DATES TO REMEMBER:

May 10, 2018 - 4:30 P.M. Public Hearing
*MAY 25, 2018 - 8:15 A.M. Sign Check
May 24, 2018 - 4:30 P.M. Work Session

June 14, 2018 - 4:30 P.M. Public Hearing
June 25, 2018 - 8:15 A.M. Sign Check
June 28, 2018 - 4:30 P.M. Work Session
Rules and Procedures

- Persons supporting the zoning request have up to 12 minutes total.
- Persons opposing the rezoning request have up to 12 minutes total.
- There are no rebuttals.
- During the work session, no one is permitted to speak unless the Planning Board asks them a specific question.
- For general use zoning requests, the Planning Board must consider the full range of uses allowed in the zoning district being requested. The petitioner may not refer to a specific intended use of the property.
- For special use district zoning requests, the petitioner must identify the intended use or uses of the site and give specific details on how the site will be developed.
- Most requests listed under agenda item “B” require final action by an elected body (the City Council for cases within the City of Winston-Salem zoning jurisdiction and the Board of Commissioners for cases within Forsyth County zoning jurisdiction). As such, votes taken by the Planning Board concerning these items are recommendations which are considered by the elected bodies during their review of the requests.

Please Turn Off All Cell Phones and Two-Way Communication Devices.

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CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

   • April 12, 2018 Public Hearing
   • April 26, 2018 Work Session

B. PUBLIC HEARING ITEMS

1. Zoning petition of Julie Delane Davis from HB and RS9 to HB-S (Motor Vehicle Repair and Maintenance; and Offices): property is located on the east side of Nicholson Road, north of Kernersville Road (Zoning Docket W-3367)

   a. Zoning Recommendation.
   b. Site Plan Recommendation.

2. Zoning petition of C D Walker Properties, LLC from RS9 to GB-S (Academic Biomedical Research Facility; Academic Medical Center; Arts and Crafts Studio; Banking and Financial Services, Building Contractors-General, Church or Religious Institution, Neighborhood; Club or Lodge; Kennel, Indoor; Museum or Art Gallery; Offices; Recreation Services, Indoor; Retail Store; School, Vocational or Professional; Services A; Services B; Special Events Center; Storage Services-Retail; Testing and Research Lab; Theater-Indoor; Veterinary Services; and Warehousing): property is located on the southeast corner of Sedge Garden Road and Sedge Hill Lane (Zoning Docket W-3368)

   This is automatically continued to the June 14, 2018 meeting per the applicant's request and as per Planning Board's By-Laws.

3. Zoning petition of Weidl Properties, LLC, from AG to RS20: property is located on the east side of Chickasha Drive, north of Robinhood Road (Zoning Docket F-1577)

   a. Zoning Recommendation.
4. Public Hearing to consider a proposal by the City of Winston-Salem for an exchange of park property between the City of Winston-Salem and Hubbard Realty of Winston-Salem, Inc. Properties are located off the northeast side of Bethania-Tobaccoville Road, north of Bethania Oaks Drive.

C. PRELIMINARY SUBDIVISION APPROVALS

1. #2018023: Heritage Oaks Holdings, LLC (Heritage Oaks, Sec II); eastern terminus of Heritage Oaks Lane, south of Yadkinville Road; 27 lot subdivision in RS9 zoning; 15.82 acres.

D. PLANNING BOARD REVIEWS

1. PBR 2018-01: City/County Utilities (Idols Road Regional Lift Station); off the east side of Idols Road, north of Peggy Drive; utilities (lift station) in RS40 zoning; 1.71 acres

   This is automatically continued to the June 14, 2018 meeting per the applicant's request.

E. STAFF REPORT

F. FOR THE GOOD OF THE ORDER
RESULTS OF
CITY COUNCIL AND
BOARD OF COMMISSIONERS HEARINGS
REGARDING PLANNING MATTERS

The City Council and the Board of Commissioners made the following decisions on Planning Board matters:

WINSTON-SALEM CITY COUNCIL

There have been no actions by the City Council on Planning Board matters since the printing of the last Agenda Book.

FORSYTH COUNTY BOARD OF COMMISSIONERS

1. Zoning petition of Shirley Hester from AG to RS30-S (Residential Building, Single Family): property is located on the southwest side of Goodwill Church Road, west of Piney Grove Road (Zoning Docket F-1573)

   APPROVED.

   Planning Board and staff recommended approval of the amendment and certified that the site plan (including staff recommended conditions) meets all code requirements if the petition is approved.
MEMBERS PRESENT: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith

MEMBER ABSENT: 

PRESIDING: Arnold King

CALL TO ORDER

PLEDGE OF ALLEGIANCE

Chris Leak presented a Resolution to Allan Younger in honor of his many years of service on the City-County Planning Board (Resolution attached).

A. ACTION ON MINUTES
   • March 8, 2018 Public Hearing
   • March 22, 2018 Work Session

MOTION: Clarence Lambe moved approval of the minutes.
SECOND: Jason Grubbs
VOTE:
   FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith
   AGAINST: None
   EXCUSED: None

B. PUBLIC HEARING ITEMS

The actual order of cases considered by the Planning Board on April 12, 2018, is determined procedurally by taking consent agenda cases first, then cases for which there was a public hearing. Accordingly, the order of cases on April 12, 2018, was: B.1., B.3, B.5., B.7., B.8., C.1., B.2., B.4., B.6., B. 9.

1. Zoning petition of Brookberry Farm LLC from MU-S (Two Phase) to MU-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Multifamily; Boarding or Rooming House; Planned
Residential Development; Adult Day Care Home; Child Day Care Center; Child Day Care, Large Home; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Library, Public; Life Care Community; Museum or Art Gallery; Police or Fire Station; School, Private; and School, Public): property is located on the southwest corner of Meadowlark Drive and Hundley Road (Zoning Docket W-3358). (CD Starts at 10:32)

Aaron King presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved approval of the rezoning petition and certified the site plan (including staff recommended conditions) meets all UDO requirements if the petition is approved.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith

AGAINST: None

EXCUSED: None

2. Zoning petition of Krystal Company, LLC and Krystal Corporation from HB and RSQ to GB-L (Academic Biomedical Research Facility; Academic Medical Center; Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Building Materials Supply; Car Wash; Cemetery; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Convenience Store; Food or Drug Store; Fuel Dealer; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Kennel, Indoor; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Nursing Care Institution; Offices; Outdoor Display Retail; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (with drive-through service); Restaurant (without drive-through
Gary Roberts presented the staff report.

**PUBLIC HEARING**

FOR:

Gary Merritt, Board Member North Carolina Housing Foundation, 750 Bethesda Road, Winston-Salem, NC 27103

- We feel that this would be a very appropriate use for changing the southern gateway in Winston-Salem. Redevelopment of this property would do a lot of the same things that we did when we built Goler Manor. This is a property that we would like to change the use to redevelop and provide both mixed use, multifamily development and retail on the ground level.
- I talked to the owner/representative this afternoon and we talked about the drive-through on the restaurant and the owner is very agreeable to eliminating a restaurant with a drive-through.

Kelly Carpenter, 820 Miller Street, Winston-Salem, NC 27103

- I am a Board Member of the Shalom Project, the partnering agency with the North Carolina Housing Foundation on this project.
- I drive by this property at least two times a day, sometimes six times a day, as a resident of Ardmore, and I work in West Salem at Green Street Church. About 10 years ago we began the Peters Creek Community Initiative to look at ways that we could do some economic development up and down the parkway. We were instrumental in getting the RUCA plan approved and gathering businesses there. Hubbard Realty Company joined that initiative, and their development of the West Salem Shopping Center with some of that money has been really powerful.
- We worked along with the City for a traffic plan looking at possible ways that Peters Creek could be adjusted to make it more safe for residents that were closest there.
• There was a desire to try to get a grocery store in the West Salem Shopping Center and a number of people that came to look at that as a possibility looked across the street at the Budget Inn and said, “That’s a problem.” And it prevented opportunity. It does qualify as a food desert in that particular area.
• We want to really work with those residents and give them a different opportunity.
• This project provides workforce housing and we are committed to working alongside the residents of those 60 units to give them assistance to move out of being working poor to middle class. We think this could be an anchor development for that area as we hope the area develops in a more positive way.
• Our presence on Peters Creek - we want to help foster that development so that we ensure it serves the neighbors instead of more strip clubs, pawn shops and check cashing places.

AGAINST:

Bonnie Crouse, 2001 Boone Avenue, Winston-Salem, NC 27103
• I speak as a member of the Zoning Committee of the Ardmore Neighborhood Association.
• I want to make it clear that speaking today for the Ardmore Neighborhood Association, this is in no way an objection to or a reflection of our esteem for the Shalom Project.
• Our mission is to preserve the essential residential characteristics of the neighborhood. That does not mean we oppose all development. In fact, we have supported quite a lot.
• The objections we have to what is being proposed right now is not because we don’t want that corner of Peters Creek and Academy improved; we do. It’s not because we don’t trust that the work and integrity of the Shalom Project will in some way disappoint us; we don’t believe that for one moment. What we are concerned about that is before you this afternoon is not a referendum on whether or not the Shalom Project is a worthy organization, it’s not a referendum on their intentions; we’re being asked to agree to rezoning of a parcel of land that if for any reason the Shalom Project’s operation did not go through, failure to get the funding together or whatever, but an opportunity could be presented - somebody could come up and offer them the gift of a wonderful piece of land up the road and they would take that opportunity and leave that rezoned property behind, ripe for the plucking.
• We have had some conversations with the developer about pulling out some of what would be the allowed uses. If that parcel was rezoned, as is permissible right now, it would have some pretty undesirable potential.
• We definitely want affordable housing. It’s something that the Ardmore Neighborhood Association has championed probably ahead of most organizations in the city.
• We want to have further discussions with the developer and find a way to work it in. We would hate to see that door close completely to us because our desire is to support this project. But we would want some serious discussions about additional allowed uses removed from the proposal, as it is, before it is rezoned.
• Everyone assumed there would be a site plan; there is not. There are real questions about how the ingress and egress would be handled, the effect on traffic, which is already a nightmare anyway. They are adding a lane of traffic to Academy that is well underway that will directly impact their setbacks, and that concerns us.

• We would like to sit down about more specific uses with them. If the Committee would postpone by one session, one month, to give us time to sit down with them, in all good will, and talk about specific uses - the other recourse would be to go to a City Council meeting and bring up these same things, but between now and then surely we can sit down with these folks and work some of this stuff out.

• This is a highly visible gateway to a wonderful neighborhood, and it faces another wonderful neighborhood, West Salem, which also will benefit from improvements at that intersection. But at the present, in its form, the Ardmore Association cannot give its approval.

