OWNERS WITHIN 500' OF ALL THE PARCELS INVOLVED WERE INVITED FOR THE MEETING.

**GENERAL NOTES:**  
 \* THIS ZONING PLAN DEPICTS THE ANTICIPATED PROPOSED DEVELOPMENT. HOWEVER, MINOR MODIFICATIONS PERTAINING TO THE BUILDING SIZE, WALLS AND OTHER IMPROVEMENTS MAY OCCUR DURING THE CONSTRUCTION DOCUMENT AND PERMITTING PHASE. ANY SUCH MODIFICATIONS WILL CONFORM WITH THE ORDINANCE REQUIREMENTS FOR THE PROPOSED ZONING DISTRICT AND WILL BE SENT FOR REVIEW TO THE PLANNING STAFF FOR REVIEW.  
 \* THE FINAL LANDSCAPE PLAN WILL MEET OR EXCEED ALL THE STREET TREES, INTERNAL PARKING LOT AND ANY OTHER ORDINANCE REQUIREMENTS, THE LANDSCAPING SHOWN ON THIS ZONING PLAN IS CONCEPTUAL, AND THE FINAL SITE CONSTRUCTION PLAN WILL SHOW LANDSCAPING IN COMPLIANCE WITH THE FORSYTH COUNTY & CITY OF WINSTON-SALEM CODES REQUIREMENTS AND A SEPARATE PERMIT WILL BE OBTAINED FOR THE PROPOSED SIGNAGE.  
 \* STORMWATER MANAGEMENT: ALL STORMWATER CONSTRUCTION DOCUMENT AND PERMITTING PHASE. ALL STORMWATER IMPROVEMENTS WILL BE DESIGNED IN ACCORDANCE WITH THE FORSYTH COUNTY & CITY OF WINSTON-SALEM'S REQUIREMENTS.



**CURRENT OWNERS / PROPERTY INFORMATION:**  
 GROUCE WILLIAM HARRY  
 PROPERTY OWNER, 1508 CLOVERDALE AVE, WINSTON SALEM, NC 27103  
 PARCELS: 10-603-46-0002-00, RSM ZONING 4  
 603-46-0004-00, RSM ZONING

**PLAN PREPARER:**  
 HLA DESIGN GROUP, INC.  
 100 CLARK GARDEN COURT, SUITE 100,  
 WINSTON-SALEM, NC 27104  
 CONTACT: SCOTT MILLER, EMAIL: SCOTT@HLA.COM,  
 (704) 765-1425

**JURISDICTION:** WINSTON-SALEM & FORSYTH COUNTY, NC  
 EXISTING ZONING: RSM  
 PROPOSED ZONING: RSM-5  
 PROPOSED USE: LIFE CARE COMMUNITY, SINGLE FAMILY & PRO

**WATERSHED:** HA  
 THIS SITE IS NOT WITHIN REGULATED WATERSHED AREA.

**INFRASTRUCTURE:**  
 WATER: PUBLIC - SEWER: PUBLIC  
 STREET: PUBLIC - IN GLENKENSVILLE RD  
 UNDER PAVEMENT OF IMPROVED PROPERTY ALONG PUBLIC STREETS  
 INTERNAL STREETS:  
 PRIVATE (21' BC TO 80') WITH 40' EASEMENT, 2570 LF TOTAL  
 PUBLIC (PARAGON DR. EXTENSION), 542 LF TOTAL

**BUILDING SETBACKS:**  
 ALL STRUCTURES TO MEET CMS / FC PD REQUIREMENTS.  
 5 STORY STRUCTURES TO MEET 50' MINIMUM SETBACK FROM ANY SF RESIDENTIALLY ZONED PROPERTY.

