DATES TO REMEMBER:

November 8, 2018 - 4:30 P.M. Public Hearing
November 26, 2018 - 8:15 A.M. Sign Check

December 13, 2018 - 4:30 P.M. Public Hearing
December 21, 2018 - 8:15 A.M. Sign Check

REMINDER: THERE ARE NO REGULARLY SCHEDULED WORK SESSIONS IN NOVEMBER OR DECEMBER. ENJOY YOUR HOLIDAY SEASON!
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.

This agenda is available in alternative media forms for people with disabilities. Individuals with disabilities who require assistance or special arrangements to participate in programs and activities of the Planning Department are encouraged to contact the Department at least 72 hours in advance so that proper accommodations can be arranged. For information, call 336-747-7069 (727-8319 TTY).
CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

• October 25, 2018 Public Hearing
• October 25, 2018 Work Session

B. PUBLIC HEARING ITEMS

1. Zoning petition of Neal Ketner and Pam St. Clair from GI to GB-L (Academic Medical Center; Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Materials Supply; Car Wash; Fuel Dealer; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Kennel, Indoor; Library, Public; Manufacturing A; Micro-Brewery or Micro-Distillery; Motorcycle Dealer; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Nursery, Lawn and Garden Supply Store, Retail; Offices; Outdoor Display Retail; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; School, Vocational or Professional; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Landfill, Construction and Demolition; Landfill, Land Clearing/Inert Debris; Borrow Site; Dirt Storage; Helistop; Access Easement, Private Off-Site; and Correctional Institution): property is located on the southeast corner of Regent Drive and Viceroy Drive (Zoning Docket W-3388).

   a. Zoning Recommendation.

2. Zoning petition of The Liberty Group, LLC/Castle Rock Holdings, LLC from LI, GI, and GB-S to E: property is located on the east and west sides of North
Patterson Avenue between Tenth Street and Northwest Boulevard (Zoning Docket W-3389).

3. Zoning petition of Tyler Leinbach and Todd Leinbach for property owned by Gerald Byerly and William Byerly from RS9 to GB-L (Storage Services, Retail): property is located on the southeast side of Ebert Road, north of Evans Road (Zoning Docket F-1582).

   a. Zoning Recommendation.

4. Zoning petition of Medline Industries for property owned by Raeford Kirkman, Lynn Hayes, and Inez Motsinger from AG to LI-S (Building materials Supply; Wholesale Trade A; Wholesale Trade B; Building Contractors, General; Offices; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Warehousing; School, Vocational or Professional; Manufacturing A; Manufacturing B; Park and Shuttle Lot; Parking, Commercial; Transmission Tower; and Utilities) and a Special Intense Development Allocation (SIDA): property is located on the northeast corner of Wallburg Road and Sherlie Weavil Road (Zoning Docket F-1583).

   This is automatically continued to December 13, 2018, per the applicant’s request and as per Planning Board’s By-Laws.

5. Final Development Plan of Express Oil for a Motor Vehicle, Repair and Maintenance use: property is located on the south side of Summit Square Court, across from Hanes Mill Court (Zoning Docket W-1714).


6. Zoning petition of AARF for property owned by Allen and Gina Surratt and James and Carlene Ramsey from PB to LB-S (Kennel, Indoor; Offices; and Veterinary Services): property is located on the northwest corner of Ricks Drive and Thurston Street (Zoning Docket W-3390).

   a. Zoning Recommendation.
   b. Site Plan Recommendation.

C. PRELIMINARY SUBDIVISION APPROVALS

1. #2018108: Jason Crandell (Crandell Village); south side of Clemmons Road, west of Carriage Brook Court; Forsyth County; 8 lot Single Family Subdivision in RS9; 3.53 acres.
D. **PLANNING BOARD REVIEWS**

1. **PBR 2018-04;** Leoterra Development (The Grove at Fishel Road), southeast side of Fishel Road, east of Peters Creek Parkway; 117 lot PRD in RS9 zoning; 30.61 acres.

E. **STAFF REPORT**

1. Follow-up on UDO Code Assessment discussion

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

1-A. Second Reading on Ordinance Revising Chapter B of the Unified Development Ordinances to Allow Residential Building, Townhouse and Residential Building, Multifamily in the Highway Business District with Planning Board Review and Remove the Uses Residential Building, Duplex and Residential Building, Twin Home from the General Business District. UDO-283-A – Proposed by Planning and Development Services

APPROVED.

Planning Board and staff recommended approval of the amendment.

1-B. Second Reading on Ordinance Revising Chapter B of the Unified Development Ordinances to Allow Residential Building, Townhouse and Residential Building, Multifamily in the General Office District With Planning Board Review and Remove the Uses Residential Building, Duplex and Residential Building, Twin Home from the General Business District. UDO-283-B – Proposed by Planning and Development Services.

APPROVED.

Planning Board and staff recommended approval of the amendment.

FORSYTH COUNTY BOARD OF COMMISSIONERS

There have been no actions by the City Council/Board of Commissioners on Planning Board matters since the printing of the last Agenda Book.
MINUTES
CITY-COUNTY PLANNING BOARD
OCTOBER 25, 2018
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING

MEMBERS PRESENT:  George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Johnny Sigers, Brenda Smith
MEMBER ABSENT:  Chris Leak
PRESIDING:  Arnold King

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

• September 13, 2018 Public Hearing
• September 27, 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, Brenda Smith
   AGAINST:  None
   EXCUSED:  None

B. PUBLIC HEARING ITEMS

The actual order of cases considered by the Planning Board on October 25, 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 October 25, 2018, were as follows:  B.1., B.2., B.3., C.1., B.4.

1. Zoning petition of David and Apryl Roland for property owned by BTLA II, LLC 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 north side of Westbrook Drive, west of Westbrook Plaza Drive (Zoning Docket W-3385) (Case Starts at 2:30).

Gary Roberts presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

2. Zoning petition of Michelle Nicholson for property owned by Martha Bodford and Deborah Pharo from RS9 to LB-L (Arts and Crafts Studio; Banking and Financial Services; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Library, Public; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services A; Shopping Center, Small; Special Events Center; Urban Agriculture; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; School, Private; School, Public; and Access Easement, Private Off-Site): property is located on the southeast corner of Mar-Don Drive and Mar-Don Hills Court (Zoning Docket W-3386) (Case Starts at 3:52).

Gary Roberts presented the staff report.
PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning petition.
SECOND: Jason Grubbs

VOTE:
FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Brenda Smith
AGAINST: None
EXCUSED: None

3. Zoning petition of College Village Holdings, LLC from LB to PB-S (Shopping Center, Small; Food or Drug Store; Offices; Retail Store; Recreational Services, Indoor; Restaurant without drive-through service; and Services, A): property is located on the southeast corner of North Avalon Road and Spring Garden Road (Zoning Docket W-3387) (Case Starts at 5:06).

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Arnold King, Clarence Lambe, Chris Leak, Brenda Smith
AGAINST: None
EXCUSED: None
4. An amendment to the *Legacy 2030* Comprehensive Plan's Growth Management Map to designate the area bounded by Business 40, US 52, 5th Street, and Martin Luther King Jr. Drive as Growth Management Area 1 (Case Starts at 10:34)

(Johnny Sigers joined the meeting.)

Kirk Ericson presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

Melynda Dunigan asked about how the proposed amendment would impact the preservation of existing single-family neighborhoods and/or the addition of 150 new single-family homes referenced in the East End Master Plan.

Kirk stated that it would not hamper the plan, that it would have no practical effects, but that staff just wanted to make the Board aware, per the UDO, of all the facts.

Tommy Hicks asked Kirk if he had any examples of discussions as to whether East Winston would be positively impacted by the outcome of these changes.

Kirk stated that if the plan is implemented according to schedule and this GMA1 change is part of that implementation, then there will be an opportunity to redevelop the East End area while also trying not to displace any residents in the area.

George Bryan noted for the record that the East End Master Plan, and the neighborhoods, had understood that this GMA Amendment was a potential sequel to the Plan and that they were fully understanding that this change was the next step.

Kirk Ericson explained that both of these items will be heard simultaneously by City Council.

MOTION: Clarence Lambe moved approval of the amendment.
SECOND: George Bryan

VOTE:
   FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Johnny Sigers, Brenda Smith
   AGAINST: None
   EXCUSED: None
C. PLANNING BOARD REVIEWS

1. PBR 2018-03; First Christian Church Ministries; south side of Pecan Lane, west of Union Cross Road; City of Winston-Salem; Child Day Care Center accessory to a church; 27.36 acres (Case Starts at 8:49).

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

D. STAFF REPORT

Aaron King introduced staff member, Heather Bratland, who joined the Historic Resources team on October 8. Heather has a Master of Architectural History with a certificate in Historic Preservation from the University of Virginia. Heather worked at the Trust for Architectural Easements in Washington, D.C., where she rose to the position of Director of Operations and Stewardship. More recently, while living in Cedar Rapids, Iowa, Heather was an active member of the Linn County Historic Preservation Commission where she developed and implemented a Rural Preservation Initiative.

Aaron King and the Planning Board welcomed Heather to the Planning and Development team.

E. FOR THE GOOD OF THE ORDER
I. UDO CODE ASSESSMENT (Chad Meadows)

Chad Meadows presented to the Board the goals of the UDO Clear Code project which include:

- Improve the organization and navigability of the UDO document
- Make the UDO more user friendly by adding graphics and using plain language
- Remove repetitive language and redundancy in regulations
- Address conflicting regulations
- Identify revisions needed to comply with recent changes to state and federal law
- Identify opportunities for the City and County to apply best management practices

Chad discussed the non-substantive recommendations and the substantive recommendations, as well as state statutory changes, and how the current UDO is not well served on digital platform in its current state. City vs. County rules were discussed in the context of differentiating between the two in formatting and layout. Chad discussed using a generous amount of graphics, color, white space, and tables, as well as taking the structure into account.

The six-step approach recommendations are as follows:

- Confirm structure/style set
- Bring current text into new format
- Incorporate new tables and visuals
- Adopt replacement UDO
- Complete “easy” text revisions
- Commence quarterly amendment cycle

There was discussion on the current search code function and how its formatting has not been beneficial. Chad suggested an index be built for search items and be placed in the front of the document.

Some concerns and questions that were raised were in regard to quasi-judicial decisions and the recommendation to move them, and which parts of the UDO that would affect, and how to go
about changing the different types of non-conformity items. Chad will provide further explanation of these items in time for the November 8th Planning Board meeting, as well as any other items presented by the Board.

Citizens can follow the UDO Clear Code project at www.udoclearcode.com

II. REPORT ON DOWNTOWN HOUSING AFFORDABILITY (Tiffany White)

In Tiffany White’s memo prepared for the Board’s consideration, she examined existing affordable housing units downtown, summarized strategies taken by other communities to promote affordable housing, and ultimately proposed local recommendations. Tiffany referenced three areas included for this study, i.e., Downtown Core, Downtown Area, and Downtown Adjacent, and explained the housing units in each area.

As Tiffany stated in her report, housing that costs no more than 30% of Area Median Income (AMI) is generally considered affordable. Currently there are no rentals available in the downtown area that is 30% of AMI.

(Tiffany White left the meeting)

Tiffany noted five commonly used strategies for promoting affordable housing, and they are as follows:

- Inclusionary Zoning and Density Bonuses
- Public/Private Partnerships
- Community Land Trusts
- Taxes and Bonds
- Increasing Overall Housing Supply.

