<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Event</th>
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<tbody>
<tr>
<td>January 10, 2019</td>
<td>4:30 P.M.</td>
<td>Public Hearing</td>
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<tr>
<td>January 24, 2019</td>
<td>4:30 P.M.</td>
<td>Work Session</td>
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<td>January 28, 2019</td>
<td>8:15 A.M.</td>
<td>Sign Check</td>
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<tr>
<td>February 14, 2019</td>
<td>4:30 P.M.</td>
<td>Public Hearing</td>
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<td>February 25, 2019</td>
<td>8:15 A.M.</td>
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<td>February 28, 2019</td>
<td>4:30 P.M.</td>
<td>Work Session</td>
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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
   • December 13, 2018 Public Hearing

B. PUBLIC HEARING ITEMS

1. Zoning petition of Rogers Starbuck Properties, LLC from LO to PB-L (Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursing Care Institution; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Restaurant (without drive-through service); Services A; Special Events Center; Theater, Indoor; 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; and Residential Building, Townhouse): property is located on the west side of South Cherry Street, between First Street and Salem Parkway (Business 40) (Zoning Docket W-3391).


   This is automatically continued to February 14, 2019, per the applicant’s request and as per Planning Board’s By-Laws.

   a. Zoning Recommendation.

2. An ordinance amendment proposed by Planning and Development Services staff to clarify off-premises sign regulations in Winston-Salem (UDO-289).
C. PRELIMINARY SUBDIVISION APPROVALS

1. #2019001; Hubbard Realty (Petree Ridge), north side of Petree Road, east of Shattalon Drive, 17 lot single family subdivision in RS9; City of Winston-Salem, 16.64 acres.

D. STAFF REPORT

E. FOR THE GOOD OF THE ORDER
The City Council and the Board of Commissioners made the following decisions on Planning Board matters:

WINSTON-SALEM CITY COUNCIL

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

FORSYTH COUNTY BOARD OF COMMISSIONERS

1. Zoning petition of 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).

REMANDED.

Remanded back to the Planning Board by the Board of Commissioners at their December 20, 2018 meeting.
MINUTES
CITY-COUNTY PLANNING BOARD
DECEMBER 13, 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, Chris Leak, Johnny Sigers, Brenda Smith
MEMBER ABSENT: None
PRESIDING: Arnold King

CALL TO ORDER
PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

• November 8, 2018 Public Hearing

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

B. PUBLIC HEARING ITEMS

The actual order of cases considered by the Planning Board on December 13, 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 December 13, 2018, were as follows: B.3., B.4., B.5., C.1., D.1., E.1., E.2., E.3., B.1., B.2., B.6.

Jason Grubbs left the meeting after Item B.1. (Case F-1583) was heard.

1. Zoning petition of 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) (Case Starts at 15:00).

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:
Steve Causey, Allied Design, 4720 Kester Mill Road, Winston-Salem, NC 27103
- We are requesting a rezoning from AG to LI-S. It is consistent with the recommendations in the Southeast Forsyth County Area Plan.
- We met with Planning staff at least three (3) times through the sketch plan process and they made it clear early on that employee parking, as well as trailer parking areas, needed to be screened. We worked with an acceptable solution of six-foot berms and the planting yards of evergreens and deciduous trees consistent with what has been done at Union Cross Business Park.
- Traffic was a concern so we did bring in Ramey Kemp & Associates for a traffic impact study. They prepared the traffic impact assessment that’s been reviewed by the City and NCDOT and I believe found to be acceptable, with the improvements outlined in your report.
- We met with the neighbors on October 24. We sent out invitations to about 60 listed properties. We reached out about a thousand feet beyond the perimeter of the property. We had a pretty good turnout. The meeting was a little contentious and rowdy at times, but I think it was productive, at the end of the day. We provided some site plans and an overall aerial view of the area. We heard a lot of concerns about traffic.
- We requested a month continuance to work with DOT on road improvements. We did make three major modifications to the plan: Elimination of a driveway to the employee parking lot; clarification that we are not widening on the west side of Wallburg Road, adjacent to the residential properties; and improvement of internal circulation.
- We are requesting a SIDA allocation. We will be required to permit the stream impacts through the Corps of Engineers and North Carolina Division of Environmental Quality. We will probably be pursuing an individual permit. Final development is contingent on that permit. We will also be providing stormwater management.