**LANDSCAPE REQUIREMENTS:**  
 STREETWIDE: MINIMUM 40' ALONG PUBLIC ROADS  
 BUTTERFARD: 30' MINIMUM BUTTERFARD (TYPE II)

**SITE AREA AND COVERAGE:**  
 TOTAL ACRES: 29.4536 ACRES (679,167.9 S.F.)  
 TOTAL EXISTING IMPERVIOUS: 0 S.F. (0 ACRES)  
 PROPOSED NEW BUILDING SF (FOOT PRINT ONLY): 24,576 S.F. (0.57 ACRES) (28 IMPERVIOUS AREA) (100% 9 S.F. OF TOTAL BUILDING SF)  
 OTHER IMPERVIOUS SF: 2,424.53 S.F. (4.40 ACRES)  
 TOTAL PROPOSED IMPERVIOUS AREA: 26,999.53 S.F. (6.78 ACRES + 4.40 ACRES)  
 MAXIMUM IMPERVIOUS AREA ALLOWED: 798 ACRES  
 TOTAL OPEN SPACE: 679,167.9 S.F. x .88 = 1,007,812.25 S.F. (23.30 AC)  
 ACTIVE OPEN SPACE: 100,479.25 S.F. x .88 = 1,548,215.57 S.F. (35.35 AC)  
 OPEN SPACE PROPOSED:  
 PASSIVE OPEN SPACE: 29,575.57 S.F. (7.48 ACRES + 4.68 ACRES)  
 ACTIVE OPEN SPACE: 91,853.57 S.F. (2.06 ACRES + 6.88 ACRES)  
 THROUGHFARE SPACE: 15,958.57 S.F. (0.32 ACRES + .28 ACRES)  
 TOTAL OPEN SPACE: 37,549.57 S.F. (8.66 ACRES + 5.6 ACRES)

**BUILDING HEIGHT & DENSITY:**  
 BUILDING HEIGHT: 45' MAX.  
 DENSITY: 124 UNITS ON 15,450 AC + 0.0 UNITS/AC

**OFF-STREET PARKING:**  
 PROPOSED USE: LIFE CARE COMMUNITY, SINGLE FAMILY & PRO  
 PARKING REQUIRED:  
 50 TWO BEDROOM APPT, 80 UNITS @ 1.15 SP/UNT = 94 SF  
 15 ATTACHED PATIO HOMES & 8 SINGLE HOMES, 50 UNITS @ 1 SP/UNT = 50 SF  
 PARKING PROPOSED: (210) SPACES INCLUDING (44) HANDICAP SPACES AND 80 BARBERE

**ENVIRONMENTAL NOTES:**  
 ENVIRONMENTAL NOTES: 30' WETLANDS UNITS x 0.125 = 8 SPACES PROPOSED: 12 SPACES

**WATER COLLECTION:**  
 DRAINAGE CONTRACTOR (SCREENED)

**PERMITTING:**  
 PERMITTING CONSTRUCTION PLANS WILL BE SUBMITTED TO CITY OF WINSTON-SALEM FOR ANY APPLICABLE DRIVEWAY PERMITS

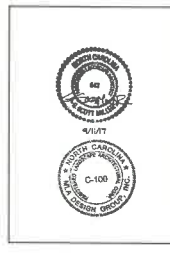
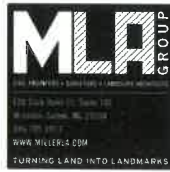
**TREE SAVE AREA CONSIDERATIONS:**  
 NET DEVELOPMENT: TOTAL SITE SIZE (IN SQUARE FEET): 684,503 S.F.  
 TOTAL SITE AREA EXCLUDED FROM TSA (TREE SAVE AREA): 0 S.F.  
 MINIMUM TREE SAVE AREA REQUIRED: 108  
 TOTAL REQUIRED TSA: 684,503 S.F.  
 PROPOSED EXISTING TSA: 74,604 S.F.  
 PROPOSED NEW TSA: 30,308 S.F.  
 TOTAL PROPOSED TSA: 104,912 S.F.  
 \* SPECIES OF TREES WITHIN EXISTING TREES TO REMAIN ARE AS FOLLOWS: CEDAR, OAK, PINE, CHERRY, MAPLE, EASTERN L'LONG LEAF PINE, SWEET GUM, NYRSEA & POPLAR.  
 SHOULD PLANT DESIGN AND GRADES REDUCE THE TSA AREA BELOW THE TOTAL REQUIRED, NEW TREES WILL BE USED TO MEET ANY REDUCE TSA AREA AT A RATE OF (1) TREE PER 750 S.F. OF ADDITIONALLY REQUIRED TSA.