Sharon Richmond, Deputy Director for Community Development, was available to answer questions from the Board. The complex issue of abandoned and demolished housing was also discussed with Sharon during the meeting, as well as the Community Development/Housing/General Government Committee of the Winston-Salem City Council unanimously approving a resolution creating the Winston-Salem Affordable Housing Coalition, which will consist of 11 residents, each serving a three-year term.

Tiffany also discussed the list of recommendations set out in her report that the Planning Board can take to facilitate affordable housing both downtown and within Forsyth County.

III. STAFF REPORT

Aaron King handed out the Development Dashboard and updated the Board on the Polo Road marker unveiling that was held October 16, and Roots Day that was held on October 20.

Peters Creek Corridor Plan kickoff will be November 15 from 6:00 to 7:30.
UDO-283 was adopted at City Council’s October 15 meeting.

Margaret Bessette passed out flyers for a Gentrification Symposium being held on November 14.

Downtown Streetscape Plan kickoff was October 22. Consultants came in and gave presentations.

At the ICC Code Council meeting this October, our inspections staff here in Winston-Salem won the Innovation in Code Administration award.

IV. FOR THE GOOD OF THE ORDER
PROPOSED ZONING: GB-L

EXISTING ZONING: GI

PETITIONER: Neal Ketner and Pam St. Clair

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 3

ACRES: 0.90

NEAREST BLDG: 13' east

MAP(S): 6803.02
Southwest Suburban Area Plan Update, 2015

Proposed land uses shown are generalized. See area plan for specific recommendations.

Proposed Land Use
- Large-Lot Residential (over 5 Ac)
- Single-Family Residential (0-8 Du/Ac)
- Low-Density Attached Residential (0.5-1.5 DU/Ac)
- Intermediate-Density Residential (8.1-16 DU/Ac)
- Office
- Office/Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Industrial
- Institutional
- Park
- Open space
- Commercial Recreation
- Utilities
- Activity Center
- Special Land Use Condition Area

Growth Corridors
- Rural Form - Large-Lot Residential
- Suburban Form - Commercial/Office/Multifamily

Northwest Suburban Area Plan Update, 2015

Proposed land uses shown are generalized. See area plan for specific recommendations.

Proposed Land Use
- Large-Lot Residential (over 5 Ac)
- Single-Family Residential (0-8 Du/Ac)
- Low-Density Attached Residential (0.5-1.5 DU/Ac)
- Intermediate-Density Residential (8.1-16 DU/Ac)
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- Mixed-Use Development
- Industrial
- Institutional
- Park
- Open space
- Commercial Recreation
- Utilities
- Activity Center
- Special Land Use Condition Area

Growth Corridors
- Rural Form - Large-Lot Residential
- Suburban Form - Commercial/Office/Multifamily
### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3388</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Neal Ketner and Pam St. Clair</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN# 6803-87-2539</td>
</tr>
<tr>
<td>Address</td>
<td>200 Regent Drive</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special use limited rezoning from GI to GB-L.</td>
</tr>
</tbody>
</table>

#### Proposal

The petitioner is requesting to amend the Official Zoning Maps for the subject property from GI (General Industrial) to GB-L (General Business – special use limited). The petitioner is requesting the following uses:

- Academic Medical Center; Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Materials Supply; Car Wash; Fuel Dealer; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Kennel, Indoor; Library, Public; Manufacturing A; Micro-Brewery or Micro-Distillery; Motorcycle Dealer; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Nursery, Lawn and Garden Supply Store, Retail; Offices; Outdoor Display Retail; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; School, Vocational or Professional; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Landfill, Construction and Demolition; Landfill, Land Clearing/Inert Debris; Borrow Site; Dirt Storage; Helistop; Access Easement, Private Off-Site; and Correctional Institution

**NOTE:** General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented.

#### Neighborhood Contact/Meeting

The subject property is not within 500’ of a residentially zoned property; therefore, no neighborhood outreach is required.

#### Zoning District Purpose Statement

The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs 1, 2 and 3 and Metro Activity Centers.
<table>
<thead>
<tr>
<th>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</td>
</tr>
<tr>
<td>The request is consistent with the GB purpose statement in that it would not encourage strip commercial development and the site is located within GMA 3.</td>
</tr>
</tbody>
</table>

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Southeast corner of Regent Drive and Viceroy Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Southwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± .90 acre</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Currently located on the site is a 4,200 square foot building which is primarily used for motorcycle sales.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounding Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>North</td>
<td>GI</td>
<td>Business/industrial uses</td>
</tr>
<tr>
<td></td>
<td>East</td>
<td>GI</td>
<td>Business/industrial uses</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>GI</td>
<td>Business/industrial uses</td>
</tr>
<tr>
<td></td>
<td>West</td>
<td>GI</td>
<td>Business/industrial uses</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 business and manufacturing uses are generally compatible with the uses permitted on the adjacent GI zoned properties.

### Physical Characteristics

The developed site has a gentle to steep slope downward toward the southern portion of the site where there is some mature vegetation.

### Proximity to Water and Sewer

Public water and sewer are available to the site.

### Stormwater/Drainage

No known issues.

### Watershed and Overlay Districts

The site is not located within a water supply watershed.

### Analysis of General Site Information

The developed site is located within the Stratford Industrial Park. The site appears to possess no development constraints such as steep slopes, floodplains, or designated watersheds.

### 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-3332</td>
<td>GI to GB-L</td>
<td>Approved 6-19-2017</td>
<td>1,600’ north</td>
<td>5.14</td>
<td>Approval</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>Regent Drive</td>
<td>Local Street</td>
<td>185’</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Proposed Access Point(s)</td>
<td>Because this is a special use limited request with no site plan or access conditions, the exact location of access points is unknown.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>-------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Trip Generation - Existing/Proposed</td>
<td>Staff is unable to provide an accurate trip generation for either the existing general use zoning or the proposed special use limited zoning because there is no site plan.</td>
<td></td>
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<td></td>
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<tr>
<td>Sidewalks</td>
<td>There are no sidewalks located in the general area.</td>
<td></td>
<td></td>
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<tr>
<td>Transit</td>
<td>Route 102 runs along Kimwell Drive located approximately 900’ to the north.</td>
<td></td>
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</tr>
<tr>
<td>Analysis of Site Access and Transportation Information</td>
<td>The subject property is a corner lot served by two publically maintained streets. The site is relatively modest in size and staff does not foresee any transportation issues related to this request.</td>
<td></td>
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**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 redevelopment and reuse of existing sites and buildings that are compatible and complementary with the surrounding area.  
• Encourage reuse of vacant and underutilized commercial and industrial sites. |
| Relevant Area Plan(s) | Southwest Suburban Area Plan Update (2015) |
| Area Plan Recommendations | • The proposed land use for the site is Industrial.  
• This plan recommends industrial uses not encroach on residential areas and the consolidation of industrial uses at existing locations. |
| 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. |
| 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?  
See comments below. |
| Analysis of Conformity to Plans and Planning Issues | The subject request is to rezone a .9 acre developed site from GI to GB-L. The request includes some commercial uses which are not allowed in the existing GI district (see list below).  
The site is located within the context of a broader area which is zoned GI and is developed with a variety of medium to large scale industrial and warehousing facilities. The Southwest Suburban Area Plan Update recommends continued industrial land use for this area. Legacy 2030 |
supports the reuse and rehabilitation of older industrial sites.

The GB district is not classified as an industrial district; however, it is the most intense commercial zoning district and includes uses allowed in GI such as Manufacturing A. The majority of the proposed uses are already allowed within the current GI zoning. Therefore, there is some degree of overlap and similarity between the existing and the proposed zoning.

Because the subject property is not visible from a high traffic thoroughfare, it is unlikely that the request (if approved) would lead to future commercial rezoning requests in this area. Planning staff supports the request which may provide more use flexibility for the site. For information purposes, below are the proposed uses which are not allowed in the current GI district.

List of proposed uses not allowed in the current GI district:
Car Wash; Furniture and Home Furnishings Store; Institutional Vocational Training Facility; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display Retail;

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed list of uses are generally compatible with the uses allowed on the adjacent GI zoned properties.</td>
<td>The area plan recommends industrial land use for the subject property.</td>
</tr>
<tr>
<td>The majority of the proposed uses are currently allowed in the existing GI district.</td>
<td></td>
</tr>
<tr>
<td>The site is not adjacent to residentially zoned properties.</td>
<td></td>
</tr>
<tr>
<td>The request would not encourage strip commercial development.</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.
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Academic Biomedical Research Facility
Adult Establishment
Animal Feeding Operation
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Bulk Storage of Petroleum Products
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Correctional Institution
Fish Hatchery
Fuel Dealer
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Kennel, Indoor
Manufacturing A
Manufacturing B
Manufacturing C
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
Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Recycling Center
Recycling Plant
School, Vocational or Professional
Services A
Services B
Signs, Off-Premises
Solid Waste Transfer Station
Storage and Salvage Yard
Storage Services, Retail
Storage Trailer
EXISTING USES ALLOWED IN THE GI ZONING DISTRICT
City of Winston-Salem Jurisdiction Only

Terminal, Bus or Taxi
Terminal, Freight
Testing and Research Lab
Transmission Tower
Urban Agriculture
Utilities
Veterinary Services
Warehousing
Wholesale Trade A
Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Airport, Private
Heliport
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris
Meat Packing Plant
Motor Vehicle Dismantling and Wrecking Yard

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

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Asphalt and Concrete Plant
Hazardous Waste Management Facility
Landfill, Sanitary
Mining, Quarry, or Extractive Industry5

5SUP not required if requirements of Section B.2-5.2(A) are met
DOCKET #: W3389

PROPOSED ZONING: E

EXISTING ZONING: Li, Gi, and GB-S

PETITIONER: The Liberty Group, LLC/Castle Rock Holdings, LLC

SCALE: 1" represents 500'

STAFF: Roberts

GMA: 2

ACRES: 20.91

NEAREST BLDG: 0' west

MAP(S): 6835.01, 6836.03
North Central Area Plan Update, 2015
(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Proposed Land Use
- Single-Family Residential (0-8 DU/Ac)
- Urban Residential Infill
- Low-Density Attached Residential (0-8 DU/Ac)
- Intermediate-Density Residential (8.1-18 DU/Ac)
- High-Density Residential (over 18 DU/Ac)
- Office
- Office/Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Industrial
- Institutional
- Park
- Open space
- Commercial Recreation
- Utilities
- Activity Center
- Special Land Use Condition Area
- Industrial Opportunity Area
- Low-Density Attached Growth Corridors
- Urban/Suburban Residential
- Commercial/Office/Multifamily with Urban Form
- Commercial/Office/Multifamily with Suburban Form

Plotted: 10/17/2018
CITY-COUNTY PLANNING BOARD
DRAFT STAFF REPORT

PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3389</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>The Liberty Group, LLC/Castle Rock Holdings</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Address</td>
<td>1201 North Patterson Avenue and other addresses</td>
</tr>
<tr>
<td>Type of Request</td>
<td>General use rezoning from LI, GI, and GB-S to E</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property from LI (Limited Industrial); GI (General Industrial); and GB-S (General Business – special use – Residential Building, Townhouse; Residential Building, Multifamily; Boarding or Rooming House; Combined Use; Family Group Home B; Family Group Home C; Life Care Community; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Funeral Home; Hotel or Motel; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Adult Daycare Center; Animal Shelter, Public; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Daycare Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Government Offices, Neighborhood Organization, Post Office; Group Care Facility A; Group Care Facility B; Group Care Facility C; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Shelter for the Homeless; Manufacturing A; Park and Shuttle Lot; Parking, Commercial; Transmission Tower; and Utilities) to E (Entertainment District).</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Neighborhood Contact/Meeting</th>
<th>See Attachment C for a summary of the petitioner’s neighborhood outreach.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District Purpose Statement</td>
<td>The E District is primarily intended to accommodate a mixture of retail, office, residential, and entertainment (indoor and outdoor) related uses. This district is intended for application in GMAs 1 and 2.</td>
</tr>
</tbody>
</table>
| 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 located within GMA 2 and it is adjacent to a mixture of other zonings including E-L. |