Multiple points of ingress and egress were discussed, as well as whether large trucks near Sherlie Weavil Road would be sitting idle at any point in time. There will be a certain amount of staging accommodated on the site. There was also discussion with Utilities staff about sewer.

AGAINST:
Barry Greeson, 4228 Sherlie Weavil Road, Winston-Salem, NC 27107
• I’m here to speak on behalf of the majority of the neighbors on Sherlie Weavil Road. We are not necessarily supportive or against Medline, but there are some things that we would like to see adjusted. We sent in a list of items, which I will not go through each step, but I do want to expand on a few of them.

• There are two main concerns we have. One is lighting and noise reduction and the other is traffic. We want to make sure the illumination of the site is minimal as possible. According to the site plan, we’ve got a ratio of deciduous and evergreen trees. We wouldn’t mind seeing more evergreens because in the wintertime deciduous tree leaves will be gone and the facility more visible. In the southeast corner it doesn’t appear there is a berm or a buffer between the facility and the first houses in the neighborhood.

• The biggest issue to us is traffic. The traffic analysis, from my understanding, was done in 2015. Traffic is a lot higher now than it was three (3) years ago. This creates an issue at the Gumtree intersection. The speed limit should definitely be reduced.

• From the looks of the site plan, it appears that we will be driving through Medline’s parking lot. What I would propose is that all Medline traffic enter at the light at the new Medline Drive. It’s much safer for them to do that, instead of using Sherlie Weavil Road where we will be driving. There is already a road designed around the facility, to bring shipping and receiving through the site. I think that traffic flow needs to be a part of the Planning Board’s consideration.

• It looks like the zoning requirement that we have now, which is type LI, is probably the minimal zoning allowance you would have for the Medline facility; in the future we want to make sure if Medline moves out that we’re still restricting the type of building and operation with something as minimally evasive as Medline is.

Mr. Greeson, in response to a question of how many residents he is representing, responded that there are 24 homes on Sherlie Weavil Road and an adjoining road, and he is representing the majority of these households. These residents did participate in the public meeting, and changes due to the meeting were discussed. Providing a traffic light was discussed, as well as rerouting traffic.

Charlotte Idol, 4143 Wallburg Road, Winston-Salem, NC 27107

• I am for business and I really appreciate the jobs coming to Forsyth County. My concern at the neighborhood meeting and now is the traffic and the chaos. It is so dangerous to pull out on Wallburg Road. There are numerous wrecks all the time, and they’re basically in my front yard or right at us. (Ms. Idol passed around photographs of car wrecks).

• I live at the intersection of Gumtree and Wallburg Road. I am not only concerned for us but also for my neighbors on Wallburg Road and on Sherlie Weavil Road. I just wanted to express that.
WORK SESSION

Gary Roberts explained that the petitioner has agreed to increase the evergreen ratio to 14 every hundred feet (versus the 12 noted on the site plan) on Sherlie Weavil Road, as well as Wallburg Road.

Chris Murphy explained that the section shown on the plan that was referred to does not require a streetyard. The areas that were required for a streetyard were requested to bump up to a 4 to 6-foot-high berm with the planting similar to the planting at the Union Cross Business Park. Since the area that was referred to by the speaker doesn’t require a streetyard, they didn’t bump that area up.

Mr. Causey said the petitioner would be willing to extend the berm and plantings. He explained two options: Keeping it along Sherlie Weavil, or put it up adjacent to the curb on site. It would certainly be reasonable in that area to wrap them around. The petitioner has agreed to 14 evergreens per hundred feet, plus the deciduous.

Gary Roberts mentioned the lighting condition would wrap all the way around that area as well. The lighting standard is a half-foot candle at the right-of-way line.

Employee parking and entrance were also discussed. Parking calculations are based on approximately 300 employees.