Julie Magness, 630 Fenimore Street, Winston-Salem, NC 27103

• I am completely in favor of this project, but what I want to really get back and come around to is the RSQ piece of zoning that is a part of that stretch.

• In good faith, to really get behind this proposal, there are more uses that need to come off. I think we are opening a can of worms to approve it with all those extra uses. I want to see this property go. It’s a nightmare. There are a lot of steps that need to be taken care of.

Charles Dalfit, 1200 Trilium Circle, Raleigh, NC 27606

• I’m the managing member of the Ledges Apartments and also 96 Ardsley Apartments. I have worked almost 20 years to get the two properties in very good shape. I object to this proposal because they had 60 subsidized apartment units in it and are directly in competition with me. I’m the private sector. I have invested a lot of capital into my two properties. I’ve weathered the recession. A lot of subsidized units turn out to be not so good.

WORK SESSION

• Chairman King asked the Petitioners if they would entertain reducing the list of proposed uses. The Petitioners indicated they were agreeable to such reduction. Staff introduced a possible revised list of uses intended to further reduce the number of objectionable uses. The Petitioner indicated they were in agreement with said list. Chairman King then asked Ms. Crouse if the revised list would resolve the neighborhood’s objections, and Ms. Crouse confirmed that the revised list did not contain any of the uses found objectionable by the Ardmore Neighborhood Association.
MOTION: Clarence Lambe moved approval of the rezoning petition with the reduced list of uses.
SECOND: Chris Leak
VOTE:
  FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith
  AGAINST: None
  EXCUSED: None

3. Zoning petition of Sammy Zitawi from LB-S to LB-L (Club or Lodge; Restaurant, (without drive-through service); Food or Drug Store; Convenience Store; Car Wash and Retail Store): property is located on the northwest corner of South Main Street and McKinley Drive (Zoning Docket W-3362). (CD Starts at 17:46)

Aaron King presented the staff report and proposed revisions to conditions to resolve concerns from the adjacent neighbors concerning the fence on the property.

PUBLIC HEARING

FOR: None
AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the rezoning petition with revised conditions A & B concerning the fence and street yard along McKinley Drive.
SECOND: Chris Leak
VOTE:
  FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith
  AGAINST: None
  EXCUSED: None

4. Zoning petition of Eberlee Farms, LLC from RS9 to RM8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; and Planned Residential Development) and LO-S (Offices): property is located on the northeast corner of Silas Creek Parkway and Ebert Street (Zoning Docket W-3363). (Starts at 1:10:55)

Gary Roberts presented the staff report.
PUBLIC HEARING

FOR:

Don Nielsen, 100 North Cherry Street, Winston-Salem, NC 27101
- I represent the Petitioner. We agree with the staff report and rely on that extensively.
- Mr. Nielsen showed a short PowerPoint presentation.
- There is one last remaining undeveloped tract in this area that has been vacant and on the market for a long time. The neighbors do not want intense development and we’re not proposing intense development.
- Residential along the Silas Creek Parkway frontage is a difficult proposition. The answer to the difficulty there is in the area plan, it’s in Legacy and it’s in the UDO; the answer is using Limited Office as a transition, as a buffer.
- The majority of neighbors who support this were shown the site plan.
- Mr. Nielsen went over the site plan and the Purpose Statement of the LO District.
- Some folks we talked to didn’t have real concerns about the project, but their real concern was that this might set a precedent somewhere else in Ardmore.
- We contend that this is a unique, vacant, former farm at the very edge of Ardmore bordering Silas Creek Parkway. I don’t believe there are any other similar sites like that in Ardmore. This rezoning is no precedent. Quality residential is being added, not destroyed, in an area that has serious developmental challenges.
- This project adds residential to Ardmore, it protects existing residential in Ardmore.
- Low intensity residentially compatible Limited Office makes this project work for the neighborhood. It’s attractive infill development that works here, meeting the goals and purposes of Legacy, the UDO and the area plan.
- Very importantly, the nearby neighbors support this project.

Barret Hagan, 3859 Battleground Avenue, Suite 300, Greensboro, NC 27410
- I started working on this project back in the fall, met with staff and shared my ideas, then I went straight to the Ardmore Neighborhood Association and shared my ideas; based on those two meetings I changed my plan to add a significant portion of it to be residential.
- I continue to keep the Association informed and have met with them several times over the last few months and have been readily available to meet and talk with them any time they like.
- Ten people showed up for our meeting out of 207 letters. They all signed in support. We went door to door for outreach. One hundred and three parcels signed in support, five say they were neutral, three people were against the development. The remaining properties shown in white on the map depicted folks we couldn’t get in contact with. Some was where a husband or wife wanted to talk to their significant other before they signed.
Nancy Manning, 1425 Ebert Street, Winston-Salem, NC 27103
- Me and my husband have lived there 60 years. Our property joins the Ebert property on the south and Twin City Baptist Church on the north. We have no objection to the development of this property. We will approve that development. The neighbors on Ebert Street approve it also.

Anne Walker, 1407 Eldorada Road, Winston-Salem, NC 27103
- I live on the second block down. I grew up three miles down the road from there. I’m familiar with this area and I think this is a good thing for our neighborhood. I’m not opposed at all.

Barret Hagan read a letter from Denise and Jane Henderson (Ardmore neighbors that could not attend the Planning Board meeting) into the record.

Mr. Hagan stated that Ebert Street right now sees about 5,000 cars per day and with our development adding 1,270 daily trips - that’s something that happens continuously, not at a peak time - would still leave Ebert Street at only about 45 percent capacity, because it’s designed to handle 13,800 cars per day.

We can answer any questions you may have.

AGAINST:

Bonnie Crouse, 2001 Boone Avenue, Winston-Salem, NC 27103
- The neighborhood association definitely opposes this plan.
- We had robust participation in the area plans. We did make some concessions; we did not hold out on every single thing we wanted.
- We began seeing proposals and exceptions being made in the area plan.
- This goes to the core of preserving a residential area from commercial or institutional intrusion. This was a site specific understanding that this was to remain residential. This plan would take it from 72 or 76 residences down to 30-something and yet it would increase the traffic trips because of the commercial use of it. In about 19 different ways this really does go against what the Ardmore Neighborhood Association has fought for and what we would strenuously advocate.

Julie Magness, 630 Fenimore Street, Winston-Salem, NC 27103
- There is nothing but residential up and down Silas Creek Parkway.
- We have concerns about density and traffic patterns. At the Hawthorne/Ebert stoplight, or lack of stoplight, the 3-way stop, I seriously doubt it could handle 13,000 trips per day. Multiple times there’s been a request to have that location looked at for a stoplight because it is so hard to make a turn there.
• Once Business 40 is closed, Miller Street will be heavily impacted. Peak times have been mentioned as a.m. and p.m. times, but some of the heaviest traffic times are when classes change at Forsyth Tech. So there are multiple peak times impacted.
• We also have concerns about a street being put through this cut-through area. We don’t have a stormwater plan we feel comfortable with. We don’t feel stormwater has been addressed enough.
• I think it’s incredibly sad that we have all this green space and tree save area that nobody is going to get to enjoy, if my assessment is correct.
• We object to the density. We do not think it is in keeping with the neighborhood. We are opposed to anything not residential in this area. We have not agreed to this plan.

**WORK SESSION**

During discussions by the Planning Board, the following points were made:

• The question was posed to Ms. Crouse: In trying to understand specifically what the neighborhood objections are exactly, and in looking at the area plan, the area plan along Ebert shows 8 dwellings per acre; is your objection around that, or is it around the office on Silas Creek?
• Ms. Crouse responded: The objection is overwhelmingly due to the commercial, office units, medical clinics, whatever is going to be there. We have resisted this all over the edges of Ardmore. The first meeting of the Ardmore Neighborhood Association in regards to the area plan was held in the largest conference room provided and a break-out room was provided because of the overwhelming support of the neighbors attending the meeting. There is no objection to multifamily, just commercial invasion. The big concern is once it has been office space, you cannot go back to residential.
• The proposed plan is in keeping with Tract 1, but if you look at the entire site, it is not in keeping. The area plan process should be respected.
• There are two components to the area plan – the neighborhood and then facing Silas Creek Parkway. It meets the specifics for what’s facing Silas Creek Parkway.
• Neighbors closest to the site plan were overwhelmingly supportive of the proposal.

MOTION: Clarence Lambe moved approval of the rezoning petition and certified the site plan (including staff recommended conditions) meets all UDO requirements if the petition is approved.
SECOND: Jason Grubbs
VOTE:
FOR: Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith
AGAINST: George Bryan, Melynda Dunigan
EXCUSED: None
5. Zoning petition of Seed in the Soil, Inc. from RS9 to IP-L (Cemetery; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Family Group Home A; Funeral Home; Golf Course; Government Offices, Neighborhood Organization, or Post Office; Hospice and Palliative Care; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; Recreation Facility, Public; Residential Building, Single Family; Swimming Pool, Private; Utilities; Academic Biomedical Research Facility; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Child Day Care, Large Home; Church or Religious Institution, Community; Park and Shuttle Lot; Planned Residential Development; School, Private; School, Public; School, Vocational or Professional; Club or Lodge; College or University; Family Group Home C; Recreation Services, Indoor; Recreation Services, Outdoor; and Access Easement, Private Off-Site): property is located on the south side of Lansing Drive, across from Lasley Drive (Zoning Docket W-3364). (CD Starts at 20:00)

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the rezoning petition.
SECOND: Tommy Hicks
VOTE:
  FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith
  AGAINST: None
  EXCUSED: None

6. Zoning petition of Tony Johnson from RS9 to NO-L (Adult Day Care Home; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Combined Use; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Offices; Police or Fire Station; Recreation Facility, Public; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Child Day Care, Large Home; Limited Campus Uses; Residential Building, Multifamily; Residential Building, Townhouse; Utilities; Adult Day Care Center; Banking and Financial Services; Bed and Breakfast; Child Care, Sick Children; Child Day Care Center; Park and Shuttle Lot; and Access Easement, Private Off-Site): property is located on the southwest corner
of Peace Haven Road and Commonwealth Drive (Zoning Docket W-3365). (CD No. 2
Starts at 01:16)

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Rick Tozier, 110 Brookdale Circle Court, Winston-Salem, NC 27106
- I’m here representing Tony Johnson, the property owner, and also as the potential buyer
  of the property. What we are proposing is not this compete list of zoning uses but really
  simply as an office for our business, which is a residential construction company. We
  are willing to strike out most of these uses that are non-residential.
- The City purchased the property in 2000, and in 2006 the property was purchased by
  Tony Johnson. Traffic issues have made success of this property very limited. Mr.
  Johnson has had a very hard time getting decent tenants.
- We had a neighborhood outreach to 30 properties, we were able to reach 15 of them. We
  had nobody that came that was opposed to it, we had nine that were in favor, and a
  handful that were indifferent to it.
- Our interest in the property is to purchase it from Mr. Johnson. As a part of that we
  would agree to move the driveway off Peace Haven and close it. We would extend the
  sidewalk that would currently be broken from the driveway, and the driveway would be
  relocated on Commonwealth Avenue.
- We would only want to change the zoning to actual office space. Our intent is to have
  offices inside and have a conference room. I don’t have any interest in leaving anything
  other than just pure office.