**GENERAL SITE INFORMATION**

| Location | East and west sides of North Patterson Avenue between Tenth Street and Northwest Boulevard |
| Jurisdiction | City of Winston-Salem |
| Ward(s) | Northeast and East |
| Site Acreage | ± 20.91 acres |
| Current Land Use | The site contains a mixture of currently unoccupied buildings totally approximately 300,000 square feet. A significant portion of the site is also undeveloped. |

<table>
<thead>
<tr>
<th>Surrounding Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>GB-S</td>
<td>Samaritan Ministries</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>LI, E-L, and GI</td>
<td>Undeveloped property and Plyler Supply Company</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>GB</td>
<td>Multiple industrial buildings, Bethesda Center for the Homeless, and Crisis Control Ministry</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>GI, GO, and LI</td>
<td>Industrial buildings and the Alexander Beaty Public Safety Training and Support Center</td>
<td></td>
</tr>
</tbody>
</table>

<p>| Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R) | (R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity? Yes, the broad mixture of uses permitted on the adjacent properties are generally compatible with the uses permitted in the proposed E district. |
| Physical Characteristics | North School Branch generally forms the northern boundary of the subject property. However, the regulatory floodplain for this creek starts further downstream to the west of the site across North Patterson Avenue. The site has a gentle to moderate slope downward generally toward North School Branch. There are a few mature trees on the site; however, most of the undeveloped portion is covered with grass, undergrowth, and kudzu. |</p>
<table>
<thead>
<tr>
<th>Proximity to Water and Sewer</th>
<th>The site is served with public water and sewer service.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater/Drainage</td>
<td>No known issues.</td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not located within a water supply watershed.</td>
</tr>
<tr>
<td>Analysis of General Site Information</td>
<td>The subject property has a long history of industrial land use. Many buildings with an extensive amount of square footage remain on the site. The site is traversed by several platted, unopened streets which may need to be petitioned for closure prior to significant redevelopment activities taking place. Otherwise, the site has no apparent development constraints.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RELEVANT ZONING HISTORIES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Case</strong></td>
</tr>
<tr>
<td>W-3274</td>
</tr>
<tr>
<td>W-3247</td>
</tr>
<tr>
<td>W-3138</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SITE ACCESS AND TRANSPORTATION INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Street Name</strong></td>
</tr>
<tr>
<td>North Patterson Avenue</td>
</tr>
<tr>
<td>East Tenth Street</td>
</tr>
<tr>
<td>North Chestnut Street</td>
</tr>
<tr>
<td>East Eleventh Street</td>
</tr>
<tr>
<td>Ivy Avenue</td>
</tr>
</tbody>
</table>

| Proposed Access Point(s) | Because this is a general use request with no site plan, the exact location of access points is unknown. |
| Trip Generation - Existing/Proposed | No trip generation is available for the existing or proposed general use zonings which have no site plan. |
| Sidewalks | Sidewalks are located along both sides of North Patterson Avenue, East Eleventh Street, and Ivy Avenue. |
| Transit | Route 91 runs along North Patterson Avenue. |
| Analysis of Site Access and Transportation Information | The site is located in an area which is well served by a connected network streets which appear to have ample capacity. The area is also served by sidewalks and transit. When new development occurs within the proposed E district, the developers may be required to install pedestrian crosswalks at any location within the district where pedestrians cross public streets. |
Additional street lighting may also be required and a parking study may be required to demonstrate how the parking needs can be conveniently accommodated.

A City driveway permit will be required for any change of use or redevelopment of the site.

**CONFORMITY TO PLANS AND PLANNING ISSUES**

<table>
<thead>
<tr>
<th>Legacy 2030 Growth Management Area</th>
<th>Growth Management Area 2 – Urban Neighborhoods</th>
</tr>
</thead>
</table>
| Relevant Legacy 2030 Recommendations | • Encourage the development of new entertainment venues Downtown with larger facilities located near the northern edge.  
• Encourage both residential and nonresidential infill development/redevelopment vs. greenfield development. |
| Relevant Area Plan(s) | North Central Winston-Salem Area Plan Update (2015) |
| Area Plan Recommendations | General Recommendations:  
• The revitalization of older/underutilized commercial and industrial sites and buildings is encouraged (p.21).  

Specific Recommendations:  
• The subject property is located within the Ivy Avenue and East Tenth Street Industrial Opportunity Area. This plan makes the following recommendations for this area:  
  • Encourage and support the redevelopment/rehabilitation of existing older/underutilized industrial sites in the defined industrial opportunity area.  
  • Identify not-for-profit businesses using a similar model to Industries for the Blind that could partner with homeless service providers and offer job and training opportunities in the planning area’s Industrial Opportunity Area (see the Economic Development Recommendation section on page 50).  
  • Limit development to light industrial, office, and institutional uses on sites adjacent to existing institutional and commercial uses. |
| Site Located Along Growth Corridor? | The site is located along the North Patterson Avenue Growth Corridor where Commercial/Office/Multifamily development with Urban Form is recommended. |
| Site Located within Activity Center? | The site is not located within an activity center. |
| Applicable Rezoning Consideration from Chapter B, (R)(3) - Have changing conditions substantially affected the area in the petition? | Many of the directly abutting properties located in all four directions from the subject property have experienced either rezoning and/or reinvestment |
activity over the last several years.

(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 20.91 acre assemblage of properties located at the northeastern edge of downtown to the E district. Since the creation of this district and the associated use of Entertainment Facility, Large in 2012, there have been three other E or E-L rezoning approvals in this same general area.

As noted in the North Central Winston-Salem Area Plan Update, the subject property is located within the Ivy Avenue and East Tenth Street Industrial Opportunity Area. Staff notes that the existing industrial zoning in this area has served the site well for many years. However, with the extent of currently undeveloped land and the presence of approximately 300,000 square feet of primarily unoccupied space within the site, staff believes this request could facilitate much needed redevelopment in this area.

While the E district does not include many of the more intense industrial type uses, it does include Manufacturing A along with a wide mixture of retail, service, and residential uses which are not permitted in the current zoning. With the site located along two sides of a designated Growth Corridor (where mixed use urban form is recommended) the E district is considered a better fit to facilitate this vision than the present zoning.

The E district also includes requirements for street lighting and public crosswalks should any new Entertainment Facility, Large use be established within the district. The request meets the minimum acreage and spacing requirements of the proposed district.

The request is consistent with Legacy 2030 in that it would encourage the development of new entertainment venues near the northern edge of downtown. As noted previously, many of the properties in this area have undergone significant new investment (including new buildings as well as the adaptive reuse of older structures) over the last several years. The proposed Entertainment district may encourage additional development and street life in this area and Planning staff supports 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 request is consistent with the E district purpose statement and district requirements.</td>
<td>The request would remove the industrial zoning classification from an area which has historically been used for industrial purposes.</td>
</tr>
<tr>
<td>The site is adjacent to a mixture of intense zoning districts including some E-L zoning located to the southwest.</td>
<td></td>
</tr>
</tbody>
</table>
The request could spur redevelopment activity into a significantly underdeveloped/underutilized area where urban services are already in place.

The request is consistent with the *Legacy 2030* recommendation to encourage new entertainment venues near the northern edge of downtown.

The request may result in additional lighting and pedestrian crosswalks being installed within the proposed district by the developer based upon future development.

**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.**
EXISTING USES ALLOWED IN THE LI AND GI ZONING
DISTRICTS
City of Winston-Salem Jurisdiction Only

LI 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
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
College or University
Fish Hatchery
Fuel Dealer
Government Offices, Neighborhood Organization, or Post Office
Hospital or Health Center
Kennel, Indoor
Manufacturing A
Manufacturing B
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
Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
Recreation Facility, Public
Recreation Services, Indoor
Recycling Center
School, Vocational or Professional
Services A
Services B
Signs, Off-Premises
Special Events Center
Storage Services, Retail
Terminal, Bus or Taxi
Testing and Research Lab
Transmission Tower
Urban Agriculture
EXISTING USES ALLOWED IN THE LI AND GI ZONING DISTRICTS
City of Winston-Salem Jurisdiction Only

LI Uses Continued:

Utilities
Warehousing
Wholesale Trade A
Wholesale Trade B

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

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

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

SUP not required if requirements of Section B.2-5.2(A) are met

GI Uses:

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Academic Biomedical Research Facility
Adult Establishment
Animal Feeding Operation
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Bulk Storage of Petroleum Products
EXISTING USES ALLOWED IN THE LI AND GI ZONING DISTRICTS
City of Winston-Salem Jurisdiction Only

GI Uses Continued:
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Correctional Institution
Fish Hatchery
Fuel Dealer
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Kennel, Indoor
Manufacturing A
Manufacturing B
Manufacturing C
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
Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Recycling Center
Recycling Plant
School, Vocational or Professional
Services A
Services B
Signs, Off-Premises
Solid Waste Transfer Station
Storage and Salvage Yard
Storage Services, Retail
Storage Trailer
Terminal, Bus or Taxi
Terminal, Freight
Testing and Research Lab
Transmission Tower
Urban Agriculture
Utilities
Veterinary Services
Warehousing
Wholesale Trade A
Wholesale Trade B
GI Uses Continued:

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Airport, Private
Heliport
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris
Meat Packing Plant
Motor Vehicle Dismantling and Wrecking Yard

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

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Asphalt and Concrete Plant
Hazardous Waste Management Facility
Landfill, Sanitary
Mining, Quarry, or Extractive Industry

\[SUP\text{ not required if requirements of Section B.2-5.2(A) are met}\]
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Arts and Crafts Studio
Banking and Financial Services
Building Contractors, General
Building Materials Supply
Club or Lodge
Combined Use
Convenience Store
Entertainment Facility, Large
Food or Drug Store
Furniture and Home Furnishings Store
Hotel or Motel
Kennel, Indoor
Manufacturing A
Micro-Brewery or Micro-Distillery
Museum or Art Gallery
Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Restaurant (without drive-through service)
Restaurant (with drive-through service)
Retail Store
Services A
Services B
Shopping Center
Special Events Center
Stadium, Coliseum, or Exhibition Building
Storage Services, Retail
Swimming Pool, Private
Theater, Indoor
Transmission Tower
Utilities
Veterinary Services
Warehousing
Wholesale Trade A

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Residential Building, Multifamily
Residential Building, Townhouse
Residential Building, Twin Home
Residential Building, Duplex
From: Doug Stimmel  
Sent: Wednesday, October 17, 2018 10:35 AM  
To: Tamra Bradshaw <TAMRAB@cityofws.org>  
Cc: Drew Gerstmyer (drew@barleysteward.com) <drew@barleysteward.com>; Hank Perkins <hank@eastcoastcapital.net>; Christy Turner <CTurner@stimmelpa.com>  
Subject: Stimmel- Patterson/Ivey Rezoning Neighborhood Meeting Update

Ms. Bradshaw:
Good morning. Once again thank you for setting up Mayor Pro Tempore Burke to meet with Drew Gerstmyer and I yesterday, pertaining to the “E district” rezoning submittal. Could you please pass this update on to Mayor Pro Tempore Burke for us please:

**NEIGHBORHOOD/BUSINESS DROP IN SESSION 10-16-18:**
- We held a neighborhood/Business drop in last night between 6:00 – 7:30 pm.
- We invited 79 properties around all sides of this 21 acre site, consisting of 52 property owners.
- Of the 52 property owners notified of the meeting, 12 property owner groups attending the meeting.
- All 12 property owners (Approximately 20 people) were supportive of the rezoning request. No one was in opposition.