Jeff Fansler, WSDOT, 100 East First Street, Winston-Salem, NC 27101

- Traffic signal related to Sherlie Weavil is currently not warranted. Keep in mind that introducing an additional stop for Sherlie Weavil with much higher traffic volumes increases delay on Wallburg.
- I did review the TIA for all the assumptions and found it was satisfactory, with the improvements that you see spelled out in the conditions. Extended turn lanes to get traffic out of the thru movements is important to prohibit some of the rear-end collisions and delays experienced on that thoroughfare. The level of service overall does decrease, but is still satisfactory. The overall level of service at the Business Park Drive goes from a level of service B to a C -- still within our realm of acceptability.
- The turn movements at Sherlie Weavil with the extended turn lanes that the developer has agreed to provide gets the traffic out of the thru lanes and the level of service for those turning movements are satisfactory at an A or a B. They should operate at a B or better throughout the day.

Mr. Fansler was asked about the speed limit at 50 miles per hour and the justification for reducing that. Mr. Fansler answered the question by stating that it was an NCDOT-maintained road and would have to have their support. Historically, there have been issues with lowering speed limits on roads like this. Driver behavior indicates that unless we have
law enforcement support for this, it does not always yield driver behavior unless we get the backing and actually issue tickets for enforcement. Lowering the speed limit is not always the solution.

Multiple-access points and traffic, gravity sewer and SIDA allocation were discussed.

Melynda encouraged the petitioner to keep working with the neighbors on the issues discussed due to the good progress that has been made, and concerns for truck access on Sherlie Weavil, and the dangers that that may pose in a residential area.

Margaret Bessette explained in more detail how the allocation of SIDA is set up.

MOTION: Chris Leak moved approval of the zoning petition and certified the site plan (including staff recommended conditions) meets all UDO requirements if the petition is approved with the following conditions: That additional plantings in the existing berm and buffer along Temple School Road and Sherlie Weavil Road will be installed, and that the berm and plantings continue along Sherlie Weavil Road to the bufferyard to screen the site from view of the neighbors.
SECOND: Tommy Hicks
VOTE:
FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith
AGAINST: None
EXCUSED: None

2. Zoning petition of 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) (Case Starts at 1:05:30).

Bryan Wilson presented the staff report.

PUBLIC HEARING

FOR:
Jim Ramsey, Ramsey Realtors, 5640 Folkstone Road, Pfafftown, NC 27040

- I own four (4) of the properties in the area. One I have had for 35 years. AARF has been there about 15 years. They cause no problem. I think they make a good neighbor.

Mr. Ramsey was asked whether AARF had an outdoor kennel. Mr. Ramsey responded that they do have one by the garage, just off Stratford.
Molly Leight, 313 South Main Street, Winston-Salem, NC  27101

- As has been pointed out, this whole area is mixed use. AARF has been part of that mixture for at least 15 years. There have never been any complaints that I know of, that would affect the neighborhood. The cats are inside, and the dogs are only on site for the adoption fair on Saturday afternoon for several hours. The dogs are too busy trying to find a home to be barking excessively. I just want to say they are neighborhood friendly, never caused any problem, and my puppy came from there and I am proud of it.

Ashley Sipe, 6700 Shallowford Road, Lewisville, NC  27023

- I am the real estate agent that is representing the buyer. The biggest misunderstanding is that dogs are there and outside all the time. The dogs are only there on Saturdays for the fair and then are fostered out.
- Dogs barking has been a big concern, but with the condition that we have offered, it allows for the dogs to only to be outside on Saturdays. We have been discussing what the length of time should be with the neighbors.
- Another concern was parking. We have added two additional spaces, more than what is required. The other concern was what if AARF goes under and there is a new indoor kennel. I have explained that the conditions that we set would go with the property.

Rebecca Kennedy, 1763 Latonia Road, Winston-Salem, NC  27127

- I am AARF’s director. We have been in operation at the house on Harvey Street since 2004. We have cats that live in the building. They do not go outside or meow loudly. Any time we take a cat outside the building, it’s in a carrier going to the car. We do have foster homes. All of the dogs are kept in foster homes and they come on Saturdays just for the adoption fair. They are always contained in someone’s arms, a leash, or a carrier.
- We don’t walk dogs in the neighborhood and they do not roam freely. Even in the enclosed area outside, they are in a kennel.
- We protect our animals very diligently from any harm.