**POST CONSTRUCTION STORMWATER MANAGEMENT:**  
 REQUIRED: PROJECT TO MEET FORSYTH COUNTY & CITY OF WINSTON-SALEM'S ORDINANCE REQUIREMENTS FOR QUANTITY & QUALITY  
 PROPOSED: PROJECT WILL PROVIDE UNDER GRAUND STORMWATER MANAGEMENT SYSTEM AND THE FINAL PERMIT DRAWINGS WILL INCLUDE DESIGN & CALCULATIONS THAT MEET THE ORDINANCE REQUIREMENTS FOR QUANTITY AND QUALITY.

**GRADING & EROSION CONTROL:**  
 FINAL PERMIT CONSTRUCTION PLANS WILL BE SUBMITTED FOR GRADING & EROSION CONTROL PERMIT.  
 NOTE: FIRE HYDRANT REQUIRED WITHIN 300' OF ALL PORTIONS OF THE BUILDING MEASURED THE WAY IN WHICH THE FIRE APPARATUS SHOULD TRAVEL. PLA TO VERIFY THE LOCATION OF THE EXISTING HYDRANTS AND COORDINATE WITH THE FIRE MARSHAL. FOR RED-SEA, FIRE APPARATUS ACCESS IS REQUIRED TO EXTEND WITHIN 30' OF ALL PORTIONS OF THE BUILDING.

**ADJACENT PROPERTY OWNERS:**

1	SIDES RONALD HELLIANS - 0 K GLENKENSVILLE RD - 8632-40-3566 - RSM ZONING	19	WILLIAMS DAKISHA - 4302 PAULA DR - 8632-44-8655 - RSM ZONING
2	EQUITY TRUST COMPANY CUSTODIAN - RT4 K GLENKENSVILLE RD - 8632-40-5110 - RSM ZONING	20	WILLIAMS BETISHA MCINTYRE & WILLIAMS MONTIGEE - 4320 PAULA DR - 8632-44-8655 - RSM ZONING
3	MAGRE PROPERTIES LLC - 184 K GLENKENSVILLE RD - 8632-40-8636 - RSM ZONING	21	HO KIAN-GH - 4344 PAULA DR - 8632-44-8188 - RSM ZONING
4	WHITE TARYN M - 4205 PAULA DR - 8632-00-095 - RSM ZONING	22	VONDRASEK RONALD & VONDRASEK ALINA - 2020 PARAGON DR - 8632-44-8600 - RSM ZONING
5	FINNEY HIGHELLE E - 4212 PAULA DR - 8632-00-0256 - RSM ZONING	23	NORALES MARGUS - 2025 PARAGON DR - 8632-44-8418 - RSM ZONING
6	HUEST BRIAN & HUEST ELIZABETH - 4216 PAULA DR - 8632-00-0020 - RSM ZONING	24	ZIMMERMAN DELAH S - 2010 SABRINA LAKE CT - 8632-42-5241 - RSM ZONING
7	CLARKE EDWIN & CLARKE BRENDA L - 4220 PAULA DR - 8632-00-0715 - RSM ZONING	25	BOYZELEN LENN V MONTEREBLO - 2024 SABRINA LAKE CT - 8632-44-8262 - RSM ZONING
8	CREZ JUAN P - 4224 PAULA DR - 8632-00-026 - RSM ZONING	26	KIRKFIELD KENNETH L - 0 SABRINA LAKE RD - 8632-46-651 - RSM ZONING
9	REID ANSUS F - 4226 PAULA DR - 8632-40-8640 - RSM ZONING	27	BRENDEL DONNA HOLLOMAN - 0 SABRINA LAKE RD - 8632-44-3651 - RSM ZONING
10	ANDREWS JAMES D & ANDREWS ANNE M - 4252 PAULA DR - 8632-40-8192 - RSM ZONING	28	PATTON KENNETH RANDOLPH - 2094 SABRINA LAKE CT - 8632-44-4704 - RSM ZONING
11	STONER KEVIN C - 4256 PAULA DR - 8632-40-8446 - RSM ZONING	29	HANES BAPTIST CHURCH - 4210 SABRINA LAKE RD - 8632-00-0366 - RSM ZONING
12	HARGRAVE KEITH A & HARGRAVE NANCY J - 4240 PAULA DR - 8632-40-8541 - RSM ZONING		
13	MILAK LEONARD L - 4254 PAULA DR - 8632-40-8582 - RSM ZONING		
14	DIGAN JOSHUA & DIGAN SAMANTHA LYNN - 4262 PAULA DR - 8632-40-8266 - RSM ZONING		
15	DINCOX RALPH H - 4210 PAULA DR - 8632-40-8476 - RSM ZONING		
16	PEARSON LACY A - 4218 PAULA DR - 8632-40-8475 - RSM ZONING		
17	TRAN HONK - 4256 PAULA DR - 8632-40-8476 - RSM ZONING		
18	JOHNSON BOBET C & JOHNSON HOLLY M - 4214 PAULA DR - 8632-40-8260 - RSM ZONING		