AGAINST

Sue Letchworth, 220 Commonwealth Drive, Winston-Salem, NC 27104
- We live three houses down from this property. There are some issues I have that your
  report has addressed and he addressed some of them. The neighborhood office would be
  primarily to accommodate very low intensity offices. One of my major concerns is that
  there would be a street from that property for property that’s zoned business into our
  neighborhood.
- Commonwealth is a thoroughfare. It’s almost a U-turn street. There are many people
  that can’t make the turn on Peace Haven and make a U-turn on Commonwealth. It’s not
  a street that’s not traveled a lot.
- My concern is when you open the door down the road, how would this impact our
  neighborhood down the road, or Peace Haven.
- There have been some undesirable tenants in that property.
- We have lived there 48 years and there are good neighbors there.
• I’m concerned about when he leaves, then what down the road could come there.

Patricia Wallace, 511 Rushland Drive, Winston-Salem, NC 27104
• One of the things I want to mention is they only notified the neighborhood within 500 feet; however, I live 1,000 feet away, but this is the only entrance to my house. This is our only entrance and exit out of this neighborhood. Now that they built further out, there are other neighborhoods that have to access this property.
• If they would like to make a driveway on Commonwealth, fine, but leave it residential; it does not need to be business. Once they make a business on Peace Haven, it will spread like a cancer all the way down Peace Haven.
• Since Mr. Johnson purchased the property, commercial trucks have been seen at this property and building supplies have been seen at the back of this property. Since the signs have gone up for rezoning, the signs and trucks have since been removed.
• I would like to see a new traffic impact analysis performed on this property because of the traffic being so backed up on Country Club.
• This is definitely a problem area.

Kim Metzler, 5041 Rushland Drive, Winston-Salem, NC 27104
• Ms. Metzler read a letter from John Welsch who resides at 261 Commonwealth. His letter echoes many sentiments in the neighborhood.
• There has been someone operating a business out of this home for quite some time. We’ve called several times because of the trash cans being placed at the street not in accordance with pickup.
• There have been deliveries made, supplies left under the carport, trash by the driveway, there’s been delivery and supplies made to the back of the property.
• Photo was presented that showed congestion at 2:00 in the afternoon.
• There are three entrances into what I think is Greenbrier off of Peace Haven, Whitman; Commonwealth; and Mountain View. There have been so many new homes added. They cannot make a left turn out of Mountain View. It is an unsafe neighborhood. Commonwealth is not safe. There is no sidewalk. It’s not even safe to walk on. It may not be a good fit for this location.

WORK SESSION

During discussion by the Planning Board, the following points were made:

• The former Commonwealth Avenue right of way has been taken up and is planted in grass. There is nothing that would prevent someone from petitioning that right of way to be closed and then the property could be added to this lot to have a more viable residential lot or give more options for relocating the driveway behind there. There is a way to make it more viable as residential by closing that right of way that is beside it.
• The property is surrounded by right of ways, it is a transitional area, and they are not asking for commercial uses, but it is contrary to the area plan.
• The awkward situation with it being nonresidential is you have a nonresidential driveway coming out onto a residential area.

MOTION: George Bryan moved denial of the rezoning petition.
SECOND: Chris Leak
VOTE:
FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Chris Leak, Johnny Sigers
AGAINST: Clarence Lambe, Brenda Smith
EXCUSED: None

7. Zoning petition of Dominion Building, LLC from MU-S (Two Phase) to RM12-S (Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; Residential Building, Single Family; and Planned Residential Development): property is located on the south side of Stafford Village Boulevard, east of Stafford Place Boulevard (Zoning Docket W-3366).

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

During discussion by the Planning Board, a question was asked as to:

How would stormwater be handled on this site given the topography and the streams? Aaron King replied that given their impervious coverage is below 24%, a lot of what is being captured is allowed to be discharged directly into those streams that are on site.

MOTION: Clarence Lambe moved approval of the rezoning petition and certified the site plan (including staff recommended conditions) meets all UDO requirements if the petition is approved.
SECOND: Jason Grubbs
VOTE:
FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith

Aaron King presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved approval of the rezoning petition and certified the site plan (including staff recommended conditions) meets all UDO requirements if the petition is approved.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith

AGAINST: None

EXCUSED: None

9. Public hearing on the *West Suburban Area Plan Update*. The plan area is bounded on the north by Reynolda Road (NC 67), on the east by Silas Creek Parkway (NC 67), on the south by US 421, and on the west by the Lewisville municipal limits and the proposed western leg of the Northern Beltway. (Starts at 34:34 CD No. 2)

Public hearing on the *West Suburban Area Plan Update*. The plan area is bounded on the north by Reynolda Road (NC 67), on the east by Silas Creek Parkway (NC 67), on the south by US 421, and on the west by the Lewisville municipal limits and the proposed western leg of the Northern Beltway.

Steve Smotherman gave an overview of proposed land-use recommendation changes, including some of the activity centers that have experienced land-use changes.
He also highlighted the transportation recommendations, including:

- The widening of Meadowlark Drive from Country Club Road to Robinhood Road;
- The Northern Beltway; and
- Three bridge replacements.

Steve reviewed proposed greenway extensions along Muddy Creek and highlighted historic resources in the area.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

During discussion by the Planning Board, the following points were made:

- The last case we had was about congestion at Peace Haven and Country Club. Did any residents express concern about that, and was there any attempt to deal with the problems, like the left turns, for example? Steve explained the reasoning for why these streets are so congested due to only three roads in the area crossing Muddy Creek. No one specifically mentioned anything about congestion at Commonwealth or Peace Haven.

- Where the Beltway is being built between US 52 and Reynolda Road, there is a lot of clear-cutting because owners see that their land is in or near the pathway. The clear-cutting is causing a great deal of concern for residents because they fear landowners might want to use the land for something more intense. We need to be planning for how the areas around the Beltway interchanges will be developed.

- Paul Norby responded that in two weeks at your Work Session, we are going to be bringing you a report and some ideas about what we call Area Plan 3.0, the third iteration of area plans. One of the things we want to do is focus on some specific targeted areas, like around Beltway interchanges and other targeted places, where more detailed planning helps.

- Steve noted that we did have a citizen in the audience, but she left when she learned her concerns had been addressed. She lives near the Reynolda Commons Shopping Center (at Yadkinville and Reynolda) and was concerned that the plan showed the Mill Creek Greenway going across her property. She had expressed her objection at the area plan meetings. Following the final community meeting, wording was added to the plan that alternative routes and on-street facilities will be considered when design work for the Mill Creek South Greenway begins. Once the citizen saw the wording, she was satisfied and left the meeting.
MOTION: Clarence Lambe moved approval of the West Suburban Area Plan.  
SECOND: Tommy Hicks  
VOTE:  
FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith  
AGAINST: None  
EXCUSED: None  

C. PLANNING BOARD REVIEWS  
1. Elizabeth Tucker – Special Use Permit for a Landfill, Land Clearing/Inert Debris, greater than 2 acres in an AG zoning district: property is located on the north side of Watkins Ford Road, west of Teague Lane (Zoning Docket F-1575). (CD Starts at 27:25)  

Aaron King presented the staff report.  

WORK SESSION  

MOTION: Clarence Lambe moved approval of the Planning Board Review for the site plan.  
SECOND: Chris Leak  
VOTE:  
FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith  
AGAINST: None  
EXCUSED: None  

D. STAFF REPORT  

We have three new rezoning cases, one Park Land Disposition and one subdivision that will be coming at your May meeting.  

Paul cleared up any confusion on the printing of the agenda books that was sent out this month.  

At Work Session, Kirk will be bringing a report on Area Plan 3.0., Marco will bring you a report on corridors, and we will have continued discussion on Kelly’s report on infill barriers. We will email you the summary of those recommendations.  

Paul introduced Robert Reece, who is the acting Emergency Management Director for the city and county, and Mary Johnson from the Information Services Department, who is shadowing Paul in a program called Succession Planning.  

E. FOR THE GOOD OF THE ORDER
A Resolution Honoring

Allan Younger

For His Service as a
Member of The City-County Planning Board

Whereas, the Winston-Salem City Council and the Forsyth County Board of Commissioners appointed Allan Younger to serve on the City-County Planning Board; and

Whereas, Allan Younger served the citizens of Forsyth County and Winston-Salem as a member of the City-County Planning Board from October, 2010 to March, 2018; and

Whereas, he has invested time and energy to thoughtfully understand and consider each item presented to the Planning Board for action; and

Whereas, through his extensive contacts in the community he has been able to contribute valuable insights concerning planning issues, the needs of small business, and the need to promote economic vitality in disadvantaged areas; and

Whereas, he has demonstrated a keen interest in community awareness and involvement in the various proposals being considered by the Planning Board; and

Whereas, he represented the City-County Planning Board in the public meetings for a number of Area Plan Updates, including Walkertown, Southwest Suburban, Southeast Suburban, Northeast Suburban, and Southeast Winston-Salem; and

Whereas, he worked along with his fellow Planning Board members in preparing and refining the award-winning Legacy 2030 Comprehensive Plan; and

Whereas, he was elected Vice-Chair of the City-County Planning Board and served in that role for 4 ½ years.

Now, therefore, be it resolved that Allan Younger is recognized for his volunteer service to the community through his membership on the City-County Planning Board; we extend sincere appreciation to him for that service; and wish him health and happiness in his future endeavors;

Be it further resolved that this resolution be made a part of the public record and a copy of this resolution be furnished to Allan Younger.