Goler representative Michael Suggs attended and stated he is good with this request. Thank you for passing this on as we continue to keep Mayor Pro Tempore Burke updated thru the rezoning process.

Doug Stimmel, RLA, ASLA President
336.723.1067 | cell: 336.978.0192
601 N. Trade St. Suite 200 | Winston-Salem, NC 27101
619 S. Cedar Street, Suite. L | Charlotte, NC 28202
www.stimmelpa.com

Serving the Southeast for over 30 years, with offices in Winston-Salem & Charlotte!
Stimmel Associates, P.A. E-mail Disclaimer
DOCKET #: F1582

PROPOSED ZONING:
GB-L

EXISTING ZONING:
RS9

PETITIONER:
Tyler Leinbach and Todd Leinbach

MAP(S):
6812.02, 6813.04

SCALE:
1" represents 500'

STAFF:
Roberts

GMA:
3

ACRES:
3.17

NEAREST BLDG:
130' south
South Suburban Area Plan Update, 2017

Proposed land uses shown are generalized. See area plan for specific recommendations.

Proposed Land Use
- Farm Preservation Program
- Single-Family Residential (0-8 DU/Ac)
- Low-Density Attached Residential (0-8 DU/AC)
- Intermediate-Density Residential (8.1-18 DU/AC)
- High-Density Residential (over 18 DU/AC)
- Manufactured Housing Park
- Office
- Office/Low-Intensity Commercial
- Commercial
- Industrial
- Institutional
- Park
- Commercial Recreation
- Utilities
- Closed Road Right-of-Way

Proposed Growth Corridor
- Large-Lot/Rural Residential
- Urban/Suburban Single-Family Residential
- Commercial/Office/Multifamily with Urban Form
- Commercial/Office/Multifamily with Suburban Form

Activity Center
Special Land Use Condition Area

West Clemonsville Road/
Ebert Road

Case F1582
## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>F-1582</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr., AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Tyler Leinbach and Todd Leinbach</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Gerald Byerly and William Byerly</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN # 6812-69-6922</td>
</tr>
<tr>
<td>Address</td>
<td>The undeveloped site does not currently have an address assignment.</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special use limited rezoning from RS9 to GB-L</td>
</tr>
</tbody>
</table>
| Proposal      | The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS9 (Residential, Single Family – 9,000 sf minimum lot size) to GB-L (General Business – special use limited). The petitioner is requesting the following uses:  
• Storage Services, Retail  

**NOTE:** General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. |

| Neighborhood Contact/Meeting | See Attachment B for a summary of the petitioner’s neighborhood outreach. |

## Zoning District Purpose Statement

The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs 1, 2 and 3 and Metro Activity Centers.

## 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)?**  
No, as the subject property is not recommended to become a destination retail location and the request would promote strip commercial development.

## GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Southeast side of Ebert Road, north of Evans Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Forsyth County</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 3.17 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently undeveloped.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounding Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS9</td>
<td>Undeveloped property and a nonconforming motor vehicle sales and repair</td>
<td></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>The proposed use of Storage Services, Retail is generally not a high traffic generating use. However, it is typically not a use that is visually compatible with single family homes.</td>
<td></td>
</tr>
<tr>
<td>Physical Characteristics</td>
<td>The undeveloped site is partially wooded and has a gentle to moderate slope downward toward the east.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proximity to Water and Sewer</td>
<td>The 30” sewer line within Ebert Road is a force main; therefore, it cannot be accessed. There is also no public water service available to the site.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>No known issues.</td>
<td></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>
<td></td>
</tr>
<tr>
<td>Analysis of General Site Information</td>
<td>The undeveloped site is limited in regard to its access to public water and sewer service.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**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-3299</td>
<td>LB to GB-L</td>
<td>Approved 8-1-2016</td>
<td>.70</td>
<td>Denial Approval</td>
<td></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>Ebert Road</td>
<td>Major Thoroughfare</td>
<td>755’</td>
<td>4,000</td>
<td>13,800</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
Because this is a special use limited request with no site plan or access conditions, the exact location of access points is unknown.

**Planned Road Improvements**
The 2012 *Comprehensive Transportation Plan* recommends a three lane cross section for this section of Ebert Road with wide outside lanes, curb and gutter, and sidewalks.

**Trip Generation - Existing/Proposed**
- **Existing Zoning: RS9**
  \[
  \frac{3.17 \times 43,560 \text{ sf}}{9,000} = 15 \text{ lots} \times 9.57 \text{ (SFR Trip Rate)} = 143 \text{ Trips per Day}
  \]
- **Proposed Zoning: GB-L**
  Staff is unable to provide an accurate trip generation for the proposed special use limited zoning because there is no site plan.

**Sidewalks**
There are no sidewalks located in the general area.
The site is located along a major thoroughfare which (at this time) has ample capacity.

### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th><strong>Legacy 2030 Growth Management Area</strong></th>
<th>Growth Management Area 3 – Suburban Neighborhoods</th>
</tr>
</thead>
</table>
| **Relevant Legacy 2030 Recommendations** | • New commercial rezonings can hurt older commercial areas.  
• Increase density at activity centers and growth corridors at planned locations. |
| **Relevant Area Plan(s)** | *South Suburban Area Plan Update (2017)* |
| **Area Plan Recommendations** | • The Area Plan recommends single family residential for the subject property.  
• Commercial areas should not promote strip development (p. 21).  
• This plan recommends the consolidation of commercial uses at existing commercial locations, in designated activity centers, and in certain Special Land Use Condition Areas. |
| **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. |
| **Other Applicable Plans and Planning Issues** | The County Attorney was contacted by Planning staff to analyze whether or not this request could be considered illegal spot zoning if this petition was to be approved and then challenged. It was their opinion that it would not constitute illegal spot zoning (see attachment C). |
| **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?*  
No |
| **Analysis of Conformity to Plans and Planning Issues** | The request is to rezone a 3.17 acre undeveloped parcel from RS9 to GB-L for the uses of Storage Services, Retail. The site is located in a residentially zoned suburban area between a commercial node to the north at the Ebert Road/West Clemmonsville Road intersection and the Kimmel Farm Elementary and Flat Rock Middle Schools located further to the south.  
The recently adopted *South Suburban Area Plan Update* recommends the subject property remain single family residential. The plan does however, recommend a significant expansion (± 6.5 acres) of said activity center located to the north, rather than promoting strip commercial development |
along Ebert Road. Because this expansion has yet to be fulfilled, staff does not see the need to deviate from the plan and establish a new commercial area zoning further down Ebert Road. Similarly, *Legacy 2030* recommends the consolidation of commercial uses at existing commercial locations and in designated activity centers.

Contrary to these recommendations, staff sees the subject request as representing a catalyst for future strip commercial rezonings and development along this otherwise primarily residential section of Ebert Road. Staff is further concerned that such a future scenario could prove problematic for safe and convenient access to both said existing schools and the planned future high school located to the south. Staff recommends denial 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 request would provide additional storage services to the residents in this general area.</td>
<td>The request is not consistent with the low density residential land use recommendation of the area plan.</td>
</tr>
<tr>
<td></td>
<td>The request would establish commercial zoning onto a site which is surrounded by residential zoning.</td>
</tr>
<tr>
<td></td>
<td>The request could discourage new investment and redevelopment of the nearby West Clemmonsville Road/Ebert Road Activity Center.</td>
</tr>
<tr>
<td></td>
<td>The request may lead to additional strip commercial rezonings along this portion of Ebert Road. This in turn could have a detrimental, long term transportation impact regarding access to the existing and future schools located further south on Ebert Road.</td>
</tr>
<tr>
<td></td>
<td>There is currently no public water or sewer service available to the site.</td>
</tr>
</tbody>
</table>

**STAFF RECOMMENDATION:** *Denial*

**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.
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Agricultural Production, Crops
Agricultural Production, Livestock
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see UDO)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Manufactured Home, Class A
Park and Shuttle Lot
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site\(^5\)
Parking, Off-Site, for Multifamily or Institutional Uses

\(^5\)SUP not required if requirements of Section B.2-5.2(A) are met
Summary of Neighborhood Meeting for Case Number F-1582

A banner was placed on the property for two (2) weeks that gave a contact email and phone number for questions/comments and advertised a meeting on October 24th at 7pm. However, the banner fell at some point and this was not immediately discovered. No one called, emailed, or came to the meeting.

Another banner was printed and placed on the property with contact information and advertised a meeting for Tuesday, October 30th, at 7pm. The banner did not fall this time and one person emailed, but no one called or came to the meeting. A picture of the double-sided banner is below.

The one person that emailed asked what our intentions were, but did not reply when we simply stated that we intend to rezone for storage units.
MEMORANDUM

TO: Gary Roberts, City-County Planning Department

FROM: B. Gordon Watkins III, Forsyth County Attorney

DATE: October 19, 2018

RE: Spot Zoning Opinion on F-1582

This is in response to your request for a spot zoning opinion in the above referenced case. Based upon the information provided regarding the proposed rezoning, the surrounding properties, and map and comprehensive plan information as well as the applicable ordinances and law, I conclude that the proposed zoning petition for the subject property (“Property”) does not fit the definition of a spot zoning.

Spot zoning exists when there is a zoning ordinance or amendment which “singles out and reclassifies a relatively small tract owned by a single person and surrounded by a much larger area uniformly zoned, so as to … relieve the small tract from restrictions to which the rest of the area is subjected.” Good Neighbors of South Davidson v. Town of Denton, 355 N.C. 254, 559 S.E.2d 768, 771 (2002).

The larger area around the Property is not uniformly zoned. The Property is across the street from Simpco Auto Sales. While Simpco is zoned RS-9, it operates as a commercial property, and the Southwest Suburban Area Plan recommends that it remain commercial property and become part of an enlarged West Clemmons Road/Ebert Road Activity Center. The Plan also recommends more intensive attached family housing, up to 8 units per acre, be developed adjacent to Simpco and across the street from the Property.

The Property is approximately 100 feet from property zoned IP, containing Mt. Carmel Methodist Church and its outbuildings. The Property is approximately 800 feet from the present location of the West Clemmons Road/Ebert Road Activity Center, which contains several commercial and retail businesses. The South Area Suburban Plan recommends that the church property become part of the Activity Center. As noted above, the Southwest Plan recommends that the Activity Center grow to the border of the Property. Thus, the Plans recommend that the Property will be adjacent to the Activity Center on the north side of Ebert Road and approximately 100 feet away on the south side.

Approximately 1200 feet to the northwest of the Property, there is a large solar farm.

Because of the many different, non-residential uses in the area surrounding the Property, it does not appear that the requested rezoning would be spot zoning.

