

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3596		
Staff	<a href="#">Bryan D. Wilson</a>		
Petitioner(s)	Baptist Retirement Homes, Inc.		
Owner(s)	Same		
Subject Property	PIN's 6827-04-7250, 6827-14-6433, 6817-93-6884, and 6817-93-8680		
Address	1199 Hayes Forest Drive		
Type of Request	Special Use Limited Rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> RS9 (Residential, Single-Family, Minimum 9,000 square foot lots), RS9-S Residential, Single-Family, Minimum 9,000 square foot lots – Special Use), RM12-S (Residential, Multifamily, Twelve Dwelling Units per Acre – Special Use), RM18-S(Residential, Multifamily, Eighteen Dwelling Units per Acre – Special Use), and NO-S (Neighborhood Office-Special Use) <b>to</b> C-L (Campus-Limited Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"><li>• Child Care, Drop-In; Child Day Care Center; Life Care Community; and Nursing Care Institution</li></ul>		
Neighborhood Contact/Meeting	A summary of the petitioner's neighborhood outreach is attached.		
Zoning District Purpose Statement	The C District is intended to accommodate medium to large-sized public, semi-public, and institutional uses which have a major land use impact or traffic generation potential upon surrounding uses. The district is intended to accommodate larger, more intensive public and institutional uses which have extensive service areas and are centrally located.		
Rezoning Consideration from Section 3.2.19 A 16	<b>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes. The request would allow for the expansion of an established institutional land use along a section of a minor thoroughfare that has ample capacity to accommodate potential additional traffic generation.		
GENERAL SITE INFORMATION			
Location	The south side of Bethabara Road, across from Deacon Ridge Drive.		
Jurisdiction	Winston-Salem		
Ward(s)	North Ward		
Site Acreage	± 46.31 acres		
Current Land Use	Existing life care community and offices (Brookridge Retirement Community)		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RM12-S and RM18-S	Apartments
	East	RS9 and RS9-S	Single-family homes
	South	RS9	Single-family homes and undeveloped land

	West	RM12-S and RM18-S	Apartments and undeveloped			
Rezoning Consideration from Section 3.2.19 A 16	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	Yes. The requested uses accomodate the life care community use already established on-site. These institutional uses are also generally compatible with the mixture of multifamily and single-family land uses surrounding the property.					
Physical Characteristics	The site is largely developed, with undeveloped land located in the southern portion of the site. There are several streams running east/west throughout the site. The undeveloped area in the southern portion of the site is heavily wooded and generally slopes downwards to the west.					
Proximity to Water and Sewer	The site has access to public water and sewer.					
Stormwater/ Drainage	No known existing stormwater or drainage issues exist on this site.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The site is largely developed with vacant land located in the southern portion of the site. There are several streams running east/west throughout the site. The undeveloped area in the southern portion of the site is heavily wooded and generally slopes downwards to the west.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3208	RM18-S to RM18-S	Approved 3/3/2014	West	30.20	Approval	Approval
W-2658	RM12-S to NO-S & RM12-S	Approved 11/13/2003	Portion of subject property	2.64	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Bethabara Road		Minor Thoroughfare	828 feet	4,500	18,200	
Proposed Access Point(s)		As this is a Limited Use Rezoning request, no site plan was provided. Staff is unaware of any new proposed access points at this time.				
Trip Generation - Existing/Proposed		<u>Existing Zoning:RM18-S, RM12-S, RS9-S, and RS9</u>  121 beds (congregate care facility) x 2.02 +  93 x 3.48 (elderly housing-attached) = approximately 569 trips/day +				