Ms. Kennedy was asked approximately how many dogs are on display on any given Saturday and she replied that it varied depending on the time of year but could be up to 30 or so.

Parking and traffic were discussed and Ms. Kennedy explained that around 50 people could cycle through but they wouldn’t all necessarily be there at the same time on Saturday. There is routine traffic during the week to see the cats and give donations. Proposed conditions have been offered concerning rules and procedures of the indoor kennel.
Christine Morykuas, 2828 Forest Drive, Winston-Salem, 27104

- AARF really is a cat organization, but to help the dogs they have allowed them to come in on Saturdays for several hours to be put up for adoption.
- If there are 50 people, it’s not 50 people at one time. Originally we had asked for the hours of 10:00 to 6:00 on Saturdays, but we are willing to cut that time down if it helps the neighbors feel more comfortable. There haven’t been any complaints about the dogs because they aren’t allowed to run loose. The dogs are really a sideline because AARF does not have the ability to take the dogs full-time. It’s basically a cat shelter.
- We have been trying really hard to make the neighbors feel comfortable. We are just moving around the block, and it is going to be a really nice facility. We want to be good neighbors. Anything we can do to alleviate fears, we’re happy to work with.

John Sipe, 6700 Shallowford Road, Lewisville, NC  27023

- The fencing is something we can work together with the neighborhood on. It is open for discussion. The overall goal is for it to blend in, to basically be a residential property where the landscaping flows with what is behind it and what’s in the neighborhood. We would like to work with the community and everybody be in agreement with what it’s going to be. It would be something opaque.

Aaron King conveyed that the ordinance requires the fence be at least five (5) feet in height and opaque. What material is used is up for discussion; however, the ordinance states: fence or wall opaque, vertical structure constructed of masonry, concrete, metal or wood material which does not allow light to pass through.

Allen Surratt, P.O. Box 2043, Advance, NC  27006

- I have seven (7) properties in that neighborhood, three (3) of which are considered for the rezoning request.
- I can say there are some issues with on-street parking on that road. I think AARF has addressed that with off-street parking. They are basically condensing four potential pedestrian business properties into one. So I think overall that is going to be beneficial for the community. I own the property across the street. I plan to keep that and either refurbish it or take it down and put something nicer on it. I think it’s going to improve the properties in the neighborhood, and that’s why I support it.
Against:

Kavita Singh, 305 Thurston Street, Winston-Salem, NC 27103

- I own a salon and spa across from where AARF is going to be. Having my own business, I welcome other businesses. It’s always been a quiet and beautiful area. We have about 17 or 18 salon and spas in the whole neighborhood and quite a few residents.
- Our biggest concern is the barking and the dogs being outside. People come to get a service, spa, relaxation. We don’t want to hear noise.
- They mentioned they will be doing business on Saturdays -- we do business on Saturdays as well.
- Our other concern is parking. If it is going to bring a lot of traffic, then it will impact my business. I have an upscale salon and spa and the look of their business will matter because I’m right across the street from them.
- I have seven (7) or eight (8) girls who rent booths from me and if they are not happy, then they will leave. I would lose my income and my business. I need to give them safety and security that this is not going to impact our business.

Ms. Singh was asked what she thought about what she heard from the proponents and she expressed that she was not aware that there could be upwards of 30 dogs on Saturdays. She was under the understanding that the time would be 12:00-6:00 and heard now that it will be 10:00-6:00. Ms. Singh expressed that she is not opposing or supporting, just concerned.

(Ms. Singh showed a picture of her business).

Tommy Hicks explained to Ms. Singh his experience in seeing the adoption fairs at Thruway Shopping Center that the dogs were getting so much attention that they were doing very little barking.

George Bryan inquired as to whether Ms. Singh thought this might potentially increase her business. Ms. Singh reiterated her concerns.