It is important to note that this Memorandum expresses no opinion as to the whether such zoning petition should be granted.
DOCKET #: F1583

PROPOSED ZONING:
LI-S and SIDA

EXISTING ZONING:
AG

PETITIONER:
Medline Industries

SCALE: 1" represents 700'
STAFF: Roberts
GMA: 4
ACRES: 92.66
NEAREST BLDG: 62' west
MAP(S): 6863.01, 6863.02, 6863.03, 6863.04
ZONING STAFF REPORT

DOCKET: F-1583
STAFF: Gary Roberts, Jr. AICP

Petitioner(s): Medline Industries
Ownership: Raeford Kirkman, Lynn Hayes, and Inez Motsinger

REQUEST

From: AG
To: LI-S and a Special Intense Development Allocation (SIDA)

Acreage: ± 92.66 Acres

LOCATION:

Street: Northeast corner of Wallburg Road and Sherlie Weavil Road
Jurisdiction: Forsyth County

FIRST AUTOMATIC CONTINUANCE:

Because this request was received prior to 5pm on Monday November 5, 2018, this case is automatically continued to the December 13th Planning Board meeting.
PROPOSED ZONING:
Final Development Plan

EXISTING ZONING:
HB-S

PETITIONER:
Express Oil Change

DOCKET #: W1714

SCALE: 1" represents 400'
STAFF: Roberts
GMA: 3
ACRES: 1.43
NEAREST BLDG: 25' south
MAP(S): 6828.01

Property included in zoning request.
500' mail notification radius. Property not in zoning request.
North Suburban Area Plan Update, 2014

Proposed Land Use

- Single-Family Residential
- Low-Density Attached Residential
- Intermediate-Density Residential
- High-Density Residential
- Manufactured Housing Park
- Office
- Office / Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Industrial
- Institutional
- Park
- Open Space
- Commercial Recreation
- Utilities
- Activity Centers
- Special Land Use Condition Area

*Proposed land uses shown are generalized. See area plan for specific recommendations.*
## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-1714</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Express Oil Change</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Hanes Mill Summit LLC</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN# 6828-49-4739</td>
</tr>
<tr>
<td>Address</td>
<td>The new address for the site will be 321 Summit Square Court.</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Final development plan for a HB-S Two Phase zoned site.</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting final development plan approval for a HB-S Two Phase (Highway Business – special use) zoned site. The requested use is Motor Vehicle, Repair and Maintenance.</td>
</tr>
</tbody>
</table>

## GENERAL SITE INFORMATION

| Location | South side of Summit Square Court, across from Hanes Mill Court |
| Jurisdiction | City of Winston-Salem |
| Ward(s) | Northeast |
| Site Acreage | ± 1.43 acres |
| Current Land Use | The site is currently undeveloped. |

### Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>HB-S</td>
<td>Retail stores and Hanes Mill Court</td>
</tr>
<tr>
<td>East</td>
<td>HB-S</td>
<td>Restaurant parking lot</td>
</tr>
<tr>
<td>South</td>
<td>HB-S</td>
<td>Retail</td>
</tr>
<tr>
<td>West</td>
<td>HB-S</td>
<td>Hampton Inn</td>
</tr>
</tbody>
</table>

### Physical Characteristics
The site is undeveloped but has been prior graded. It has a gentle slope downward toward the south.

### Proximity to Water and Sewer
The site has access to public water service. An off-site easement will need to be obtained in order to access the nearby sewer line.

### Stormwater/Drainage
The site plan shows a proposed stormwater management facility to be located directly south of the proposed building.

### Watershed and Overlay Districts
The subject property is not located within a water supply watershed.

### Analysis of General Site Information
Once access to public sewer is acquired, the site appears to possess no development constraints.

## 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-1714</td>
<td>Final Development Plan (Hampton Inn)</td>
<td>Approved by Planning Board on 5-8-2008</td>
<td>Directly west</td>
<td>3.2</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1714</td>
<td>Final Development Plan (Restaurant)</td>
<td>Approved by Planning Board on 11-10-2005</td>
<td>Directly east</td>
<td>4</td>
<td>Approval</td>
</tr>
<tr>
<td>--------</td>
<td>------------------------------------</td>
<td>------------------------------------------</td>
<td>---------------</td>
<td>---</td>
<td>----------</td>
</tr>
<tr>
<td>W-1714</td>
<td>B3-S (HB-S) and R6 to B3-S (HB-S) Two Phase</td>
<td>Approved 5-6-1991</td>
<td>Included the subject property</td>
<td>76.41</td>
<td>Approval</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>Summit Square Court</td>
<td>Private Street</td>
<td>260’</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

The site will be accessed from Summit Square Court.

**Trip Generation - Existing/Proposed**

Proposed Use of Motor Vehicle, Repair and Maintenance: 4,700 / 1,000 x 15.86 (Automotive Care Center Trip Rate) = 75 Trips per Day.

**Sidewalks**

There are some sidewalks located in the area and a sidewalk will be provided along the frontage of the subject property.

**Transit**

Route 87 runs along Summit Square Boulevard located approximately 400’ to the west.

**Analysis of Site Access and Transportation Information**

The site is part of a larger, comprehensively developed commercial center with consolidated access onto Hanes Mill Road and Summit Square Boulevard. The access to this site will be onto Summit Square Court which is a private street. Staff does not anticipate any transportation related issues associated with this request.

### 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>4,700</td>
<td>Central portion of the site</td>
</tr>
</tbody>
</table>

**Parking**

Required

27 spaces

**Building Height**

Maximum

60’

One story

**Impervious Coverage**

Maximum

85%

47.1%

**UDO Sections Relevant to Subject Request**

- Chapter B, Article II, Section 2-1.3 (I) Highway Business District

**Complies with Chapter B, Article VII, Section 7-5.3**

(A) Legacy 2030 policies: Yes

(B) Environmental Ord.: NA

(C) Subdivision Regulations: NA

**Analysis of Site Plan Compliance**

The proposed site plan is for a 4,570 square foot car repair building. The site plan meets the requirements of the UDO. The petitioner’s
A representative has stated that there will be no freestanding signage.

### 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>
<tbody>
<tr>
<td>Relevant Legacy 2030 Recommendations</td>
<td>Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan.</td>
</tr>
<tr>
<td>Relevant Area Plan(s)</td>
<td>North Suburban Area Plan Update (2014)</td>
</tr>
<tr>
<td>Area Plan Recommendations</td>
<td>The site is recommended for Commercial land use.</td>
</tr>
<tr>
<td></td>
<td>Continue strengthening the existing commercial areas through public and private improvements.</td>
</tr>
<tr>
<td></td>
<td>Larger Activity Centers are envisioned to provide shopping and services meeting the day-to-day needs of nearby residents.</td>
</tr>
<tr>
<td>Site Located Along Growth Corridor?</td>
<td>The site is not located along a growth corridor.</td>
</tr>
<tr>
<td>Site Located within Activity Center?</td>
<td>The site is not located within the University/Hanes Mill Activity Center.</td>
</tr>
<tr>
<td>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</td>
<td>(R)(3) - Have changing conditions substantially affected the area in the petition?</td>
</tr>
<tr>
<td></td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>(R)(4) - Is the requested action in conformance with Legacy 2030?</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>Analysis of Conformity to Plans and Planning Issues</td>
<td>The subject request is for a final development plan for the use of Motor Vehicle, Repair and Maintenance. This undeveloped site is a portion of a larger, multi parcel, HB-S Two Phase development which was approved in 1991. The North Suburban Area Plan Update recommends commercial use for the subject property and also identifies the site as being located within the University/Hanes Mill Activity Center. Planning staff recommends approval.</td>
</tr>
</tbody>
</table>

### 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 already zoned HB-S.</td>
<td>The request will add some additional traffic to the area.</td>
</tr>
<tr>
<td>The proposed commercial land use is consistent with the recommendation of the North Suburban Area Plan Update.</td>
<td></td>
</tr>
<tr>
<td>The request is generally compatible with the surrounding development pattern.</td>
<td></td>
</tr>
</tbody>
</table>
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

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

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall 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.

- **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 property line.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. Lighting shall be installed per approved lighting plan and certified by an engineer.
  b. Developer shall complete all requirements of the stormwater permit.
  c. Freestanding signage shall be limited to one monument sign with a maximum height of 6 feet and 36 square feet of copy area.

**STAFF RECOMMENDATION: Approval**

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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: 11**

**Erosion Control**

**General Issues**

**12. Erosion Control Plan Needed**

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
10/15/18 9:50 AM 01.05) Final Development Plan Approval - 2

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/)

**Fire/Life Safety**

[KaleEngGrHowarkaFDP100818.pdf](#) [2 redlines] (Page 1)

**10. WS - Fire/Life Safety B**
IDTP

KaleEngrGHowarkaFDP100818.pdf [2 redlines] (Page 1)

5. Text Box B

City of Winston-Salem
Robert Solomon, Jr.
336-747-7064
roberts@cityofws.org
10/8/18 11:09 AM
Pre-Submittal Workflow - 1

Inspections

General Issues

16. Zoning Use

City of Winston-Salem
Jeff Hunter
336-727-2626
jeffph@cityofws.org
10/22/18 1:34 PM
01.05) Final Development Plan Approval - 2

-Grading permit required. Grading plan with tree save area summary calculations table is required. Plan shows 6000 square feet of tree save area plus the addition of 3 large variety trees at 2250 square feet (Tree save table). Please adjust the tree save area summary calculations table to reflect the correct total TSA provided.

-Streetyard trees must be large variety trees unless there are overhead power lines present.

-Please indicate on the plan that the plantings for the MVSA trees are large variety trees with a minimum height of 8’ at the time of installation.

-The dumpster must be screened on all side except the point of access.

MapForsyth Addressing Team

General Issues

13. Addressing & Street Naming

MapForsyth
Stacy Tolbert
3367477497
tolbersy@forsyth.cc
10/15/18 12:03 PM
01.05) Final Development Plan Approval - 2

Address will remain 321 Summit Square Ct.

Planning

General Issues

14. Historic Resources
## Sanitation

### General Issues

### 9. Sanitation Comments

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>All surfaces constructed for the placement of bulk containers shall be constructed of concrete with a thickness of at least eight inches; and</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jennifer Chrysson</td>
<td>All surfaces constructed for the placement of bulk containers shall be at least 16 feet in length and at least 12 feet in width.</td>
</tr>
<tr>
<td>336-727-8000</td>
<td>Ingress/Egress for refuse/recycling looks good.</td>
</tr>
<tr>
<td><a href="mailto:jenniferc@cityofws.org">jenniferc@cityofws.org</a></td>
<td></td>
</tr>
<tr>
<td>10/11/18 4:50 PM</td>
<td></td>
</tr>
<tr>
<td>01.05) Final Development Plan Approval - 2</td>
<td></td>
</tr>
</tbody>
</table>

## Stormwater

### General Issues

### 7. Stormwater Permitting will be required

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>All surfaces constructed for the placement of bulk containers shall be constructed of concrete with a thickness of at least eight inches; and</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jennifer Chrysson</td>
<td>All surfaces constructed for the placement of bulk containers shall be at least 16 feet in length and at least 12 feet in width.</td>
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<td></td>
</tr>
<tr>
<td>10/11/18 4:50 PM</td>
<td></td>
</tr>
<tr>
<td>01.05) Final Development Plan Approval - 2</td>
<td></td>
</tr>
</tbody>
</table>
The information on the plan is contradictory in terms of what is or may be required as regards Stormwater management. See the plan comments for more details. To educate the applicant here is a brief summary of our standards and thresholds regarding the Post Construction Stormwater Management ordinance:

A site that does not exceed 1 acre of disturbance is exempt from the water quality provisions of the ordinance.

A site that creates less than 20,000 sq.ft. of net new impervious area - (proposed BUA minus Existing BUA) - is exempt from the water quantity provisions of the ordinance.

A site that disturbs more than 1 acre during construction must apply for a permit that addresses the water quality provisions. A site is considered low density under these provisions if it is less than 24% built upon area. A site is considered high density if there is more than 1 acre of disturbance and there is greater than 24% built upon area. A high density site must manage the first inch of runoff in an approved Stormwater management system. (As mentioned the plan is showing/stating conflicting information as regards disturbed area and a determination by me cannot be made at this point as to what will apply until the engineer provides more clarity.