	<p>RS9 portion: 9 potential single-family homes x 9.57 (single-family trip rate) = 93 trips per day +</p> <p>RS9-S portion (Two-phase zoning, no site plan on file): 36 potential single-family homes x 9.57 (single-family trip rate) = 345 trips per day</p> <p><b>Total estimated trips under current zoning: 1007 trips per day</b></p> <p><u>Proposed Zoning: C-L</u></p> <p>An estimated trip generation cannot be estimated as this is a Special Use Limited Rezoning request without a preliminary site plan.</p>
<b>Sidewalks</b>	Sidewalks exist on the northern side of this section of Bethabara Road.
<b>Transit</b>	WSTA Route 89 stops approximately 0.34 miles away at the intersection of Bethabara Road and North Point Boulevard. No other transit stops are available on this section of Bethabara Road.
<b>Connectivity</b>	The petitioner has proposed a condition of approval that would limit any future access to Freds Road to a gated emergency-access-only connection.
<b>Analysis of Site Access and Transportation Information</b>	This section of Bethabara Road has abundant vehicular capacity and opportunities for pedestrian access. Staff foresees no transportation-related issues concerning this request.
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy 2030 Growth Management Area</b>	Growth Management Plan Area 3 - Suburban Neighborhoods
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>• Design and develop age-friendly communities that cater to the needs of different age groups.</li> <li>• Encourage the development of a range of childcare facilities.</li> <li>• Facilitate the provision of safe, accessible senior activities, facilities, and services.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>North Suburban Area Plan Update (2014)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The Area Plan land use recommendation recognizes the existing land use pattern. The land use recommendation map specifically recommends single-family residential land uses on the existing NO-S, RM12-S, RS9, and RS9-S zoned parcels, with the bulk of the property being recommended for institutional land use.</li> <li>• Existing institutions should be permitted to grow and expand in a manner that is compatible with surrounding neighborhoods.</li> <li>• Because of the unique nature of institutions (many of which are allowed by-right in residential zoning), it is not possible to indicate on the Proposed Land Use map all properties for which institutional uses would be appropriate.</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>Greenway Plan Information</b>	The existing Bethabara Greenway ends at the western property line.
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<b>Have changing conditions substantially affected the area in the petition?</b>
	No.
	<b>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 request is to rezone the entirety of the property owned by Baptist Retirement Homes, Inc (approximately 46.31 acres) from multiple residential zoning and low-intensity office districts to Campus-Limited Use zoning.</p> <p>The petitioner seeks to consolidate zoning districts and request specific uses for future expansion of the existing institutional land use. The Area Plan Land Use Recommendation Map recognizes existing land uses for these parcels, but also acknowledges the challenge of predicting the future needs of large institutions. In general, institutional land uses are considered compatible with residential land uses as long as they mitigate off-site impacts to nearby residents.</p> <p>The petitioner has worked with surrounding neighbors to increase bufferyard requirements at specific locations to minimize any potential impacts. In addition, the petitioner has volunteered that any future access to Freds Road to the south of the site would be limited to gated emergency access only.</p> <p>This request is generally consisted with <i>Legacy 2030</i> and the recommendations of the Area Plan. Staff recommends approval of this request.</p>

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request would consolidate various land uses and zoning districts within a single Campus district.	Additional future development on-site could increase traffic generation in the surrounding area.
The request is generally consistent with <i>Legacy 2030</i> and the <i>North Suburban Area Plan Update</i> .	
The proposed rezoning conditions add additional buffering and limit future site access to mitigate the negative impacts of future development expansion.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:	
<ul style="list-style-type: none"><li>• <b><u>PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:</u></b><ul style="list-style-type: none"><li>a. A twenty (20)-foot type II bufferyard shall be required along the eastern property boundary. Existing vegetation shall be used towards this requirement where feasible.</li><li>b. A thirty (30)-foot undisturbed buffer meeting a twenty (20) foot Type II bufferyard planting requirement shall be maintained along the southern property boundary. Existing vegetation shall be used towards this requirement where feasible.</li><li>c. A fifty (50)-foot undisturbed buffer meeting a twenty (20) foot Type II bufferyard planting requirement shall be maintained along the property boundary shared with the following PINs: 6827-14-2186, 6827-14-3152, and 6827-14-4008. Existing vegetation shall be used towards this requirement where feasible.</li></ul></li><li>• <b><u>OTHER REQUIREMENTS:</u></b><ul style="list-style-type: none"><li>a. Any future access to Freds Road shall be limited to a gated emergency-access-only connection.</li><li>b. Signage shall be limited to two (2) single-sided monument signs with a maximum height of six (6) feet and a thirty-six (36) foot maximum copy area per sign.</li></ul></li></ul>	

**STAFF RECOMMENDATION: Approval**

**NOTE:** These are **staff comments** only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue, or request modification to any request. **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 W-3596 OCTOBER 12, 2023**

Bryan Wilson presented the staff report.

Jack Steelman inquired about how the construction traffic for this project would be managed. Chris Murphy replied that, generally, this is not something that staff would be involved in regulating, and that most construction traffic will be internal to the site and will come through the existing primary site entrance.

## **PUBLIC HEARING**

FOR:

Luke Dickey with Stimmel PA, representative for the petitioner.

- Mr. Dickey provided a general overview of the proposal. The request is part of a master planning process for potential development expansion of the Brookridge retirement community.

AGAINST:

Suzanne Ferguson

- Ms. Ferguson spoke of her opposition to the proposed plan. She noted her concerns about the NO-S and RM12 portion of the rezoning request, specifically related to site egress/ingress and the proximity of the daycare use to her property.

## **WORK SESSION**

MOTION: Mo McRae recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae  
Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Mo McRae recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae  
Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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Chris Murphy, AICP/CZO

Director of Planning and Development Services