Kevin Ebbink, 301 Upton Street, Winston-Salem, NC

- I have a different viewpoint. Nothing against AARF. No problem about their intent. I won’t be talking about the dogs.
- I notice the words “Planning Board” here. I live in West End and we have had to protect that neighborhood through a historic district. I have been working in this area for 18 years and I have taken it for granted. I assumed there were some protections for the character of the neighborhood.
- We are removing three (3) properties that have been there for over 50 years. The thing that bothers me the most is that I didn’t realize what could replace these properties.
There is a proposed site for a two-story office building in the neighborhood that is not in character with this neighborhood at all. Somehow it’s being approved with no question.

- I don’t see this particular neighborhood being protected, and it should be protected for several reasons.
- There are about 200 residents in this area so I just want to remind you of a couple things. One, this neighborhood is historical in nature. It needs to be protected, and I’m realizing it’s not.
- I think that a fence on that lot without appropriate robust landscaping would be inappropriate. And I would like to see some elevation changes.
- I appreciate the salon because they built a building that is quality and looks like the neighborhood.
  (Mr. Ebbink showed pictures of his property and other properties in the neighborhood)
- If the purpose of this Planning Board is to protect certain areas, I think you guys need to do whatever you need to do to get a special commission together to relook at this neighborhood so that we do not have two-story structures being put in there, which is happening right now.
- I like the people and I like the project.

George Bryan explained to Mr. Ebbink that in the planning process there is now a way that neighborhoods can request an overlay. Aaron King explained how the Neighborhood Conservation Overlay works, and how the uses work in this neighborhood.

George Bryan asked Mr. Ebbink if he felt there needed to be something clearly written about the noise of dogs. Mr. Ebbink felt that because there are residences it would be more appropriate to move the starting time of the dog fair from 10:00 to 12:00. Mr. Ebbink was concerned that on a Saturday morning his renter would not want the potential noise.

Melynda Dunigan spoke in regards to the importance of protecting this mixed-use area. Melynda also spoke to concern about rezoning to LB from PB, and what that would do in terms of encouraging other types of commercial development that is not in character with the area.

Aaron King spoke to the PB zoning and the area plan recommendations.

Randy Draughn – 4601 Kinnamon Road, Winston-Salem, NC  27103

- I own and operate a business directly across the street, Bretco Electric Company. I started out in opposition of this, and after being educated, I think it’s a pretty good deal. But I have a lot of the same concerns as Kevin and a lot of these other people -- that aesthetically it needs to fit with the neighborhood.
- My main issue is if this were passed and zoned for an indoor kennel, and these people didn’t stay, someone else could come and this could be a dog run without any additional review.
Chris Murphy explained that if that happened it would have to come back through the rezoning process to change the condition of approval. The conditions and the site plan run with the property, not the occupant.

**WORK SESSION**

John Sipe explained the aesthetics that they had in mind for the property that would be in keeping with the neighborhood.

Neil Arrington, Arrington Landscape Architect, 316 Riverwood Drive, Lewisville, NC 27023

- I’m the landscape architect responsible for the site planning for this project. We are currently meeting all the requirements for streetyards and bufferyards, but we would do some additional foundation plantings. I worked on the Singh project when it was in the hands of Full Circle Builders and helped with the landscaping and site planning. We can do some nice compatible landscaping, whatever the conditions are.
- There is a nice composite type fencing now that looks like lumber but is a maintenance-free product. It’s a matter of what conditions you may want to put on the property, and we would be glad to comply with them.

Aaron King explained that there are at least three (3) street trees that are shown in the 82-foot run section along Thurston Street.

John Sipe commented that they tried to meet the minimum of what staff was asking but that they would give it a nice look.

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: Chris Leak
VOTE:
FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith
AGAINST: None
EXCUSED: None

3. Zoning petition of Rogers Starbuck Properties, LLC from LO to PB-L (Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursing Care Institution; Offices; Police or Fire
This is automatically continued to January 10, 2019, per the applicant’s request and as per Planning Board’s By-Laws.