Signed this 12th day of April, 2018

Arnold G. King, Chairman
City-County Planning Board
MEMBERS PRESENT: Melynda Dunigan, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers
MEMBERS ABSENT: George Bryan, Jason Grubbs, Brenda Smith
PRESIDING: Arnold King

I. Historic Resources Commission’s Annual Report (Kevin Owen, HRC Chairman)

- Paul Norby introduced Kevin Owen, Chairman of the Forsyth County Historic Resources Commission, and local architect
- Kevin reviewed some of the highlights from last year, all of which are included in the Commission’s Annual Report handout
- HRC heard almost 100 applications for Certificates of Appropriateness last year
- May is Historic Preservation Month

II. Wachovia Structures, LLC, request for Alternative Compliance with Winston-Salem Overlay (WO) Standards for Proposed Parking Deck at the southeast corner of Third Street and Main Street

- The developer is requesting alternative compliance for a proposed parking deck from the requirement that “new parking decks must have active land uses along no less than 50 percent of the ground floor street facing facades”
- Active land uses may be commercial, office, residential, or institutional
- The proposed parking deck has an active use along its Main Street frontage, but not along Third or Church Streets
- Staff believes this is appropriate since there are unique situations that exist along these two street frontages. Third Street has a significant slope, limiting its viability for pedestrian-oriented uses; additionally, the building wall directly across Third Street is mostly blank concrete; and the Church Street frontage is directly across from the blank brick walls of the County jail, and next to the blank wall of the Federal Building parking garage
- The proposed parking deck meets all other WO requirements, including a requirement for parking decks to incorporate decorative design elements in their façade designs
- Downtown Winston-Salem Partnership staff have expressed support for the proposed design
- Staff recommends approval of the alternative compliance request

(Mr. Sigers joined the meeting)
MOTION: Clarence Lambe moved request for Alternative Compliance with Winston-Salem Overlay (WO) Standards for Proposed Parking Deck at the southeast corner of Third Street and Main Street
SECOND: Chris Leak
VOTE:
FOR: Unanimous
AGAINST: None
EXCUSED: None

III. Continued Discussion – Infill Barriers Report from March Work Session
(Kelly Bennett)

- Kelly Bennett went over the barriers to infill and reviewed recommendations with the Planning Board, based on staff research
- Barrier No. 1 - Difficult to Develop Parcels; Recommendation: Amend PRD buffer requirement; and allow small footprint multifamily products in PRD use
- Barrier No. 2 – Regulations; Recommendation: Revisit the City’s Infill Ordinance
- Barrier No. 3 – Rezoning; Recommendation: Allow limited small footprint multifamily uses in single-family districts
- Barrier No. 4 - Parcels on unopened rights of way; Recommendation: Incentivize street building on unopened rights of way. (Paul Norby recommended we put this one on hold until the study is complete)
- Barrier No. 5 - Large-lot suburban development; Recommendation: Upzone large-lot zoning districts in GMA 2 and 3

Planning Board members, by consensus, agreed that staff should pursue implementation of the recommendations regarding the first two barriers; but continue to study the other barriers and recommendations.

IV. Report and Proposal about next iteration of Area Plans (Area Plan 3.0)
(Kirk Ericson)

- Opportunities for public input have existed at all stages in the area planning process
- Staff is currently completing the adoption process for the West Suburban Area Plan Update, which will be the final plan update for this second round of plans
- Staff examined the long-range planning efforts of peer cities such as Raleigh, Greensboro, Charlotte, and Durham
- We are the only large North Carolina planning department that has maintained a jurisdiction-wide program of area plans; we should continue having and updating Area Plans, but wait until after the next Comprehensive Plan to start that. In the meantime, staff recommends doing more focused special area planning for such things as beltway interchanges, corridors, or special revitalization areas.
- Kirk Ericson reviewed recommendations related to the Area Plan 3.0 process that are included in the handout
- A handout was provided by George Bryan from the Winston-Salem Neighborhood Alliance in regards to Area Plan Process Revisions
Planning Board Members agreed, by consensus, that the recommendations in the Area Plan 3.0 process be used until the next round of Area Plans begins in 4-5 years. Melynda Dunigan recommended that the Reynolda Road Northern Beltway interchange area have a high priority for one of the first such plans. The Planning Board will decide on priorities in each approval work program.

(Melynda Dunigan left the meeting)

V. **Corridor Planning Strategy** (Marco Andrade)

- In the study of corridors, the plan is for staff to be working with other organizations within the city, to include citizens by holding public meetings, and also with the help of elected officials, as these studies will be more detailed.
- The corridor study process includes four project phases – assessment of existing conditions; developing a design framework; identifying focus areas for development/redevelopment; developing a design vision
- Items to be studied include Existing Conditions; Design Framework; Focus Areas; Design Vision; Timeline; Schedule of Priority Improvements; and Next Steps
- It was suggested that Peters Creek Parkway Corridor be used as a prototype
- Marco answered the question of how many meetings staff anticipates having by stating that because there are four (4) steps, they will hold four (4) meetings, and possibly a fifth, which would be a drop-in meeting

The Planning Board, by consensus, agreed that the process, as outlined, be used to guide future corridor studies.

VI. **DEBRIEFING PUBLIC HEARING MEETING OF APRIL 12:**

At the property owner’s request, a reversion clause was added to rezoning case W-3359, Academy Street and Peters Creek Parkway. The reversion clause states that if the proposed developers do not close on the property by September 30, the zoning reverts to HB and RSQ. This came up after the Planning Board vote and will be added to what goes to City Council. All the list of uses, as recommended by the Planning Board, stay as recommended.

VII. **STAFF REPORT**

- Paul Norby reviewed with the Planning Board the *Development Dashboard* and the bimonthly Planning Newsletter
- Paul gave an update on the National Planning Conference that he attended in New Orleans
VIII. FOR THE GOOD OF THE ORDER

City Council has asked for additional information on UDO 283 to look over at their May meeting. Planning Board members stated they would like to get the same information and Paul suggested he could give the information at the next meeting and that the Board could put it on a future work session agenda to discuss, if they wish.
DOCKET #: W3367

PROPOSED ZONING: HB-S

EXISTING ZONING: RS9 and HB

PETITIONER: Julie Delane Davis

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 2

ACRES: 0.47

NEAREST BLDG: 22' north

MAP(S): 6854.01
### CITY-COUNTY PLANNING BOARD
### DRAFT STAFF REPORT

#### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3367</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr., AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Julie Delane Davis</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN # 6854-29-5466</td>
</tr>
<tr>
<td>Address</td>
<td>The new address for this site will be 109 Nicholson Road. The site is adjacent to 3075 Kernersville Road.</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special use rezoning from HB and RS9 to HB-S</td>
</tr>
</tbody>
</table>
| Proposal      | The petitioner is requesting to amend the Official Zoning Maps for the subject property from HB (Highway Business) and RS9 (Residential, Single Family - 9,000 sf minimum lot size) to HB-S (Highway Business - special use). The petitioner is requesting the following uses:  
  • Motor Vehicle Repair and Maintenance; and Offices |
| Neighborhood Contact/Meeting | See Attachment B for a summary of the petitioner’s neighborhood outreach. |
| Zoning District Purpose Statement | The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in GMAs 2, 3 and 4. |
| Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R) | (R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?  
Yes, the site is partially zoned HB and it is adjacent to HB zoned property on three sides. The site is also located within the Suburban Neighborhoods GMA. |

#### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>East side of Nicholson Road, north of Kernersville Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>East</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± .47 acre</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently undeveloped.</td>
</tr>
<tr>
<td>Surrounding Property Zoning and Use</td>
<td>Direction</td>
</tr>
<tr>
<td>North</td>
<td>North</td>
</tr>
<tr>
<td>East</td>
<td>East</td>
</tr>
<tr>
<td>South</td>
<td>South</td>
</tr>
<tr>
<td>West</td>
<td>West</td>
</tr>
</tbody>
</table>
(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?

The proposed uses are compatible with the uses permitted on the adjacent HB zoned properties. The use of Motor Vehicle Repair and Maintenance is less compatible with the low density residential uses permitted on the adjacent RS9 zoned property located to the north.

Physical Characteristics

The undeveloped site has a gentle slope downward toward the northeast.

Proximity to Water and Sewer

The site has access to public water and sewer service.

Stormwater/Drainage

The site plan shows a storm water management facility to be located in the northeastern portion of the site. A stormwater study will be required.

Watershed and Overlay Districts

The site is located within the Reservoir Protection Area of the Salem Lake WS III Watershed and as such the site is limited to 12% impervious coverage. However, if stormwater controls are used, the site may be developed up to a maximum of 30% impervious. The request does include stormwater management and the proposed impervious coverage is 29.47%.

Analysis of General Site Information

The undeveloped site is constrained by the angle in which the RS9/HB zoning district boundary line traverses the property. The site is also located within the Salem Lake WS III Watershed and as noted above, the proposed site plan is in compliance with the impervious coverage limitations of the ordinance.

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-2984</td>
<td>RS9 to HB-S</td>
<td>Withdrawn at Planning Board 7-10-2008</td>
<td>Included the RS9 portion of the current site</td>
<td>.24</td>
<td>Withdrawal</td>
</tr>
</tbody>
</table>

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nicholson Road</td>
<td>Local Street</td>
<td>101’</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

Proposed Access Point(s)

The site will be accessed from Nicholson Road and have an internal connection to the adjacent HB zoned site located to the south.

Trip Generation - Existing/Proposed

Existing Zoning: HB and RS9

Staff is unable to provide an accurate trip generation for the existing general use zonings because there is no site plan.

Proposed Zoning: HB-S

1,710 sf / 1,000 x 24.87 (Tire Store Trip Rate) = 42 Trips per Day

Sidewalks

There are no sidewalks located along Nicholson Road.

Transit

Routes 101 and 105 serve the intersection of Waughtown Street and High Point Road located approximately 600’ to the southwest.
Analysis of Site Access and Transportation Information

Staff does not foresee any transportation related issues associated with this request.