A site that creates more than 20,000 sq.ft. of a net increase in BUA is subject to applying for a permit that addresses the water quantity provisions of the ordinance. Should this be the case, as it appears so from the plan call outs, then a management system designed to attenuate the 2, 10 and 25 year peak runoff rates back to or below the pre developed rates must be provided and also it must manage the 25 year volume increase. In lieu of management for quantity the developer may submit a "no adverse impact downstream study" that meets such a study submittal criteria of the permit and ordinance and the study must indeed show a "no adverse impact". Any anticipated adverse impacts will require management of the said design storms.

For any Stormwater management system that may be designed and permitted a non-refundable surety equal to 4% of the construction cost of the system must be submitted as part of the permitting process as must a signed and recorded Operation and Maintenance Agreement.

Why does this table indicate that less than 1 acre will be disturbed yet the other statement states an acre will be exceeded??
11. General Comments

Any existing water and/or sewer connections will require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main. Submit sewer extension plans to Utilities Plan Review for permitting/approval. Backflow preventer required on all water connections. Water meters purchased through COWS.
Southwest Winston-Salem Area Plan Update, 2016

(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Proposed Land Use
- Single-Family Residential (0-8 DU/Rec)
- Low-Density Attached Residential (0-8 DU/Rec)
- Intermediate-Density Residential (8.1-18 DU/Rec)
- Mixed Use
- Commercial
- Institutional
- Park
- Open Space
- Commercial Recreation
- Utilities

Residential Opportunity Areas
- Single-Family Residential
- Low-Density Attached Residential (0-8 DU/Rec)
- Intermediate-Density Residential (8.1-18 DU/Rec)
- High-Density Residential (over 18 DU/Rec)

Proposed Growth Corridor
- Rural Form - Large-Lot Residential
- Urban/Suburban Form - Single-Family Residential
- Urban Form - Commercial/Office/Multifamily
- Suburban Form - Commercial/Office/Multifamily

Activity Center
Special Land Use Condition Areas

South Stratford Road
Thruway
Bull 40
Case W3390

Plotted: 10/17/2018
CITY-COUNTY PLANNING BOARD  
DRAFT STAFF REPORT  

<table>
<thead>
<tr>
<th>PETITION INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Docket #</strong></td>
</tr>
<tr>
<td><strong>Staff</strong></td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
</tr>
</tbody>
</table>
| **Proposal**         | The petitioner is requesting to amend the Official Zoning Maps for the subject property from PB (Pedestrian Business) to LB-S (Limited Business-special use). The petitioner is requesting the following uses:  
  • Kennel, Indoor; Offices; and Veterinary Services. |

<table>
<thead>
<tr>
<th>Neighborhood Contact/Meeting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Per an email received on October 24th, 2018:</td>
</tr>
</tbody>
</table>

I was extremely excited about the turnout and enthusiasm all property owners had at the Neighborhood Outreach Meeting! My summary is included below.

On Wednesday, October 17th we mailed 70 letters to surrounding neighbors. There are 78 total properties within 500 feet, 8 of them own multiple properties in the neighborhood. These neighbors were only sent 1 letter. Council Man Dan Besse was also sent an invite to the neighborhood outreach meeting, but did not attend. The letter included an invitation to the neighborhood outreach meeting on October 24 at 4:30 at the Hanes Park located down the street from the properties.

All the neighbors were invited to stop by the current AARF located a street over to meet the staff and see what they do there. At the meeting we went over the plan informing them of the proposed rezoning and asking them if they have any questions or concerns to express. We had 7 individuals that attended. Allen Surratt was in attendance. He owns 3 of the properties that will be purchased and 4 other lots in the neighborhood. One located directly across from the new AARF site.

Mr. Richard Porter was in attendance as well. He owns and has lived in the house directly behind the proposed AARF site (303 Upton St.). All 7 of the attendees signed in, and had the option to select whether or not they supported or opposed the zoning. All 7 property owners supported the project and showed a lot of excitement for the new AARF location. To date I have not received any comments or correspondence expressing opposition of our rezoning request.

- Ashley Sipe  
  RE/MAX PREFERRED PROPERTIES
### Zoning District Purpose Statement

The LB District is primarily intended to accommodate moderately intense neighborhood shopping and service centers close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods, including smaller business locations up to ten (10) acres in size in rural areas. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so that this district, in some instances, may serve as a transition between residential districts and other commercial districts. This district is intended for application in GMAs 2, 3, 4 and 5.

### 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 request will serve nearby neighborhoods and the site is located at the intersection of Ricks Drive which is a collector street.

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Northwest corner of Ricks Drive and Thurston Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Southwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± .88 acre</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>There are three (3) single family homes located on the proposed site with one vacant parcel.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounding Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>North</td>
<td>PB</td>
<td>Single-family homes</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>PB</td>
<td>A mixture of Single-family homes, Offices, Services A, and Retail Store</td>
</tr>
<tr>
<td></td>
<td>East</td>
<td>PB</td>
<td>Building Contractor-General, Shopping Center (Hanes Towne Village)</td>
</tr>
<tr>
<td></td>
<td>West</td>
<td>PB</td>
<td>Single-family homes and Offices</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?*

Yes, the request would accommodate an indoor kennel which would be compatible with the surrounding PB zoning and the type of allowed uses surrounding the site.

<table>
<thead>
<tr>
<th>Physical Characteristics</th>
<th>The site is graded and developed with a very gentle slope to the north.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to Water and Sewer</td>
<td>The site has access to public water and sewer service.</td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>No known issues exist.</td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not located within a water supply watershed.</td>
</tr>
</tbody>
</table>
The site has no apparent development constraints such as steep slopes, watershed areas, or floodplains.

### 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-2312</td>
<td>RS7 to PB</td>
<td>Approved 5/3/1999</td>
<td>150’ to the northwest</td>
<td>0.70 Acres</td>
<td>Approval</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Approval</td>
</tr>
<tr>
<td>W-2276</td>
<td>PB to GB-S</td>
<td>Denied 12/7/1998</td>
<td>Directly southeast</td>
<td>0.34 Acres</td>
<td>Denial</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Approval</td>
</tr>
<tr>
<td>W-2221</td>
<td>RS7 to PB</td>
<td>Approved 6/1/1998</td>
<td>1,000’ to the southwest</td>
<td>1.05 Acres</td>
<td>Approval</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Approval</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>Ricks Drive</td>
<td>Collector Street</td>
<td>107’</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Thurston Street</td>
<td>Local Street</td>
<td>343’</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

#### Proposed Access Point(s)

The site plan illustrates a proposed driveway onto Thurston Street.

#### Trip Generation - Existing/Proposed

- **Existing Zoning: PB**
  - Staff is unable to provide an accurate trip generation for the existing general use zoning because there is no site plan.

- **Proposed Zoning: LB-S**
  - No trip generation numbers are available for this land use.

#### Sidewalks

Sidewalks are installed on both sides of Thurston Street and Ricks Drive.

#### Transit

Route 103 stops approximately 1,000 feet away near the intersection of Stratford Road and Hanestown Avenue near the Hanes Towne Village Shopping Center.

### Analysis of Site Access and Transportation Information

The site plan illustrates the construction of a new parking area with an access drive onto Thurston Street. Staff does not anticipate any transportation issues regarding this request.

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,100 SF</td>
<td>Fronting on Thurston Street</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>12</td>
<td>Head-in parking</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>40’</td>
<td>20’</td>
<td></td>
</tr>
</tbody>
</table>

W-3390 November 2018 3
<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>75%</th>
<th>24%</th>
</tr>
</thead>
<tbody>
<tr>
<td>UDO Sections Relevant to Subject Request</td>
<td>• Chapter B, Article II, Section 2-1.3 (F) Pedestrian Business District</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Chapter B, Article II, Section 2-1.3 (G) Limited Business District</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Chapter B, Article II, Section 2-5.39 Indoor Kennel Use Conditions.</td>
<td></td>
</tr>
<tr>
<td>Complies with Chapter B, Article VII, Section 7-5.3</td>
<td>(A) <em>Legacy 2030</em> policies:</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>(B) <em>Environmental Ord.</em></td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td>(C) Subdivision Regulations</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Analysis of Site Plan Compliance with UDO Requirements**

The proposed site plan illustrates a new 4,100 SF building that fronts on Thurston Street. The rear building and proposed outdoor enclosure area both meet or exceed the minimum forty (40) foot minimum required rear yard setback. The outdoor enclosure area is bordered by the required five (5) foot high opaque fencing. A twelve (12) space parking area is proposed adjacent to the proposed building. A pedestrian connection to the existing sidewalk along Thurston Street is shown.

**CONFORMITY TO PLANS AND PLANNING ISSUES**

<table>
<thead>
<tr>
<th><em>Legacy 2030</em> Growth Management Area</th>
<th>Growth Management Area 2 – Urban Neighborhoods</th>
</tr>
</thead>
<tbody>
<tr>
<td>Relevant Legacy 2030 Recommendations</td>
<td>• Promote compatible infill development that fits with the context of its surroundings.</td>
</tr>
<tr>
<td></td>
<td>• Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods.</td>
</tr>
<tr>
<td>Relevant Area Plan(s)</td>
<td><em>Southwest Winston-Salem Area Plan Update (2016)</em></td>
</tr>
<tr>
<td>Area Plan Recommendations</td>
<td>• Continue buffering and screening between uses to protect residents from the negative effects of development.</td>
</tr>
<tr>
<td></td>
<td>• Developers should assemble a substantial number of contiguous lots before seeking rezoning.</td>
</tr>
<tr>
<td>Site Located Along Growth Corridor?</td>
<td>The site is not located along a growth corridor.</td>
</tr>
<tr>
<td>Site Located within Activity Center?</td>
<td>The site is not located within an activity center.</td>
</tr>
<tr>
<td>Addressing</td>
<td>The site will be addressed as 302 Thurston Street.</td>
</tr>
<tr>
<td>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</td>
<td>(R)(3) - Have changing conditions substantially affected the area in the petition?</td>
</tr>
<tr>
<td></td>
<td>No.</td>
</tr>
<tr>
<td></td>
<td>(R)(4) - Is the requested action in conformance with <em>Legacy 2030</em>?</td>
</tr>
<tr>
<td></td>
<td>Yes.</td>
</tr>
</tbody>
</table>
This rezoning petition is for the Animal Adoption & Rescue Foundation (AARF). AARF is currently located on Harvey Street, approximately five-hundred (500) feet south of the site being considered for rezoning. AARF is requesting the rezoning of the current site to add the use of Indoor Kennel to operate their adoption service. The Indoor Kennel use is not allowed in the current district (PB).

The site is located within the Hanestown Mill Village special land use consideration area. The *Southwest Winston-Salem Area Plan Update* recommends a mixture of light commercial, institutional, and residential uses for this area.

*Legacy 2030* recommends promoting infill development that fits in the context of its surroundings. Both *Legacy 2030* and the Area Plan recommend appropriate screening to mitigate negative effects of development. The proposed plan elevations illustrate the new building to be residential in character. A five (5) foot high opaque fence is proposed around the outdoor area to the east of the proposed building. Staff is also recommending lighting and signage conditions in addition to the already required conditions for the Indoor Kennel use to limit the effects of this development on adjacent properties.

The site plan proposes an approximately 3,500 square-foot outdoor enclosure for the use of AARF supervised adoption events per the petitioner. The outdoor enclosure area must be given special approval by City Council. The outdoor enclosure must meet additional use conditions that limit the hours of operation and require that all animals in this area are to be supervised by AARF staff. Individual outdoor enclosures, such as cages, crates, or runs for individual animals, are specifically prohibited.