**STRATFORD CREST**  
**SOTEL COMMUNITY**  
 W Clemmonsville Road  
 Winston-Salem, North Carolina

Date: 18th September 2011  
 For Permitting / Review

Revisions:

Sep 13	PER GARY ROBERTS	REVISED THE NUMBER OF SITE ACREAGE
Oct 4	PER CMS & FC	REVISED ZONING USE DESCRIPTION
Oct 6	PER GARY ROBERTS	

Drawn By: DS  
 Checked By: PM  
 Project #:

Sheet Title  
**REZONING PLAN**

Sheet 01 of 1







**F-1570 ATTACHMENT A**  
**EXISTING USES ALLOWED IN THE RS9 ZONING DISTRICT**  
**Forsyth County Jurisdiction Only**

**USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)**

Adult Day Care Home  
Agricultural Production, Crops  
Agricultural Production, Livestock  
Child Day Care, Small Home  
Church or Religious Institution, Neighborhood  
Family Group Home A  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Single Family  
Swimming Pool, Private  
Transmission Tower (see UDO)

**USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Church or Religious Institution, Community  
Golf Course  
Library, Public  
Limited Campus Uses  
Planned Residential Development  
School, Private  
School, Public  
Utilities

**USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

Bed and Breakfast  
Child Day Care, Large Home  
Habilitation Facility A  
Manufactured Home, Class A  
Park and Shuttle Lot  
Transmission Tower

**USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**

Access Easement, Private Off-Site<sup>5</sup>  
Parking, Off-Site, for Multifamily or Institutional Uses

<sup>5</sup>SUP not required if requirements of Section B.2-5.2(A) are met



CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

120 Club Oaks Ct. Suite 100  
Winston-Salem, NC 27104  
T- 336.765.1923  
F-336.765.5023  
WWW.MILLERLA.COM

**SOTEL COMMUNITIES– Neighborhood Meeting (August 29th, 2017: 6:30-8:00 PM at MLA)**

**Attendees:**

- |                          |                             |
|--------------------------|-----------------------------|
| Gayle Swain              | James Salmons               |
| Kim Whiteman             | Charles France              |
| Claudia Turner           | Dakisha Payne Williams      |
| Ronald & Alina VonDrasek | Josh Vernon                 |
| Jerod Redmond            | Ray Flanner                 |
| Keith Hargrave           | Chris Shaw                  |
| Taryn White              | Gaudy Hernandez             |
| Shaunne Hall             | Lennin Gonzalez             |
| Angus Reid               | Charles & Marilyn Patterson |
| Donna Brendle            | Scott Miller                |
| Kenneth Wingfield        | Grayson Reynolds            |

\*August 22nd, 2017; 127 Letters were sent by mail to parcel owners with in 500' of the project.