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### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,710 sf</td>
<td>Southwestern portion of the site</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>9 spaces</td>
<td>9 spaces</td>
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</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60’</td>
<td>One story</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30%</td>
<td>29.47%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Chapter B, Article II, Section 2-1.3 (I) Highway Business District</td>
</tr>
<tr>
<td>• Chapter C, Article III, Salem Lake Watershed Protection</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Legacy 2030 policies: Yes</td>
</tr>
<tr>
<td>(B) Environmental Ord. Yes</td>
</tr>
<tr>
<td>(C) Subdivision Regulations NA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Analysis of Site Plan Compliance with UDO Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site plan proposes a new three bay auto repair garage and associated parking. The site is located within the Salem Lake Watershed Reservoir Protection Area. As noted previously, the site plan includes a stormwater management facility (located in the northeastern corner of the site) and the proposed impervious coverage falls below the 30% maximum.</td>
</tr>
</tbody>
</table>

### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy 2030 Growth Management Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Growth Management Area 2 - Urban Neighborhoods</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Relevant Legacy 2030 Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods. Quality design of nonresidential uses may negate the need for buffers.</td>
</tr>
<tr>
<td>• Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan.</td>
</tr>
<tr>
<td>• Discourage inappropriate commercial encroachment into neighborhoods.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Relevant Area Plan(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Southeast Winston-Salem Area Plan Update (2013)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Area Plan Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>• The property is shown on the Proposed Land Use Map for commercial use.</td>
</tr>
<tr>
<td>• Allow expansion of the commercial zoning into the RS9 portion of the subject property with an appropriate zoning district, such as NB or LB with a limitation on uses and provision of appropriate buffers to adjacent properties.</td>
</tr>
<tr>
<td>Site Located Along Growth Corridor?</td>
</tr>
<tr>
<td>------------------------------------</td>
</tr>
<tr>
<td>Site Located within Activity Center?</td>
</tr>
</tbody>
</table>
| Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R) | (R)(3) - Have changing conditions substantially affected the area in the petition? No  
(R)(4) - Is the requested action in conformance with Legacy 2030? Yes |
| Analysis of Conformity to Plans and Planning Issues | The request is to rezone a modest sized undeveloped lot which has split zoning from RS9 and HB to HB-S. The site plan is for a three bay auto repair garage (Motor Vehicle, Repair and Maintenance). The other requested use is for Offices.  
The Southeast Winston-Salem Area Plan Update specifically identifies the site and recommends either the NB or the LB zoning district with appropriate conditions. The developer is proposing HB-S zoning because the desired use of Motor Vehicle, Repair and Maintenance is not allowed in either NB or LB within the Suburban Neighborhoods GMA. Staff is aware that the property is located across the street from single family homes; however, those homes are zoned HB general use.  
Development of the site is currently hindered not only because of its size and the manner in which the RS9/HB zoning line traverses the site, but because of the impervious coverage limitations of the Salem Lake Watershed. The site plan includes the combination of a 20’ and a 40’ Type III bufferyard along the northern property line which abuts RS9 zoning. The developer has also agreed to provide an opaque fence along this line as well as a condition for lighting and monument signage. Staff also notes that the service bay doors open toward Nicholson Road and not toward said RS9 zoning.  
Considering these aspects of the request and including the limited number of requested uses, Planning staff recommends approval. |

## CONCLUSIONS TO ASSIST WITH :ECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The request is generally consistent with the recommendations of the area plan.</td>
<td>The requested HB-S zoning is not consistent with the area plan recommendation for either NB or LB zoning.</td>
</tr>
<tr>
<td>The request will permit the development of a site which is currently constrained by dual zoning.</td>
<td></td>
</tr>
<tr>
<td>The site is adjacent to HB zoning on three sides.</td>
<td></td>
</tr>
<tr>
<td>The site is within an activity center, close to a growth corridor.</td>
<td></td>
</tr>
</tbody>
</table>
The request includes only two uses.

<table>
<thead>
<tr>
<th>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

- **PRIOR TO ISSUANCE OF ANY PERMITS:**
  a. Developer shall obtain a Watershed Permit from the Erosion Control Officer.
  b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
  c. Developer shall obtain a driveway permit from the City of Winston-Salem DOT. Required improvements include:
     • Dedication of right-of-way twenty-five (25) feet from the centerline of Nicholson Road.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25’ or less and no more than 0.5 foot-candles at the western and northern property lines.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. Lighting shall be installed per approved lighting plan and certified by an engineer.
  b. All required improvements of the City of Winston-Salem driveway permit shall be completed.
  c. Developer shall install a six (6) foot tall opaque fence along the northern property line.
  d. Any chain link fencing shall be black vinyl coated.

- **OTHER REQUIREMENTS:**
  a. Freestanding signage shall be limited to one sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.

**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.**
**INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE**

**Project Case Number: W-3367**

---

**PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS**

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests, Subdivisions, and Planning Board Review items; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

---

**PROJECT CASE NUMBER:** W-3367  **PROJECT TITLE:** Five Points Tire and Automotive  **DATE:** 4/25/18

**PROJECT DESCRIPTION:** East side of Nicholson Road, north of Kernersville Road (East Ward)

---

**NCDOT (Wright Archer)- Phone # - 336.747.7900 Email: warcher@ncdot.gov**

No Comments- NSR

---

**WSDOT (Jeff Fansler)- Phone # - 336.747.6883 Email: jeffreygf@cityofws.org**

Show Pedestrian Connection to Building. Dedicate R/W 25’ from center on Nicholson. Provide area to back out of parking spaces on the North End (plan East) of the parking lot.

---

**Engineering (Al Gaskill)- Phone # - 336.747.6846 Email: albertcg@cityofws.org**

1. City driveway permit req’d.
2. Provide ADA ramps in sidewalk
3. Provide backing space at end of pkg lot.

---

**Inspections - Phone # - Aaron King - 336.747.7068 Email: aaronk@cityofws.org**

---

**Erosion Control (Matt Osborne)- Phone # - 336.747.7453 Email: matthewo@cityofws.org**

If the proposed project creates more than 10,000 sq. feet of land disturbance, an Erosion Control/Grading Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through the electronic plan review portal at the following link: [https://winston-salem.idtplans.com/secure/](https://winston-salem.idtplans.com/secure/)

The proposed project is within the Salem Lake Watershed which is regulated per Winston-Salem/Forsyth County UDO Chapter C, Article III – Salem Lake Watershed Protection. This project must comply with the Winston-Salem/Forsyth County UDO Chapter C, Article III – Salem Lake Watershed Protection requirements and provisions. The Environmental Grading and Erosion Control Permit will not be issued until compliance with the Salem Lake Watershed Protection requirements have been verified and a Watershed Protection Permit has been approved. Please submit for a Watershed Protection Permit through the electronic plan review portal at the following link: [https://winston-salem.idtplans.com/secure/](https://winston-salem.idtplans.com/secure/).
**INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE**  
*Project Case Number: W-3367*

<table>
<thead>
<tr>
<th>Department</th>
<th>Contact Person</th>
<th>Phone Number</th>
<th>Email Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater Division</td>
<td>Joe Fogarty</td>
<td>336.747.6961</td>
<td><a href="mailto:josephf@cityofws.org">josephf@cityofws.org</a></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Stormwater Study Required</td>
</tr>
<tr>
<td>City Fire</td>
<td>Doug Coble</td>
<td>336.734.1290</td>
<td><a href="mailto:douglasc@cityofwsfire.org">douglasc@cityofwsfire.org</a></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>No Comment</td>
</tr>
<tr>
<td>Utilities</td>
<td>Todd Lewis</td>
<td>336.747.6842</td>
<td><a href="mailto:toddl@cityofws.org">toddl@cityofws.org</a></td>
</tr>
<tr>
<td>Sanitation</td>
<td>Johnnie Taylor</td>
<td>336.748.3080</td>
<td><a href="mailto:johnniet@cityofws.org">johnniet@cityofws.org</a></td>
</tr>
<tr>
<td>Planning</td>
<td>Aaron King</td>
<td>336.747.7068</td>
<td><a href="mailto:aaronk@cityofws.org">aaronk@cityofws.org</a></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Staff recommends an opaque fence</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>along the northern property line;</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Lighting condition; Sign condition-</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6'/36sf; Sites must connect; If</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>there will be security fencing,</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>show it on the site plan.</td>
</tr>
<tr>
<td>Street Names/Addresses</td>
<td>Matt Hamby</td>
<td>336.747.7074</td>
<td><a href="mailto:hambyme@mapforsyth.org">hambyme@mapforsyth.org</a></td>
</tr>
<tr>
<td></td>
<td>Stacy Tolbert</td>
<td>336.747.7497</td>
<td><a href="mailto:tolbersy@mapforsyth.org">tolbersy@mapforsyth.org</a></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Address issued:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>109 Nicholson Rd.</td>
</tr>
<tr>
<td>Forsyth County Health</td>
<td></td>
<td>336.703-3110</td>
<td><a href="mailto:rakescd@forsyth.cc">rakescd@forsyth.cc</a></td>
</tr>
<tr>
<td>Health Department</td>
<td></td>
<td></td>
<td>Vegetation Management</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>336.748.3020</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><a href="mailto:keithf@cityofws.org">keithf@cityofws.org</a></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>I did not see the species of</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>tree listed as far as planting</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>goes, but there are 2 large</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>trees scheduled to be planted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>along Nicholson. These need to</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>be changed to small trees due to</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>overhead powerlines – a species</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>growing to only 15’ tall or less.</td>
</tr>
</tbody>
</table>
EXISTING USES ALLOWED IN THE HB AND RS9 ZONING DISTRICTS
City of Winston-Salem Jurisdiction Only

HB Uses:
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Academic Biomedical Research Facility
Academic Medical Center
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Bed and Breakfast
Boarding or Rooming House
Building Contractors, General
Building Materials Supply
Car Wash
Cemetery
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Club or Lodge
College or University
Convenience Store
Electronic Sweepstakes Operation
Food or Drug Store
Fuel Dealer
Funeral Home
Furniture and Home Furnishings Store
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Habilitation Facility A
Habilitation Facility B
Habilitation Facility C
Hospital or Health Center
Hotel or Motel
Institutional Vocational Training Facility
Kennel, Indoor
Library, Public
Micro-Brewery or Micro-Distillery
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Motorcycle Dealer
Museum or Art Gallery
Nursery, Lawn and Garden Supply Store, Retail
Offices
EXISTING USES ALLOWED IN THE HB AND RS9 ZONING DISTRICTS
City of Winston-Salem Jurisdiction Only

HB uses Continued:
Outdoor Display Retail
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Recreational Vehicle Park
Restaurant (with drive-through service)
Restaurant (without drive-through service)
Retail Store
School, Vocational or Professional Services A
Services B
Shopping Center
Shopping Center, Small
Signs, Off-Premises
Special Events Center
Stadium, Coliseum, or Exhibition Building
Storage Services, Retail
Terminal, Bus or Taxi
Testing and Research Lab
Theater, Drive-In
Theater, Indoor
Transmission Tower
Urban Agriculture
Utilities
Veterinary Services
Warehousing

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris
School, Private
School, Public

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Borrow Site
Dirt Storage
Helistop

Uses Allowed in HB and RS9
Revised 2/27/2017
EXISTING USES ALLOWED IN THE HB AND RS9 ZONING DISTRICTS
City of Winston-Salem Jurisdiction Only

HB uses Continued:
**USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**
Access Easement, Private Off-Site
Entertainment Facility, Large
Correctional Institution

\(^5\text{SUP not required if requirements of Section 8.2-5.2(A) are met}\)

RS9 Uses:
**USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)**
Adult Day Care Home
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

**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
Urban Agriculture

**USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**
Access Easement, Private Off-Site

Uses Allowed in HB and RS9 3 Revised 2/27/2017
EXISTING USES ALLOWED IN THE HB AND RS9 ZONING DISTRICTS
City of Winston-Salem Jurisdiction Only

Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower

\(^5\text{SUP not required if requirements of Section B.2.5.2(A) are met}\)
6102 O’Briant Ct.
Greensboro, NC 27410
April 30, 2018

City-County Planning Board
100 E. First Street
Winston-Salem, NC 27102

SUBJECT: Zoning Docket W-3367
Neighborhood Outreach Results

Gentlemen:

The attached neighborhood meeting notification was mailed to 73 addresses. We had 7 responses prior to the meeting, which was held Friday, April 27th from 6 p.m. to 7:30 p.m. All 7 responses were in favor of the rezoning. No one came to the meeting. Five people stopped by Five Points Tire and Auto Repair where the neighborhood meeting was held, which is adjacent to the lot requested to be rezoned. They were asked to comment in writing on the letter they received. These 5 letters are enclosed.