Given the mixture of commercial uses in the Hanestown Mill Village area, this rezoning is consistent with *Legacy 2030* and the Area Plan recommendations. Staff is supportive of this rezoning with the recommended lighting, signage, and building elevation conditions.

### 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 proposed use will provide needed community services.</td>
<td>The proposed use Kennel, Indoor use may negatively impact surrounding properties.</td>
</tr>
<tr>
<td>The proposed infill development will utilize currently vacant lots in a commercially zoned area.</td>
<td></td>
</tr>
<tr>
<td>The proposed street tree plantings and sidewalk improvements will enhance the streetscape.</td>
<td></td>
</tr>
</tbody>
</table>
The request is consistent with the recommendations of Legacy 2030 and the Southwest Winston-Salem Area Plan Update.

<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 driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit.
  b. 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 along all property lines.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  a. The proposed building plans shall be in substantial conformance with elevations shown on the approved site plan as verified by Planning staff.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  a. Lighting shall be installed per approved lighting plan and certified by an engineer.
  b. Developer shall complete all requirements of the driveway permit.
  c. Building shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.

- **OTHER REQUIREMENTS:**
  a. Any freestanding signage shall be limited to one monument 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.**
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: 17

**Engineering**

<table>
<thead>
<tr>
<th>File Name</th>
<th>Page</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-AARF-8-21.pdf [10 redlines]</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>City of Winston-Salem</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Albert Gaskill</td>
<td></td>
<td></td>
</tr>
<tr>
<td>336-747-6846</td>
<td></td>
<td></td>
</tr>
<tr>
<td><a href="mailto:albertcg@cityofws.org">albertcg@cityofws.org</a></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10/15/18 10:11 AM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>01.03) Rezoning-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Use District - 3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>File Name</th>
<th>Page</th>
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<td></td>
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<tr>
<td>21. Text Box</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Created with idtPlans Review 10/30/18

W-3390 AARF special use district re-zoning

Page 1 of 6
City of Winston-Salem
Albert Gaskill
336-747-6846
albertcg@cityofws.org
10/19/18 8:03 AM
01.03) Rezoning-
Special Use District - 3
City DW permit req’d with 6” concrete apron to R/W line with ADA ramps on both side of drive

**22. Text Box B**
City of Winston-Salem
Albert Gaskill
336-747-6846
albertcg@cityofws.org
10/19/18 8:03 AM
01.03) Rezoning-
Special Use District - 3
Close all unused curb cuts with granite curb and new sidewalk as shown on the plans

**Erosion Control**

**General Issues**

**14. Erosion Control Plan Needed**
City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
10/15/18 9:57 AM
01.03) Rezoning-
Special Use District - 3
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/)

**Inspections**

**General Issues**

**26. Zoning Use**
City of Winston-Salem
Jeff Hunter
336-727-2626
jeffph@cityofws.org
10/23/18 2:22 PM
01.03) Rezoning-
Special Use District - 3
- Grading permit required. Grading plan with tree save area summary calculations table is required on the grading plan.
- The dumpster must be screened on three sides with materials similar to the principal building or with vegetation.
- Rear setback for an indoor kennel is 40’. (The elected body may reduce this setback through the issuance of a special use permit).
- An outdoor enclosure must be setback from any property line no less than the required setback for the building containing the accompanying indoor kennel use.
- Show the location of any proposed freestanding ground sign that the sign is 1.5’ out of the ROW and out of the 10’ X 70’ site triangle.
- Please add the landscaping requirements for MVSA and streetyard plantings per UDO standards for type of vegetation, height and spacing requirements.

[Ver. 2] [Edited By Bryan Wilson]

**MapForsyth Addressing Team**

**General Issues**

**16. Addressing & Street Naming**
Address will be 302 Thurston St.

20. Historic Resources

City of Winston-Salem
Heather Bratland
336-727-8000
heatherb@cityofws.org
10/18/18 12:35 PM
01.03) Rezoning-
Special Use District - 3

No comments

36. Rezoning
Staff will require elevations as a part of this submittal illustrating the new building and fenced area.

This site plan needs to be modified to meet UDO requirements.

1) The proposed building needs to be set back 40 feet from the property line unless you are asking City Council to give special consideration to reduce this requirement. You would need to demonstrate a particular site constraint that prohibits the required setback.

2) The outdoor areas have not been labeled and we do not know the use of these areas. Please show the intended use of these fenced area on the site plan and provide a written description of their operational use. Any outdoor enclosure is required to be set back from adjacent properties no less than the required setback for the building. Refer to the use conditions in the UDO Chapter B, Article II, Section 2-5.39

In addition staff will be recommending additional conditions

1) A lighting condition
2) A condition limiting signage to 1 freestanding sign with a height and size limitation if you do propose any freestanding signage.
3) Other condition(s) that will minimize the negative effects of the proposed indoor kennel use.
4) Post Meeting- Staff recommends that you volunteer a condition limiting the use of this property for cats only. This would eliminate many issues concerning noise.

Neighborhood Outreach is required within 500 feet of the property. Staff strongly advises hosting a neighborhood meeting to explain the proposed use to neighbors, and recommends coordinating with Council Member Besse as a part of the outreach process. The outreach summary deadline is October 31st.

A revised site plan and elevations are also due by October 31st.

[Ver. 15] [Edited By Bryan Wilson]
Sanitation

General Issues

27. Refuse container/dumpster

City of Winston-Salem
Jennifer Chrysson
336-727-8000
jenniferc@cityofws.org
10/22/18 4:42 PM
01.03) Rezoning-Special Use District - 3

Refuse receptacles: The city will provide one 96-gallon roll-out container. You may purchase one or two additional containers at $40 a piece. No more than three 96-gallon roll-out receptacles shall be emptied from the same premises at one collection.

Bulk Containers: All surfaces constructed for the placement of bulk containers shall be constructed of concrete with a thickness of at least eight inches. All surfaces constructed for the placement of bulk containers shall be at least 16 feet in length and at least 12 feet in width.

Location and placement. Bulk containers shall be located so as to provide easy ingress and egress by a container tender truck to the containers. The location of the container shall be free from any overhanging wires or other obstructions which have less than 35 feet of vertical clearance and 40 feet linear clearance of overhead obstruction in the dumping area. All screens or enclosures shall be open on one side for easy access and provide a three-foot clearance on all sides from the bulk container. Portable packing units shall not be serviced by the city.

Stormwater

General Issues

11. Exempt from Stormwater Permitting

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
10/10/18 10:32 AM
01.03) Rezoning-Special Use District - 3

This site will be exempt from the Stormwater management ordinance provisions. It will disturb less than 1 acre during construction (as site is less than 1 acre) and therefore it is exempt from the water quality provisions of the ordinance. Also, less than 20,000 sq.ft. of net new impervious area (increase in impervious area above what may already exist) is proposed and so the site will be exempt from the water quantity provisions of the ordinance.
### General Comment

**City of Winston-Salem**
- Charles Jones
- 336-727-8000
- charlesj@cityofws.org

10/12/18 3:25 PM
01.03) Rezoning - Special Use District - 3

Any existing water and/or sewer connections will require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main. All water connections will require a backflow preventer. Water meters purchased through COWS.

### WSDOT


<table>
<thead>
<tr>
<th>38. Callout</th>
<th>B</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City of Winston-Salem</strong></td>
<td>Sidewalk must be 7' where parking abuts. Provide ADA ramps on both sides of driveway and at the intersection of Ricks and Thurston.</td>
</tr>
<tr>
<td>Jeffrey Fansler</td>
<td>336-727-8000</td>
</tr>
<tr>
<td><a href="mailto:jeffreygf@cityofws.org">jeffreygf@cityofws.org</a></td>
<td></td>
</tr>
<tr>
<td>10/24/18 8:15 AM</td>
<td>01.03) Rezoning - Special Use District - 3</td>
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</table>

<table>
<thead>
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<th>39. Callout</th>
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<td>Dedicate R/W r=15</td>
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<tr>
<td>Jeffrey Fansler</td>
<td>336-727-8000</td>
</tr>
<tr>
<td><a href="mailto:jeffreygf@cityofws.org">jeffreygf@cityofws.org</a></td>
<td></td>
</tr>
<tr>
<td>10/24/18 8:15 AM</td>
<td>01.03) Rezoning - Special Use District - 3</td>
</tr>
</tbody>
</table>
USES ALLOWED IN THE PB ZONING DISTRICT
City of Winston-Salem Jurisdiction Only

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

- Academic Biomedical Research Facility
- Academic Medical Center
- Adult Day Care Home
- Arts and Crafts Studio
- Banking and Financial Services
- Bed and Breakfast
- Boarding or Rooming House
- Building Contractors, General
- Car Wash
- Child Care, Drop-In
- Child Day Care, Small Home
- Church or Religious Institution, Community
- Church or Religious Institution, Neighborhood
- Club or Lodge
- College or University
- Combined Use
- Convenience Store
- Food or Drug Store
- 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
- Library, Public
- Micro-Brewery or Micro-Distillery
- Motor Vehicle, Rental and Leasing
- Motor Vehicle, Repair and Maintenance
- Motorcycle Dealer
- Museum or Art Gallery
- Nursing Care Institution
- Offices
- Park and Shuttle Lot
- Parking, Commercial
- Police or Fire Station
- Postal Processing Facility
- Recreation Facility, Public
- Recreation Services, Indoor
- Recreation Services, Outdoor
- Residential Building, Duplex

Revised 2/27/2017
Uses Allowed in the PB Zoning District
City of Winston-Salem Jurisdiction Only

Residential Building, Single Family
Residential Building, Twin Home
Restaurant (without drive-through service)
Retail Store
School, Vocational or Professional
Services A
Services B
Shopping Center
Shopping Center, Small
Special Events Center
Stadium, Coliseum, or Exhibition Building
Swimming Pool, Private
Terminal, Bus or Taxi
Testing and Research Lab
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 Institution
Child Care, Sick Children
Child Day Care Center
Family Group Home B
Family Group Home C
Group Care Facility A
Life Care Community
Residential Building, Multifamily
Residential Building, Townhouse
School, Private
School, Public

Uses Allowed with Special Use Permit from Zoning Board of Adjustment (A)
Helistop
Transmission Tower

Uses Allowed with Special Use Permit from Elected Body (E)
Access Easement, Private Off-Site  
Shelter for Homeless
Storage Services, Retail

SUP not required if requirements of Section B.2-5.2(A) are met

Uses Allowed in PB
Revised 2/27/2017
PRELIMINARY SUBDIVISION APPROVAL
8-lot Single-Family Subdivision in RS9 Zoning

CASE: 2018108
PIN: 5882-68-3871

SCALE: 1" represents 400'
STAFF: Reed
GMA: 5
ACRES: 3.53
MAP(S): 5882.02
1) SITE PLAN TITLE AND NUMBER: Crandell Village #2018108

2) TYPE OF DEVELOPMENT: 8 lot Single Family Subdivision in a RS9 zoning district

3) ACREAGE: 3.53

4) ZONING: Existing: RS9

5) # UNITS/LOTS: 8                      DENSITY: 2.26 units per acre

6) SITE PLAN PREPARE:  R Harry Gupton
                              PO Box 1070
                              King, NC 27021
                              PHONE: 336-985-6519
                              FAX: 336-985-6521
                              E-MAIL: guptonpa@GuptonCo.com

7) OWNER AND/OR AGENT:  J Jason M. Crandell
                                PO Box 1741
                                Clemmons, NC 27012
                                PHONE: 336-778-0506
                                E-MAIL: joychasser5280@gmail.com

8) CONDITIONS: (These conditions are additional requirements for development. All other city or county code regulations still apply.)