4. Site Plan Amendment of Jemsite Development, LLC for a Motor Vehicle, Repair and Maintenance use in a GB-S zoned site: property is located on the west side of Silas Creek Parkway, north of Fairlawn Drive (Zoning Docket W-3393) (Case Starts at 2:46).

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the Site Plan Amendment and certified that the site plan (including staff recommended conditions) meets all code requirements if the petition is approved.
SECOND: Jason Grubbs
VOTE:

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

5. Zoning petition of Martha Merkle and Frederick Lowrey from RS9 to LO-S (Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Museum or Art Gallery; Offices; Police or Fire Station; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Adult Day Care Center; Child Care Sick Children; Child Day Care Center; Residential Building, Multifamily; and Residential Building, Townhouse): property is
located on the southeast corner of Old Salisbury Road and West Clemmons\nville Road (Zoning Docket W-3394) (Case Starts at 6:05).

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: Tommy Hicks

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

AGAINST: None

EXCUSED: None

6. An ordinance amendment proposed by the Winston-Salem City Attorney’s Office revising Chapters A and B of the *Unified Development Ordinances* to modify the use “Electronic Sweepstakes Operation”. (UDO-288) (Case Starts at 2:02:05).

Tiffany White gave an overview and background of UDO-288. The amendment proposes a change in the definition of electronic sweepstakes operations. The text would now reference the North Carolina General Statutes, for anyone moving forward.

Staff recommends approval and Jerry Kontos, City Attorney, was present for questions.

Melynda inquired as to what will happen to existing operations and whether bingo is regulated in any way.

Jerry explained that bingo does not fall within the purview of the statute, but that they would need to follow whatever statutes are in place for bingo.

With respect to businesses that exist now, the vast majority of those businesses came in under permits once it was clarified that they were no longer classified under Services A. Many of those businesses closed when the law was changed. There is a new iteration of businesses that have popped up throughout the city and none of those businesses received permits from the City, so
they’re all illegal. The police department has been working with the District Attorney’s Office; there are currently two (2) active cases and three (3) more which are following behind it. There is now a more concerted and deliberate attempt, from a criminal standpoint, to address and shut down these cases.

Jerry and Chris Murphy explained why the change in definition is important to be able to enforce from a zoning standpoint and how difficult it was to enforce before the change.

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

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith
AGAINST: None
EXCUSED: None

C. SPECIAL USE PERMITS

Gary Roberts presented the staff report.

1. W-3392; Wilson Cook Medical, Inc. (Vulcan Lands, LLC); western terminus of Pinebrook Knolls Drive, south of East Hanes Mill Road; City of Winston-Salem; Special Use Permit for a Quarry in GI zoning; 16.6 acres (Case Starts at 8:20).

MOTION: Clarence Lambe moved approval of the Special Use Permit.
SECOND: Chris Leak

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

D. PRELIMINARY SUBDIVISION APPROVALS

Gary Roberts presented the staff report.

1. #2018122; WPDA Inc. (Whitaker Park East); northwest corner of Reynolds Boulevard and Indiana Avenue; City of Winston-Salem; 10 Lot commercial subdivision zoned GI and GO; 61.58 acres (Case Starts at 10:11).

MOTION: Clarence Lambe moved approval of the Preliminary Subdivision Approval.
SECOND: Jason Grubbs

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

E.  PLANNING BOARD REVIEWS

1.  PBR 2018-05; Brian Hall (Country Club Ridge Phase 4); west side of Fairway Forest Drive, east of Novack Street; 26 Lot PRD in RS9 zoning; City of Winston-Salem; 14.85 acres  (Case Starts at 12:03).

   This is automatically withdrawn per the applicant’s request and as per Planning Board’s By-Laws.

2.  PBR 2018-06; Kerwin Baptist Church (Kerwin Baptist Church); southwest corner of Chess Lane and Old Hollow Road; Day Care Center Accessory to Church zoned IP; Forsyth County; 22.66 acres (Case Starts at 12:30).