John Lusk, owner of the property located at 113 Green point Road called for clarification. He has no problem with the rezoning.

Sam Ogburn, (Ogburn Properties), who owns two rental houses directly across the street and several acres behind those houses called for clarification. He expressed his approval and well wishes.

Respectfully,

Edward Malone, Owner Representative
Phone Number: 336-337-8697
Email: edmalone@live.com

Enclosures: Five letters
Neighborhood Outreach Disclaimer
Edward Malone
3075 Kernersville Road
Winston Salem, NC 27107
April 23, 2018

SUBJECT: Community Neighborhood Meeting
Project Name: Three-Bay Auto Repair Shop

Dear Neighbor:

Julie Davis will be filing a rezoning request with the City of Winston-Salem for a rezoning of the property located at 0 Nicholson Road from a residential zoning district (RS-9) to a business district (HB-S). We are having a community neighborhood meeting to review our new building and would appreciate your thoughts and input.

We will hold an informal meeting on Friday, April 27, 2018, from 6:00 pm to 7:30 pm at Five Points Tire and Auto Repair, Inc. located at 3075 Kernersville Road, Winston-Salem. At this meeting you will be able to view a detailed drawing of the site plan and we will be available to answer any questions you may have about this new building.

We look forward to meeting with you to review our plans for this property.

Respectfully,

Edward Malone
Edward Malone, Owner Representative
3075 Kernersville Road
Winston-Salem, NC 27107
Phone Number: 336-337-8697
Email: edmalone@live.com

The family at 3133 Kernersville Rd have been customers at Five Points Tire & Auto since they opened. They have had great success due to outstanding service & repairs. Rob & Steve and all their employees are highly respected in this community. We would gladly be in approval of this project. Thank you, the Crew families.
Edward Malone  
3075 Kernersville Road  
Winston Salem, NC 27107  
April 23, 2018  

SUBJECT: Community Neighborhood Meeting  
Project Name: Three-Bay Auto Repair Shop  

Dear Neighbor:  

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Respectfully,  

Edward Malone, Owner Representative  
3075 Kernersville Road  
Winston-Salem, NC 27107  
Phone Number: 336-337-8697  
Email: edmalone@live.com  

Para nosotros estamos de acuerdo  
Gracias por tomornos en cuenta
Edward Malone  
3075 Kernersville Road  
Winston Salem, NC 27107  
April 23, 2018

SUBJECT: Community Neighborhood Meeting  
Project Name: Three-Bay Auto Repair Shop

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Respectfully,

Edward Malone, Owner Representative  
3075 Kernersville Road  
Winston-Salem, NC 27107  
Phone Number: 336-337-8697  
Email: edmalone@live.com

I, Mandril McGrady, am in total agreement with the new zoning request.
Edward Malone  
3075 Kernersville Road  
Winston Salem, NC 27107  
April 23, 2018  

SUBJECT: Community Neighborhood Meeting  
Project Name: Three-Bay Auto Repair Shop  

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We look forward to meeting with you to review our plans for this property.  

Respectfully,  
Roger Beinfeld  

Edward Malone, Owner Representative  
3075 Kernersville Road  
Winston-Salem, NC 27107  
Phone Number: 336-337-8697  
Email: edmalone@live.com
Edward Malone
3075 Kernersville Road
Winston Salem, NC 27107
April 23, 2018

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Respectfully,

Edward Malone, Owner Representative
3075 Kernersville Road
Winston-Salem, NC 27107
Phone Number: 336-337-8697
Email: edmalone@live.com
Neighborhood Outreach Disclaimer

In an effort to provide good communication in a timely manner with residential areas which are close to pending rezoning requests, neighborhood outreach is a requirement when any rezoning or site plan amendment request is filed where the subject property is located within 500’ of residentially zoned property.

Petitioners are required to conduct some form of neighborhood outreach i.e. neighborhood meeting, sending mailed letters, and/or door-to-door communication.

Petitioners are then required to provide a written summary of their outreach efforts to Planning staff at least eight (8) days prior to the scheduled Planning Board public hearing. This summary will be included in the Staff Report provided to the Planning Board and Elected Body.

The summary shall describe the scope of outreach along with the issues discussed. Please include the “who, what, when, and where”.

Example #1: On July 14 we mailed 17 letters to property owners in the general area surrounding our site informing them of the proposed rezoning and asking them to contact us by August 1 if they had any questions or concerns to express. We heard back from 3 individuals who had questions about how our request may impact traffic in the area and what type of buffering or screening we were going to provide. We responded to their concerns to the best of our ability.

Example #2: On July 14 at 7pm, we held a neighborhood meeting (i.e. on site, or at the Civic Club located at 1430 North Main Street). We had contacted a total of 12 surrounding property owners by a combination of going door to door and mailing letters making them aware of the meeting. We did this approximately 7 days prior to the meeting. Four people attended the meeting. Two of the attendees did not seem to be supportive of our request.

If the petitioner fails to submit the required summary at least eight (8) days prior to the Planning Board meeting, their request will be automatically continued to the next Planning Board meeting. This allows staff the ability to advise any neighbors that the item is automatically continued and therefore relieves them of having to make arrangements to attend the Planning Board meeting.

Staff also encourages all applicants to contact their respective Council Member to discuss their request and also to include the respective Council Member on invitations for any planned neighborhood meetings.

By signing below, the applicant/owner for case W-336.7 attests that they have read and understand the material listed above and that Planning staff has adequately addressed any questions. The undersigned hereby accepts responsibility for communicating the information listed above to all applicants/owners/petitioners associated with this zoning request.

[Signature]
Name (Printed) Edward Malone
Owner Representative

Date 4/30/18

CCPB/LUA/Forms/Zoning 7-26-17
PROPOSED ZONING: GB-S
EXISTING ZONING: RS9

PETITIONER: C D Walker Properties, LLC

SCALE: 1" represents 300'
STAFF: Roberts
GMA: 3
ACRES: 0.77
NEAREST BLDG: 31' south
MAP(S): 6865.04
ZONING STAFF REPORT

DOCKET: W-3368
STAFF: Gary Roberts, Jr. AICP

Petitioner(s): C D Walker Properties, LLC
Ownership: Same

REQUEST

From: RS9
To: GB-S

Acreage: ± .77

LOCATION:

Street: Southeast corner of Sedge Garden Road and Sedge Hill Lane
Jurisdiction: City of Winston-Salem

AUTOMATIC CONTINUANCE:

Because this request was received prior to 5pm on Monday May 7, 2018, this case is automatically continued to the June 14 Planning Board meeting.
DOCKET #: F1577

PROPOSED ZONING: RS20

EXISTING ZONING: AG

PETITIONER: Weidl Properties, LLC

MAP(S): 5886.02, 5896.01

SCALE: 1" represents 500'

STAFF: Roberts

GMA: 3

ACRES: 10.01

NEAREST BLDG: 91' south
Proposed Land Use

- Low-Density Residential
- Urban Residential
- Moderate-Density Residential
- Intermediate-Density Residential
- High-Density Residential
- Manufactured Housing Park
- Office / High-Density Residential
- Office
- Office / Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Intermediate-Density Residential / Industrial
- Industrial
- Institutional
- Moderate-Density Residential / Institutional
- Park
- Commercial Recreation
- Utilities
- Activity Centers
- Special Land Use Condition Area

West Suburban Area Plan
Winston-Salem - 2011; Forsyth County - 2012
(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Plotted: 4/17/2018
PROPOSED ZONING: RS20

EXISTING ZONING: AG

SCALE: 1" represents 1,000'

STAFF: Roberts

GMA: 3

ACRES: 10.01

NEAREST BLDG: 91' south

MAP(S): 5886.02, 5896.01

PETITIONER: Weidl Properties, LLC
# PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>F-1577</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td><em>Gary Roberts, Jr., AICP</em></td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Weidl Properties, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Portion of PIN# 5896-09-1742</td>
</tr>
<tr>
<td>Address</td>
<td>The undeveloped site does not have an address assignment.</td>
</tr>
<tr>
<td>Type of Request</td>
<td>General use rezoning from AG to RS20</td>
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</tbody>
</table>

## Proposal

The petitioner is requesting to amend the Official Zoning Maps for the subject property **from** AG (Agricultural – 40,000 sf minimum lot size) **to** RS20 (Residential, Single Family – 20,000 sf minimum lot size).

**NOTE:** General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.

## Neighborhood Contact/Meeting

See Attachment C for a summary of the petitioner’s neighborhood outreach.

## Zoning District Purpose Statement

The RS20 District is primarily intended to accommodate single family detached dwellings in suburban areas and may also be applicable to older, large lot development constructed prior to the effective date of this Ordinance. The district is established to promote orderly development in areas where public water is available. This district is intended for application in GMAs 2, 3 and 4.

## Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)

(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

Yes, the subject property is located in a suburban setting within GMA 3. The site is also served with public water service and it is adjacent to other RS20 zoned property.