\*Approximately 25-30 people attended, those listed above signed "Sign In Sheet".

\*Chris Shaw could not attend but was contacted by Grayson Reynolds (via phone).

\*Meeting Location: MLA Design Group Inc,  
120 Club Oaks Court  
Winston Salem, NC 27104

**Grayson Reynolds (Sotel G.C) and Scott Miller (MLA) presented the project to the group of attendees. Grayson Reynolds started by discussing the concept of a life care community, as well as, the concept of a life lease. Life lease is not based on a term, but rather, lease for the remainder of residents stay at the community until they decide to move out of the community.**

**Scott Miller (MLA) presented the overall Master Plan & explained progress to date. He then outlined the rezoning & approval process schedule moving forward. Attendees were asked to provide written comments & concerns (if desired) on comment forms (provided by MLA) and to leave in designated location.**

**During the meeting the following plans were available for viewing:**

- *Topographic Survey*
- *Overall Master Plan*
- *Building Elevations (Apartment Single Family & Duplex units)*
- *3D building Model (Colored & Pencil Sketches)*

MLA Design Group, Inc.

\* Turning land into landmarks \*

W-3348/F-1570  
Attachment B



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WWW.MILLERLA.COM

## SOTEL COMMUNITIES– Neighborhood Meeting (August 29th, 2017: 6:30-8:00 PM at MLA)

### ◆ Items Discussed Included:

- ◇ Number of proposed units.
- ◇ Building proximity to property lines.
- ◇ Proposed roadway modifications on W. Clemmonsville Road.
- ◇ 30' perimeter Bufferyard/Tree save area.
- ◇ Proposed stormwater detention area.
- ◇ Extension of Paragon Drive & existing utilities.
- ◇ Community garden area.
- ◇ Impervious surface area (45%±).
- ◇ Annexation. (Will not be requesting Annexation)
- ◇ Private roads with curb & gutter.
- ◇ Traffic generation/Access to project.
- ◇ Gated rear entrance.
- ◇ Not subsidized housing.
- ◇ No medical facilities.
- ◇ Length of construction schedule.
  - \* *Compressed construction schedule for shorter build out.*
- ◇ Concerns regarding damage to adjacent structures during construction.
  - \* *Erosion Control & Blasting (if required)*
- ◇ Property values.
  - \* *Do not anticipate impact to existing property values, as property will not be sold due to life lease.*
- ◇ Questions regarding recent Sotel Communities/Locations

Although there were concerns, attendees were appreciative of the opportunity to get there questions answered and the over all reaction was positive with many residents indicating support for project. Comment sheets were made available but none were utilized by attendees.

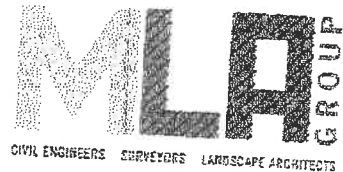
MLA Design Group, Inc.

\* Turning land into landmarks \*

Sotel Communities  
 Neighborhood Meeting  
 Winston Salem, North Carolina

August 29, 2017 6:30-7:30 PM

**SOTEL  
 COMMUNITIES**



Name	Best way to contact
1 Gayle Swain	swaingl@persoftl.cc
2 Kim Whiteman	KimWhiteman@aol.com
3 Claudia Turner	classyct@msn.com
4 Ronald & Alina Vondrasek	vondrasek@bellsouth.net
5 JEROD REDMOND	jerodredmond@gmail.com
6 Keith HARGRAVE	Keith.HARGRAVE@gmail.com
7 Taryn White	ilovespeech@hotmail.com
8 Shaunna Hall	shahall199977@gmail.com
9 Angus Reid	angus@albenx.com
10 Donna Brendle	dreamcleanbrendle@gmail.com
11 Kenneth Wingfield	klanceman@live.com
12 Hank Salmon	duirwydd@yahoo.com
13 Charles FRANCE	EDWARD FRANCE 2@YAHOO-CC
14 Dakisha Payne Williams	msdpwms@gmail.com
15 Josh Vernon	Josh-Vernon@hotmail.com
16 Ray Flanner	pinecleanguy@yahoo.com