   • PRIOR TO THE ISSUANCE OF GRADING PERMITS:
     a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit.
     b. Developer shall obtain a post construction stormwater permit from the state.

   • PRIOR TO THE SIGNING FINAL PLATS:
     a. Final plat shall include a negative access easement along Clemmons Road
     b. Developer shall build public streets to UDO street standards.
     c. All required improvements of the NCDOT driveway permit shall be completed.

   • PRIOR TO THE 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: 8**

<table>
<thead>
<tr>
<th>Erosion Control</th>
<th>General Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td>11. Erosion Control Plan Needed</td>
<td></td>
</tr>
</tbody>
</table>

| City of Winston-Salem | If the proposed project creates more than 10,000 sq. ft. 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/) |
| Matthew Osborne |  |
| 336-747-7453 |  |
| matthewo@cityofws.org |  |
| 10/15/18 10:05 AM |  |
| 01.07) Application for Preliminary Subdivision Approval - 2 |  |
12. Watershed Permit Needed

The proposed project is within the Yadkin River Watershed which is regulated per Winston-Salem/Forsyth County UDO Chapter C, Article IV – Watershed Protection. This project must comply with the Winston-Salem/Forsyth County UDO Chapter C, Article IV – Watershed Protection requirements and provisions. The Environmental Grading and Erosion Control Permit will not be issued until compliance with the 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/.

13. Floodplain Development Permit

There are regulated floodplain areas on the western edge of the limits of this proposed project. Be aware that any proposed development in the regulated floodplain area will require approval of a Floodplain Development Permit and compliance with Forsyth County – Winston-Salem UDO, Chapter C, Article II - Floodway and Flood Fringe Regulations. Please be mindful of this ordinance requirement as you continue with plans to develop this parcel. Application for a Floodplain Development Permit must be submitted through the electronic plan review portal at the following link: https://winston-salem.idtplans.com/secure/.

Inspections

17. Zoning Use
City of Winston-Salem
Jeff Hunter
336-727-2626
jeffph@cityofws.org
10/22/18 3:45 PM
01.07) Application for
Preliminary Subdivision Approval - 2

-Grouting plan required with tree save area requirement information on the plan.
-Lot #2 does not meet the minimum square footage requirement for the RS-9 district.

Gupton & Webb, P.A.
Harris Gupton
336-985-6519
guptonpa@guptonco.com
10/30/18 11:55 AM
01.07) Application for
Preliminary Subdivision Approval - 2

Corrected. See new plan.

MapForsyth Addressing Team

General Issues
14. Addressing & Street Naming

MapForsyth
Stacy Tolbert
3367477497
tolbersy@forsyth.cc
10/15/18 12:01 PM
01.07) Application for
Preliminary Subdivision Approval - 2

Johnson Creek Ct has been reviewed and approved by MapForsyth Addressing Team. Addresses will be issued during subdivision review.

Gupton & Webb, P.A.
Harris Gupton
336-985-6519
guptonpa@guptonco.com
10/30/18 12:04 PM
01.07) Application for
Preliminary Subdivision Approval - 2

Thank you

NCDOT

General Issues
18. NCDOT Comments

NCDOT Division 9
Victoria Kildea
336-747-7900
vrikildea@ncdot.gov
10/22/18 4:04 PM
01.07) Application for
Preliminary Subdivision Approval - 2

- Make sure minimum sight distance is achieved
- Use design speed 50 MPH
- NCDOT Driveway Permit required
### Utilities

#### General Issues

<table>
<thead>
<tr>
<th>Company</th>
<th>Contact</th>
<th>Phone</th>
<th>Email</th>
<th>Date/Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Winston-Salem</td>
<td>Charles Jones</td>
<td>336-727-8000</td>
<td><a href="mailto:charlesj@cityofws.org">charlesj@cityofws.org</a></td>
<td>10/12/18 3:22 PM</td>
</tr>
</tbody>
</table>

**General Comments**

Submit water/sewer extension plans to Utilities Plan Review for permitting/approval. COWS tech specs do not allow the use of PVC material for public sewer. Water meters purchased through the COWS. No heavy cut/fill on existing public sewer main.

<table>
<thead>
<tr>
<th>Company</th>
<th>Contact</th>
<th>Phone</th>
<th>Email</th>
<th>Date/Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gupton &amp; Webb, P.A.</td>
<td>Harris Gupton</td>
<td>336-985-6519</td>
<td><a href="mailto:guptonpa@guptonco.com">guptonpa@guptonco.com</a></td>
<td>10/30/18 11:57 AM</td>
</tr>
</tbody>
</table>

01.07) Application for Preliminary Subdivision Approval - 2

Driveway permit will be applied for. All others will be addressed on construction plans.

### WSDOT

#### General Issues

<table>
<thead>
<tr>
<th>Company</th>
<th>Contact</th>
<th>Phone</th>
<th>Email</th>
<th>Date/Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Winston-Salem</td>
<td>Jeffrey Fansler</td>
<td>336-727-8000</td>
<td><a href="mailto:jeffreygf@cityofws.org">jeffreygf@cityofws.org</a></td>
<td>10/24/18 8:03 AM</td>
</tr>
</tbody>
</table>

**General Comments**

Coordinate with NCDOT for grading in R/W of Clemmons Rd. Interior street must be designed per current IDS standards per the UDO. Dedicate R/W 55' from center with Curb and gutter and sidewalk on Clemmons Rd Frontage. Access Road must have a minimum of 150' separation from Driftwood Dr.

<table>
<thead>
<tr>
<th>Company</th>
<th>Contact</th>
<th>Phone</th>
<th>Email</th>
<th>Date/Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gupton &amp; Webb, P.A.</td>
<td>Harris Gupton</td>
<td>336-985-6519</td>
<td><a href="mailto:guptonpa@guptonco.com">guptonpa@guptonco.com</a></td>
<td>10/30/18 12:00 PM</td>
</tr>
</tbody>
</table>

01.07) Application for Preliminary Subdivision Approval - 2

To be addressed with construction plan submittal.
PLANNING BOARD REVIEW
117-lot PRD, in RS9 Zoning

CASE: PBR 2018-04
PINs: 6822-91-1723

SCALE: 1" represents 600'
STAFF: Reed
GMA: 3
ACRES: 30.61
MAP(S): 6822.04, 6832.03
1) SITE PLAN TITLE AND NUMBER: The Grove at Fishel Road PBR 2018-04

2) TYPE OF DEVELOPMENT: 117 lot Single Family Planned Residential Development (PRD) in a RS9 zoning district

3) ACREAGE: 30.61

4) ZONING: Existing: RS9

5) # UNITS/LOTS: 117 DENSITY: 3.82 units per acre

6) SITE PLAN PREPARER: LeoTerra Development
   Attn: Buddy Lyons
   3608 W Friendly Avenue, Suite 202
   Greensboro, NC 27410
   PHONE: 336-279-7282
   E-MAIL: buddy@leoterradevelopment.com

7) OWNER AND/OR AGENT: LaBella Associates
   Attn: Paul Stimpson
   615 St. George Sq Ct., Suite 300
   Winston-Salem, NC 27103
   PHONE: 336-842-4065
   E-MAIL: labellapc.com

8) CONDITIONS: (These conditions are additional requirements for development. All other city or county code regulations still apply.)
   
   • PRIOR TO THE ISSUANCE OF GRADING PERMITS:
   a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to the issuance of the driveway permit.
   b. Developer shall obtain a post construction stormwater permit from the state.

   • PRIOR TO THE SIGNING OF FINAL PLATS:
   a. All documents including covenants, restrictions, and homeowners association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations.
   b. Developer shall build streets to UDO street standards.
   c. Final Plat shall show lots, common areas, streets, and utilities.
   d. All required improvements of the NCDOT driveway permit shall be completed.
   e. Final Plat shall include the following note at each stub street: Stub street connection has been designated as a “Through Street”

   • PRIOR TO THE 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.

<table>
<thead>
<tr>
<th>Open Issues: 9</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Erosion Control</strong></td>
</tr>
<tr>
<td><strong>General Issues</strong></td>
</tr>
<tr>
<td><strong>10. 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>10/15/18 10:09 AM</td>
</tr>
<tr>
<td>01.06a) Planning Board Review (Second Review) - 2</td>
</tr>
<tr>
<td>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: <a href="https://winston-salem.idtplans.com/secure/">https://winston-salem.idtplans.com/secure/</a>.</td>
</tr>
<tr>
<td><strong>11. Floodplain Development Permit</strong></td>
</tr>
</tbody>
</table>
There are regulated floodplain areas along the northern limits of this proposed project. Be aware that any proposed development in the regulated floodplain area will require approval of a Floodplain Development Permit and compliance with Forsyth County – Winston-Salem UDO, Chapter C, Article II - Floodway and Flood Fringe Regulations. Please be mindful of this ordinance requirement as you continue with plans to develop this parcel. Application for a Floodplain Development Permit must be submitted through the electronic plan review portal at the following link: https://winston-salem.idtplans.com/secure/

Fire/Life Safety

7. Cloud+ B

Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with a separate and approved fire apparatus access roads and shall meet the requirements of D104.3 Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

MapForsyth Addressing Team

12. Addressing & Street Naming

Street names have been reviewed and approved by MapForsyth Addressing Team. Addresses will be issued during subdivision process.

NCDOT

15. NCDOT Comments

- NCDOT Driveway Permit required
- Encroachment Agreements required for road improvements and utility ties within right-of-way

Planning

9. Design
<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Consider stubbing Ironwood Drive south at lots 38 and 39.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gary Roberts</td>
<td>336-747-7069</td>
</tr>
<tr>
<td><a href="mailto:garyr@cityofws.org">garyr@cityofws.org</a></td>
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<td>Board Review (Second Review) - 2</td>
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</tbody>
</table>

### 16. PRD Review

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Separate the bufferyard and drainage easement along the western property line.</th>
</tr>
</thead>
<tbody>
<tr>
<td>David Reed</td>
<td>336-747-7043</td>
</tr>
<tr>
<td><a href="mailto:davidr@cityofws.org">davidr@cityofws.org</a></td>
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</tr>
<tr>
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<tr>
<td></td>
<td>Board Review (Second Review) - 2</td>
</tr>
</tbody>
</table>

- As mentioned in the sketch plan review for this project, the active open space does not meet the intent of the PRD regulations. Staff will be happy to meet with you to work towards a solution prior to the resubmittal deadline.

- Show access to stormwater devices.

[Ver. 2] Edited By David Reed

### Scott Routh

**sealed 10-02-18 The Grove at Fishel Road-Fishel Subdivision Plan.pdf [7 redlines] (Page 1)**

### 8. Text Box B

<table>
<thead>
<tr>
<th>Forsyth County Fire Department</th>
<th>A written timeline must be submitted if a future build out will be completed to relax the second entrance requirement.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scott Routh</td>
<td>336-703-2560</td>
</tr>
<tr>
<td><a href="mailto:routhcs@forsyth.cc">routhcs@forsyth.cc</a></td>
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</table>

### Utilities

### General Issues

### 13. General Comment

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Submit water/sewer extension plans to Utilities Plan Review for permitting/approval. Water meters purchased through the COWS.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charles Jones</td>
<td>336-727-8000</td>
</tr>
<tr>
<td><a href="mailto:charlesj@cityofws.org">charlesj@cityofws.org</a></td>
<td></td>
</tr>
<tr>
<td>10/17/18 8:12 AM</td>
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<tr>
<td>Board Review (Second Review)</td>
<td>2</td>
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</table>
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.