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>East side of Chickasha Drive, north of Robinhood Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Forsyth County</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 10.01 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently undeveloped.</td>
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</table>

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
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<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Undeveloped property and a single family home</td>
</tr>
<tr>
<td>East</td>
<td>AG &amp; RS20</td>
<td>Undeveloped property and single family homes</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>Single family homes</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Undeveloped property and a single family home</td>
</tr>
<tr>
<td>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</td>
<td>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</td>
<td>Yes, the uses allowed in the proposed RS20 district are the same as the uses permitted on the adjacent RS20 zoned properties and similar to the uses permitted on the adjacent AG zoned properties.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Physical Characteristics</td>
<td>The southern third of the site is cleared pastureland. The northern two thirds is heavily wooded and has some steeper topography sloping downward toward the northeast.</td>
<td></td>
</tr>
<tr>
<td>Proximity to Water and Sewer</td>
<td>The site has access to public water service but not to public sewer service.</td>
<td></td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>No known issues.</td>
<td></td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not located within a water supply watershed.</td>
<td></td>
</tr>
<tr>
<td>Analysis of General Site Information</td>
<td>The subject property is located in a low-density residential setting. Public water service is available; however, public sewer is not available. The site does include some steep topography on the northeastern portion. There are no designated floodplains or watersheds on the site.</td>
<td></td>
</tr>
<tr>
<td>RELEVANT ZONING HISTORIES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Case</td>
<td>Request</td>
<td>Decision &amp; Date</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>F-1450</td>
<td>AG to RS20-S</td>
<td>Approved 5-8-2006</td>
</tr>
<tr>
<td>SITE ACCESS AND TRANSPORTATION INFORMATION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Name</td>
<td>Classification</td>
<td>Frontage</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Chickasha Drive</td>
<td>Minor Thoroughfare</td>
<td>944’</td>
</tr>
<tr>
<td>Proposed Access Point(s)</td>
<td>Because this is a general use request, the exact location of access points is unknown. The site is currently accessed from Chickasha Drive.</td>
<td></td>
</tr>
<tr>
<td>Trip Generation - Existing/Proposed</td>
<td>Existing Zoning: AG 10.01 acres / 40,000sf = 10 homes x 9.57 (SFR Trip Rate) = 96 Trips per Day  Proposed Zoning: RS20 10.01 acres / 20,000sf = 21 homes x 9.57 (SFR Trip Rate) = 201 Trips per Day</td>
<td></td>
</tr>
<tr>
<td>Sidewalks</td>
<td>There are no sidewalks located in the general area.</td>
<td></td>
</tr>
<tr>
<td>Analysis of Site Access and Transportation Information</td>
<td>Staff notes that the beltway is proposed to be located approximately 900’ to the east of the subject property and a future interchange with Chickasha Drive is proposed approximately 700’ to the north. Otherwise, staff not foresee any transportation related issues associated with this request.</td>
<td></td>
</tr>
</tbody>
</table>
### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy 2030 Growth Management Area</th>
<th>Growth Management Area 3 - Suburban Neighborhoods</th>
</tr>
</thead>
</table>
| Relevant Legacy 2030 Recommendations | • Encourage development in areas with existing infrastructure before extending infrastructure farther.  
• Encourage a mixture of residential densities and housing types through land use recommendations.  
• Protect and conserve agricultural land in Forsyth County. |
| Relevant Area Plan(s) | West Suburban Area Plan (2012) West Suburban Area Plan Update (Planning Board recommended adoption on April 12, 2018) |
| Area Plan Recommendations | • The property is shown on the Proposed Land Use Map for low-density residential use (0-5 dwelling units per acre on the existing plan) and 0-8 dwelling units per acre on the draft update plan. |
| Site Located Along Growth Corridor? | The site is not located along a growth corridor. |
| Site Located within Activity Center? | The site is not located within an activity center. |
| Comments from the Town of Lewisville | The Town of Lewisville has been contacted in regard to the subject rezoning request. As of this writing, comments from the Town have not been received. |
| Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R) | (R)(3) - Have changing conditions substantially affected the area in the petition?  
No |
| (R)(4) - Is the requested action in conformance with Legacy 2030? | Yes |
| Analysis of Conformity to Plans and Planning Issues | The request is to rezone an undeveloped 10 acre tract from AG to RS20. The site is located within a pocket of AG zoned land which is primarily surrounded by single family residential zonings which allow smaller lots (See Attachment D). These districts range from RS9 to RS30. The site is also located within the Suburban Neighborhoods Growth Management Area where AG zoned property is typically not located. Finally, as noted previously, the site is adjacent to other RS20 zoned property and it is served with public water service. In consideration of all of these factors, staff recommends approval of the request. |

### CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is located within the Suburban Neighborhoods GMA.</td>
<td>The site does not have access to public sewer service.</td>
</tr>
<tr>
<td>The site is served with public water service.</td>
<td></td>
</tr>
<tr>
<td>The site is adjacent to other RS20 zoned property.</td>
<td></td>
</tr>
<tr>
<td>------------------------------------------------</td>
<td>---</td>
</tr>
<tr>
<td>The request is consistent with the purpose statement of the proposed RS20 district.</td>
<td></td>
</tr>
<tr>
<td>Staff sees no negative transportation related issues related to this request.</td>
<td></td>
</tr>
</tbody>
</table>

**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.**
May 1, 2018

Dear Mr. Roberts,

I appreciate your speaking with me regarding the zoning request change on the 10.01 acres on Chickasha Drive (Zoning docket F-1577). We own land within 500 feet of the proposed zoning request. I have also been in touch with the owners of homes and land fulfilling the same criteria.

I shall list below my primary concerns regarding this zoning change proposal in hopes of influencing further decisions regarding land use in the area involved and beyond, at the same time considering short and long term effects.

1. At the present time traffic flow is a major issue. Robin Hood Road is handling the traffic from the Lewisville and Pfafftown and areas west, that choose not to use HW 421 or other options. Multiple developments from the Muddy Creek areas and west along the Robin Hood corridor have greatly contributed to an increased traffic flow. The congestion around the Brookberry development on Meadowlark is a good example. I ask that appropriate persons with the planning division study these areas particularly from 7-9 AM and from 4-7 PM. The congestion, frustration, and time demand to travel is very real and daily the congestion backs up nearly to Muddy Creek as cars enter town. The same problem exists as traffic heads home out Robin Hood back to the west. Congestion around the Jefferson Middle School is evident as well.

2. Chickasha Drive is the main road to access the Lewisville-Vienna Elementary School from Robin Hood and has become a major cut through for traffic attempting to short circuit routes to Lewisville and HW 421 as well as from Yadkinville Rd to Robin Hood and vice versa.

3. A new development called Glad Acres has been approved involving 63 acres of land at the junction of Chickasha and Robin Hood. This is sited for 92 lots/homes with a single entrance and exit road in and out of the development.

4. A new middle school is being planned for the land bordering Robin Hood and Lewisville-Vienna Road and ultimately a new elementary school in the same area is on long term planning.

5. The western leg of the Beltway will be running less than 1/16 of a mile from the back of the land that is undergoing re-zoning and a major exit/entrance ramp is on Chickasha within several hundred yards of the F-1577 development.

6. No sewage is presently available on Chickasha.

Summary and personal statement:

1. The immediate concern is whether the residents living in the proposed new housing development can really be offered the security of safe, efficient, and optional traffic flow patterns that would complement the tasks of completing their day to day needs.

2. Intermediate and long term concerns are best delineated in the eloquently stated goals and mission statements of our Legacy 2030 as well as the Forsyth County Farmland Protection Plan. Have we looked seriously enough into the options of a less dense housing plan/zoning? Are
there options for preserving the agricultural and forested land that would help preserve our heritage and character of our rural landscape? Have conservation easements or land purchase options been offered? The re-zoning of this 10 acre tract may in all likelihood go forward, but let it be a reminder for us to look at how developments all along this Robin Hood road region are significantly effecting the lives of all us living there, that the balanced preservation of rural land (forest, farm, and open) is certainly in question as we look at the entire picture, and that we regularly need to revisit the wonderfully stated goals of the Legacy and Farmland preservation visionary goals for preserving the character of these rural lands.

I thank you for your time and attention. Robert M. Alsup
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Agricultural Production, Crops
Agricultural Production, Livestock
Agricultural Tourism
Animal Feeding Operation
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Fish Hatchery
Kennel, Outdoor
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)
Cemetery
Church or Religious Institution, Community
Golf Course
Landfill, Land Clearing/Inert Debris, 2 acres or less
Library, Public
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Borrow Site
Campground (F)
Child Day Care, Large Home
Dirt Storage
Fishing, Fee Charged
Habilitation Facility A
Manufactured Home, Class A
Manufactured Home, Class B
Manufactured Home, Class C
Nursing Care Institution

Uses Allowed in AG

Revised 2/27/2017
EXISTING USES ALLOWED IN THE AG ZONING DISTRICT
Forsyth County Jurisdiction Only

Park and Shuttle Lot
Recreational Vehicle Park
Riding Stable
Shooting Range, Outdoor
Special Events Center
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Landfill, Land Clearing/Inert Debris, greater than 2 acres

SUP not required if requirements of Section B.2-5.2(A) are met
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
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Borrow Site
Child Day Care, Large Home
Dirt Storage
Fishing, Fee Charged
Habilitation Facility A
Kennel, Outdoor
Landfill, Land Clearing/Inert Debris, 2 acres or less
Manufactured Home, Class A
Manufactured Home, Class B
Nursing Care Institution
Park and Shuttle Lot
Riding Stable
Shooting Range, Outdoor
Special Events Center
Transmission Tower
USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED
BODY (E)
Landfill, Land Clearing/Inert Debris, greater than 2 acres
Access Easement, Private Off-Site\(^3\)
Parking, Off-Site, for Multifamily or Institutional Uses

\(^3\)See Section B.2-5.67  \(^3\)SUP not required if requirements of Section B.2-5.2(A) are met
May 1, 2018

City of Winston Salem/Forsyth County Planning
C/O Gary Roberts
Via Email: garyr@cityofws.org

RE: CHICKASHA (F-1577) COMMUNITY OUTREACH

Mr. Roberts—

A mailer was prepared and sent via regular mail on April 16, 2018 to all property owners within 500’ of the proposed rezoning site. The letter contained background information regarding the proposed rezoning request, general information about the rezoning process (available on the planning website), and an email address for receiving comments.

As of May 1, 2018, we have received no comments supporting or opposing the proposed rezoning.

A sample letter and copy of the response letter received is attached for your records.