Sotel Communities  
Neighborhood Meeting  
Winston Salem, North Carolina

August 29, 2017 6:30-7:30 PM

**SOTEL  
COMMUNITIES**



Name

Best way to contact

17 Chris Shaw CHRIS SHAW

770-307-6778

18 Gandy Hernandez

19 Lennia Gonzalez

Lgonzalez0579@yahoo.com

20 Ed Matterson Jr. 6-Matterson Rd. Raleigh, NC 27604

21

22

23

24

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**NOTICE OF PUBLIC HEARING BEFORE THE  
CITY-COUNTY PLANNING BOARD OF FORSYTH COUNTY  
AND WINSTON-SALEM, NORTH CAROLINA ON  
REZONING REQUESTS AND RELATED MATTERS**

Notice is hereby given in accordance with the requirement of applicable law that the City-County Planning Board will hold a public hearing in the Public Meeting Room on the fifth floor of the Bryce Stuart Municipal Building, 100 East First Street, Winston-Salem, North Carolina, at 4:30 P.M. on October 12, 2017 on the following rezoning and related matters:

1. Zoning petition of William Crouse from RS9 to RM8-S (Life Care Community; Residential Building, Single Family; and Planned Residential Development): property is located off the south side of West Clemmons Road, west of Paula Drive; property consists of ±14.01 acres and is PIN# 6812-99-6602 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board (Zoning Docket F-1570).

NOTE: TIME LIMIT FOR SPEAKERS: Speakers in favor and speakers in opposition of rezoning requests or related public hearing matters shall be limited to twelve (12) minutes total speaking time for each side. All speakers should register prior to the meeting. Registration will begin at 4:00 P.M. inside the Public Meeting Room.

The City of Winston-Salem does not discriminate on the basis of race, sex, color, age, national origin, religion or disability in its employment opportunities, programs, services or activities.

All requests for appropriate and necessary auxiliary aids and services must be made within a reasonable time prior to the hearing to the Director of Planning and Development Services at (336) 747-7061.

BY DIRECTION OF THE CITY-COUNTY PLANNING BOARD

---

A. Paul Norby, FAICP  
Director of Planning and Development Services

Please publish once in the JOURNAL on **Thursday**, September 28, 2017.

**BOLD HEADING-** Single Column

Please submit one (1) copy of the affidavit of publication and your charges to the City-County Planning Board.