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

3.  PBR 2000-36; Ramey Properties, LLC (Sage Meadows Phase 3, Section 2); eastern terminus of Wharton Avenue, east of Old Salisbury Road; 21 Lot PRD in RS9 zoning; City of Winston-Salem; 6.52 acres (Case Starts at 13:45).

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

F.  STAFF REPORT

January caseload is small; one continued case and one new subdivision, and as such there will be no sign check on December 21st.
The Northern Beltway/US 158 Interchange Plan meeting scheduled for December 11th was canceled due to weather and is rescheduled for January 22nd.

On December 4th there was a drop-in session for the Downtown Streetscape Master Plan. About 20-25 people came out for the session. Only a handful came out for the public meeting that night. The online survey turned out about a thousand responses and over 4,000 individual data points. That is going along very well and the consultants are pleased with the numbers.

There will be a local presentation in City Council Chambers on December 20th from 11:00-12:00 for the Innovations in Code Administration award that the Inspections Division received.

The Historic Resources Commission selected the historic markers that will be placed in 2019: the Jones House, Liberia, the “5” Royales, and the Huntley Furniture Company.

Aaron and staff wished the Planning Board Happy Holidays!

G. FOR THE GOOD OF THE ORDER
DOCKET #: W3391
(Continued from 12/13/2018)

PROPOSED ZONING:
PB-L

EXISTING ZONING:
LO

PETITIONER:
Rogers Starbuck Properties LLC

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 1

ACRES: 1.30

NEAREST BLDG: 0' west

MAP(S): 6835.01
DOCKET: W-3391
STAFF: Gary Roberts, Jr. AICP

Petitioner(s): Rogers Starbuck Properties, LLC
Ownership: Same

REQUEST

From: LO
To: PB-L

Acreage: ± 1.3 Acres

LOCATION:

Street: West side of South Cherry Street, between First Street and Salem Parkway (Business 40).
Jurisdiction: City of Winston-Salem

SECOND AUTOMATIC CONTINUANCE:

This request was automatically continued from the December 10, 2018 Planning Board meeting to the January 10, 2019 meeting. Because this second continuance request was received prior to 5pm on Monday January 7, 2019, this case is automatically continued to the February 14, 2019 Planning Board meeting.
REQUEST

This zoning text amendment is proposed by Planning and Development Services staff to amend Chapters A & B of the Unified Development Ordinances (UDO) to clarify Off-Premises Sign Regulations for the Winston-Salem zoning jurisdiction.

BACKGROUND

Since its adoption in 1994, the UDO has included provisions limiting the placement of off-premises signs (commonly known as billboards) to sites along roads in the Interstate System or the National Highway System. The UDO further limits the placement of such signs by only permitting them on HB (Highway Business), LI (Limited Industrial), GI (General Industrial), and CI (Central Industrial) zoned property, and prohibiting their installation along aesthetically significant sections of highways known as view corridors. As the UDO language suggests, the intent of this provision was to only allow off-premises signs along highways and interstates, where high travel speeds would make the scale of such signs appropriate. However, some surface roads, such as University Parkway and part of Silas Creek Parkway, are currently part of the National Highway System (Exhibit A) - it was not the intent of the UDO to allow off-premises signs along such roads.

ANALYSIS

UDO-289 proposes clarifying where off-premises signs are allowed by referring to a map showing the specific roads they are allowed along, the Winston-Salem Billboard Roadways Map (Exhibit B). This map will be kept in the Planning office and posted on the department’s webpage. Staff believes the creation of this map will eliminate any confusion as to where billboards are/are not allowed within the City’s jurisdiction.

Additionally, the UDO currently defines off-premises signs for the Forsyth County zoning jurisdiction, but not for the Winston-Salem jurisdiction. This amendment addresses this oversight by including a definition of off-premises signs for the Winston-Salem jurisdiction (which uses the same language as the Forsyth County definition). Staff believes this text amendment will improve the clarity of the UDO and recommends its approval.