Sincerely,

Alex Carter, PE

CC: Wield Properties, LLC
Encl: Sample letter & List
<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Current Owner Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Larry</td>
<td>Sult</td>
<td>1590 Chickasha DR</td>
<td>Pfafftown</td>
<td>NC</td>
<td>27040</td>
</tr>
<tr>
<td>Alfred</td>
<td>Guarino</td>
<td>1596 Chickasha DR</td>
<td>Pfafftown</td>
<td>NC</td>
<td>27040</td>
</tr>
<tr>
<td>Harold</td>
<td>Conrad</td>
<td>735 Sandy Bluff Dr SW</td>
<td>Supply</td>
<td>NC</td>
<td>28462</td>
</tr>
<tr>
<td>Katherine</td>
<td>Loafman</td>
<td>5856 Tomahawk Rd</td>
<td>Winston-Salem</td>
<td>NC</td>
<td>27106</td>
</tr>
<tr>
<td>Ernest</td>
<td>Hensley</td>
<td>5865 Tomahawk Rd</td>
<td>Winston-Salem</td>
<td>NC</td>
<td>27106</td>
</tr>
<tr>
<td>Thelma</td>
<td>Booze</td>
<td>902 Meadowlark Drive</td>
<td>Winston-Salem</td>
<td>NC</td>
<td>27106</td>
</tr>
<tr>
<td>Henry</td>
<td>Yarbrough</td>
<td>1405 Chickasha DR</td>
<td>Pfafftown</td>
<td>NC</td>
<td>27040</td>
</tr>
<tr>
<td>Robert</td>
<td>Biskebom</td>
<td>1475 Chickasha DR</td>
<td>Pfafftown</td>
<td>NC</td>
<td>27040</td>
</tr>
<tr>
<td>Brian</td>
<td>Redding</td>
<td>1455 Chickasha DR</td>
<td>Pfafftown</td>
<td>NC</td>
<td>27041</td>
</tr>
<tr>
<td>Robert</td>
<td>Alsup</td>
<td>940 Kenleigh Cir</td>
<td>Winston-Salem</td>
<td>NC</td>
<td>27106</td>
</tr>
<tr>
<td>Richard</td>
<td>Saylor</td>
<td>P O BOX 1034</td>
<td>Cedar Crest</td>
<td>NM</td>
<td>87008</td>
</tr>
</tbody>
</table>
April 16, 2018

Larry Sult
1590 Chickasha DR
Pfafftown, NC 27040

RE: INFORMATION ON PROPOSED REZONING CASE #F-1577

Dear Larry Sult:

Neighborhood outreach is a requirement for rezoning or site plan amendment requests filed where the subject property is located within 500’ of residentially zoned property. I am reaching out to you today to provide background information and offer an opportunity to present comments on the above mentioned proposed rezoning case located within 500’ of your property.

BACKGROUND

The rezoning proposal is for a 10.01+/- acre property from AG to RS20. The purpose of the RS20 district is primarily intended to accommodate single family detached dwellings in suburban areas. The district is established to promote orderly development in areas where public water is available. This district is intended for application in GMAs 2, 3 and 4.

You can find mapping and planning staff information regarding the site by going to the City of Winston Salem website (cityofws.org) and entering “F-1577” in the search bar. This information is generally posted around the 15th of each month.

COMMENTS

Please send all comments you may have to Chickasha2018@gmail.com. We will summarize all comments received and provide them to the planning staff at least eight (8) days prior to the scheduled Planning Board meeting.

Additional information provided by City of Winston Salem planning staff regarding the rezoning process is included. Please read over this information and direct any questions you may have to the contact listed on the information sheet.

Thank you and we look forward to hearing your comments,

Beeson & Carter, PA for
Weidl Properties, LLC
Disposition of Park Land
Long Creek Park

- Park property
- Hubbard property to be traded to the City (2.80 acres)
- City property to be traded to Hubbard (1.79 acres)

Long Creek Golf Course

Plot Date: 4/27/2018
Data Sources: Forsyth County & Winston-Salem GIS
Created by: GIS & Mapping Section
City-County Planning Board
P.O. Box 2511, Winston-Salem, NC 27102
336.727.8000 planning@cityofws.org
www.cityofws.org/planning
Request: Public Hearing to consider a proposal by the City of Winston-Salem for an exchange of park property between the City of Winston-Salem and Hubbard Realty of Winston-Salem, Inc. Both properties are located off the northeast side of Bethania-Tobaccoville Road, north of Bethania Oaks Drive.

Analysis: A resolution by the Winston-Salem City Council dated November 19, 2001 requires that a public hearing be held by the City-County Planning Board and the City Council prior to the sale or transfer of any City owned park property.

The City now owns the former Long Creek Golf Course. One of the golf course holes identified as Tax PIN 6809-64-4721 and containing 1.79 acres, is entirely surrounded by property owned by Hubbard Realty of Winston-Salem, Inc., with access only by way of a 10’ easement. Hubbard Realty owns a vacant lot on the west side of Muddy Creek adjacent to the Long Creek Golf Course property identified as Tax PIN 6809-54-3806 and containing 2.90 acres. This property is desirable to the City as a future portion of the Mountains-to-Sea Trail. It is proposed that these two parcels be exchanged.

The Winston-Salem Recreation and Parks Commission, which is an 11 member advisory board, unanimously recommended approval of the exchange at their May 1, 2018 meeting.

Planning staff is supportive of the sale since we generally recommend no net loss of parkland and this will be an increase in net parkland.

STAFF RECOMMENDATION: Approval
PRELIMINARY SUBDIVISION APPROVAL
27-lot subdivision in RS9 Zoning

CASE: 2018023
PIN: 5897-43-2848, 5897-44-0046, 5897-34-7233, 5897-44-6250

SCALE: 1" represents 600'
STAFF: Reed
GMA: 3
ACRES: 15.82
MAP(S): 5897.03
1) SITE PLAN TITLE AND NUMBER: #2018023 Heritage Oaks, Sec II
2) TYPE OF DEVELOPMENT: 27 Lot Single-Family Residential Subdivision
3) ACREAGE: 15.82
4) ZONING: Existing: RS9
5) # UNITS/LOTS: 27 DENSITY: 1.70 units per acre
6) SITE PLAN PREPARER: Beeson & Carter, P.A.
   503 High Street
   Winston-Salem, NC 27101
   PHONE: 336-748-0071
   FAX: 336-748-0470
   E-MAIL: acarter@beesonengineering.com
7) OWNER AND/OR AGENT: Heritage Oaks Holdings, LLC
   Attn: Scott Craver
   5426 Heritage Oaks Lane
   Winston-Salem, NC 27106
   PHONE: 336-399-3744
   E-MAIL: craverconstruction@windstream.net
8) CONDITIONS: (These conditions are additional requirements for development. All other city or county code regulations still apply.)

• PRIOR TO ISSUANCE OF GRADING PERMITS:
  a. An Environmental Grading and Erosion Control Permit will be required if more than 10,000 square feet is to be disturbed during any potential construction.
  b. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit.

• PRIOR TO SIGNING FINAL PLATS:
  a. Developer shall obtain a post construction stormwater permit from the state.
  b. Developer shall submit a petition to close the unimproved right-of-way of Bridal Wood Drive.
  c. Developer shall build public streets to UDO street standards.
  d. Developer shall install all requirements of the driveway permit.

• PRIOR TO ISSUANCE OF BUILDING PERMITS:
The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Wednesday the week before (8 days prior to) the Planning Board meeting.

### Open Issues: 6

<table>
<thead>
<tr>
<th>Erosion Control</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Issues</strong></td>
</tr>
<tr>
<td><strong>5. Erosion Control Plan Needed</strong></td>
</tr>
<tr>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Matthew Osborne</td>
</tr>
<tr>
<td>336-747-7453</td>
</tr>
<tr>
<td><a href="mailto:matthewo@cityofws.org">matthewo@cityofws.org</a></td>
</tr>
<tr>
<td>4/12/18 2:34 PM</td>
</tr>
<tr>
<td>01.07 Application for Preliminary Subdivision Approval - 2</td>
</tr>
</tbody>
</table>

If the proposed project creates more than 10,000 sq. feet of land disturbance, an Erosion Control/Grading Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through the electronic plan review portal at the following link: [https://winston-salem.idtplans.com/secure/](https://winston-salem.idtplans.com/secure/)

<table>
<thead>
<tr>
<th>MapForsyth Addressing Team</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Issues</strong></td>
</tr>
<tr>
<td><strong>9. Addressing &amp; Street Naming</strong></td>
</tr>
</tbody>
</table>
Street names are approved for use. Addresses will be issued during subdivision process.

**NCDOT**

**General Issues**

10. **NCDOT Comments**

<table>
<thead>
<tr>
<th>NCDOT Division 9</th>
<th>Victoria Kildea</th>
<th>336-747-7900</th>
<th><a href="mailto:vrkildea@ncdot.gov">vrkildea@ncdot.gov</a></th>
<th>4/23/18 3:48 PM</th>
</tr>
</thead>
<tbody>
<tr>
<td>NCDOT Comments</td>
<td>NCDOT driveway permit required. Encroachment agreement for any utility tie within right of way.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Planning**

**General Issues**

11. **Subdivision Review**

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>David Reed</th>
<th>336-747-7043</th>
<th><a href="mailto:davidr@cityofws.org">davidr@cityofws.org</a></th>
<th>4/24/18 4:02 PM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision Review</td>
<td>Show mail kiosk location; Staff will propose a condition that prior to the signing of final plats, developer will obtain a post construction stormwater permit from the state; Staff will propose a condition that prior to the signing of final plats, developer will submit a petition to close the unimproved Bridal Wood Drive right-of-way.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Utilities**

**General Issues**

7. **General Comments**

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Charles Jones</th>
<th>336-727-8000</th>
<th><a href="mailto:charlesj@cityofws.org">charlesj@cityofws.org</a></th>
<th>4/17/18 8:58 AM</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Comments</td>
<td>Submit water/sewer extension plans to Utilities Plan Review for permitting/approval. Water Meters purchased through COWS.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**WSDOT**

**General Issues**

8. **General Comments**
Show Mail Kisok on the Plan. All roads must meet current IDS standards.
PLANNING BOARD REVIEW
Utilities in RS40 Zoning

CASE: PBR 2018-01
PIN: 5881-89-2014

SCALE: 1" represents 400'
STAFF: Reed
GMA: 5
ACRES: 1.71
MAP(S): 5881.02
PBR 2018-01 CONTINUANCE

STAFF: David Reed

Petitioner(s): City/County Utilities

REQUEST

Utilities in an RS40 zoning district (Idols Road Regional Lift Station)

LOCATION:

Off the east side of Idols Road, north of Peggy Drive
Jurisdiction: Forsyth County

AUTOMATIC CONTINUANCE:

This is not a public hearing item and is being continued at the request of the petitioner.
Planning Board Members:

Arnold G. King, Chairman
Chris Leak, Vice Chair
George Bryan
Melynda Dunigan
Jason T. Grubbs
Tommy Hicks
Clarence Lambe, Jr.
Johnny Sigers
Brenda Smith

The mission of the City-County Planning Board of Forsyth County and Winston-Salem is to assert visionary leadership in the comprehensive, creative planning for our urban and rural community and responsible stewardship of the natural environment.

We value a beautiful, livable, harmonious, and economically successful community.