F1570 (S)  
CROUSE WILLIAM HARRY  
1518 CLOVERDALE AVE  
WINSTON SALEM NC 27103

F1570 (N)  
ALEXANDER JAMES WASHINGTON  
37632 S BUTLER CIR  
WESTLAND MI 48186

F1570 (N)  
AMH 2015 1 BORROWER LLC  
30601 AGOURA RD STE 200  
AGOURA HILLS CA 91301

F1570 (N)  
AMH NC PROPERTIES LP  
30601 AGOURA RD STE 200  
AGOURA HILLS CA 91301

F1570 (N)  
ANDREWS JAMES D  
ANDREWS ANNE M  
4232 PAULA DR  
WINSTON SALEM NC 27127

F1570 (N)  
BELL GLYNIS ANITA  
BELL LARRY M  
1980 CHLOE CT  
WINSTON SALEM NC 27127

F1570 (N)  
BETHANY TRACE HOA INC  
1329 E MOREHEAD ST  
CHARLOTTE NC 28204

F1570 (N)  
BLAKE TREVOR S  
BLAKE LILLET R  
4233 PAULA DR  
WINSTON SALEM NC 27127

F1570 (N)  
BRENDLE DONNA HOLCOMB  
2049 SABRINA LAKE RD  
WINSTON SALEM NC 27127

F1570 (N)  
BRITO MAGDIYEL MELISSA  
4177 KENNISON VILLAGE DR  
WINSTON SALEM NC 27127

F1570 (N)  
BROWN GLORIA S  
4404 PAULA DR  
WINSTON SALEM NC 27127

F1570 (N)  
BRYANT ELAINE F  
BRYANT JEFFREY L  
4495 SARA JEAN CT  
WINSTON SALEM NC 27127

F1570 (N)  
BRYANT EVAN P  
BRYANT JENNIFER L  
4483 SARA JEAN CT  
WINSTON SALEM NC 27127

F1570 (N)  
BULLINS REBECCA WIDENER  
4264 SABRINA LAKE RD  
WINSTON SALEM NC 27127

F1570 (N)  
BURKS REGINALD A  
BURKS CEDRIC M  
4494 SARA JEAN CT  
WINSTON SALEM NC 27127

F1570 (N)  
BURNS RONALD  
BURNS MAKISHA S  
1975 CHLOE CT  
WINSTON SALEM NC 27127

F1570 (N)  
CAMPBELL ARTESSA  
4185 KENNISON VILLAGE DR  
WINSTON SALEM NC 27127

F1570 (N)  
CERVO ELLEN G  
4172 KENNISON VILLAGE DR  
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CLARKE EDWIN  
CLARKE BRENDA L  
4220 PAULA DR  
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F1570 (N)  
COLES ANTHONY  
COLES KIMBERLY A  
9118 ALCONA ST  
LANHAM MD 20706

F1570 (N)  
COLES ANTHONY  
COLES KIMBERLY  
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F1570 (N)  
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WINSTON SALEM NC 27127

F1570 (N)  
DECASTRO ARMINIA R  
4205 PAULA DR  
WINSTON SALEM NC 27127

F1570 (N)  
DINKINS RALPH  
4270 PAULA DR  
WINSTON SALEM NC 27127

F1570 (N)  
DUHIG MARY ARTBHRINE  
DUHIG DENNIS  
1955 MORGAN TRACE DR  
WINSTON SALEM NC 27127

F1570 (N)  
EQUITY TRUST COMPANY CUSTODIAN  
2668 S STRATFORD RD  
WINSTON SALEM NC 27103

F1570 (N)  
FINNEY MICHELLE E  
4212 PAULA DR  
WINSTON SALEM NC 27127

F1570 (N)  
FREEMAN MICHEAL CARL  
FREEMAN SABRINA GOINS  
1960 MORGAN TRACE DR  
WINSTON SALEM NC 27127

F1570 (N)  
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HERNANDEZ GAUDY SOGELY  
2029 SABRINA LAKE CT  
WINSTON SALEM NC 27127

F1570 (N)  
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HALL SHAUNNE U  
1985 CHLOE CT  
WINSTON SALEM NC 27127

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WOODS PATSY M  
2025 PARAGON DR  
WINSTON SALEM NC 27127

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DIKUN SAMANTHA LYNN  
4262 PAULA DR  
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DRAYTON KELLY N  
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F1570 (N)  
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2070 SABRINA LAKE CT  
WINSTON SALEM NC 27127

F1570 (N)  
GARCIA CARLOS E  
GARCIA GLORIA  
42 RUGBY ST  
BRENTWOOD NY 11717

F1570 (N)  
HAIRSTON SHARON T  
1987 PARAGON DR  
WINSTON SALEM NC 27127

F1570 (N)  
HANES BAPTIST CHURCH  
4210 SABRINA LAKE RD  
WINSTON-SALEM NC 27127



2 UNIT C - FRONT ELEVATION FACING COURTYARD  
1/8" = 1'-0"



1 UNIT A - FRONT ELEVATION FACING COURTYARD  
1/8" = 1'-0"



4 BUILDING K-SIDE ELEVATION  
1/8" = 1'-0"



4 BUILDING K-REAR ELEVATION FACING PARKING LOT  
1/8" = 1'-0"

W-3348 File Copy