RECOMMENDATION

APPROVAL
UDO-289

AN ORDINANCE PROPOSED BY PLANNING AND DEVELOPMENT SERVICES STAFF AMENDING THE UNIFIED DEVELOPMENT ORDINANCES TO CLARIFY OFF-PREMISES SIGN REGULATIONS FOR THE WINSTON-SALEM ZONING JURISDICTION

Be it ordained by the City Council of the City of Winston-Salem, North Carolina, that theUnified Development Ordinancesis hereby amended as follows:

Section 1. Chapter A, Article II – Definitions is hereby amended to add the following definition:

Article II – Definitions

SIGN, GROUND (OFF-PREMISES). (W) A freestanding sign which draws attention to or communicates information about a business, service, commodity, accommodation, attraction, or other activity which is conducted, sold, or offered at a location other than the premises on which the sign is located.

Section 2. Chapter B, Article II, Section 3-2 – Sign Regulations is hereby amended as follows:

3-2.1 SIGN REGULATIONS (W)

(J) Off-Premises Freestanding Signs

(1) Zoning Districts. ..... Freestanding signs (off-premises) are permitted only in the HB, LI, GI, and CI zoning districts and only along designated roads which are not identified as view corridors listed in Section B.3-2.1(J)(2) and exist along designated roads as per Section B.3-2.1(J)(3), except along sections of these roads designated as view corridors per Section B.3-2.1(J)(2).

(2) View Corridors. ..... No off-premises sign shall be permitted in any view corridor as described in Table B.3.7 and shown on the View Corridor Map located in the office of the Planning Board.

Table B.3.7

<table>
<thead>
<tr>
<th>Designation</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. &quot;A&quot;</td>
<td>The north side of Business 40 from Peters Creek Parkway on the west to Cameron Avenue on the east</td>
</tr>
<tr>
<td>2. &quot;B&quot;</td>
<td>The south side of Business 40 from Peters Creek Parkway on the west to US 52 on the east</td>
</tr>
</tbody>
</table>
3. **"C"**  The west side of US 52 from 16th Street on the north to the Southern Railroad line on the south

4. **"D"**  The west side of US 52 from the Southern Railroad line on the north to Mock Street on the south

5. **"E"**  The east side of US 52 from Business 40 on the north to Mock Street on the south

6. **"F"**  The south side of Business 40 from US 52 on the west to US158 (Reidsville Road) on the east

7. **"G"**  Both sides of I-40 from Jonestown Road on the west to the City zoned jurisdiction on the east

8. **"H"**  Both sides of US 311 from I-40 on the west to the Forsyth County line on the east

9. **"I"**  Both sides of US 311 connector from Business 40 on the north to I-40 on the south

10. **"J"**  Both sides of the Northern Beltway from Stratford Road (US 158) on the south to US 52 on the north

11. **"K"**  Both sides of the Northern Beltway from US 52 on the west to the southern terminus of the beltway on the east

12. **"L"**  Both sides of I-40 in the unincorporated area of Forsyth County

13. **"M"**  Both sides of US 421 from I-40 on the east to the Winston-Salem City limits on the west

(3) **Designated Roads.**

(a) Permitted Areas. ..... Freestanding signs (off-premises) are permitted only along roads in the Interstate System or the National Highway System identified on the Winston-Salem Billboard Roadways Map located in the office of the Planning Board.

**Section 3.** This ordinance shall be effective upon adoption.
CASE: #2019001
PIN: 6806-69-2639
SCALE: 1" represents 500'
STAFF: Reed
GMA: 3
ACRES: 16.64
MAP(S): 6806.02, 6807.04
SITE PLAN REVIEW RECORD  

January 10, 2019 Planning Board Meeting

1) SITE PLAN TITLE AND NUMBER: Petree Ridge #2019001

2) TYPE OF DEVELOPMENT: Single Family Subdivision

3) ACREAGE: 16.64

4) ZONING: Existing: RS9

5) # UNITS/LOTS: 17  DENSITY: 0.98 units per acre

6) SITE PLAN PREPARER: Allied Design, Inc.
   4720 Kester Mill Road
   Winston-Salem, NC 27103
   PHONE: 336-765-2377
   FAX: 336-760-8886
   E-MAIL: scausey@allied-engsurv.com

7) OWNER AND/OR AGENT: Hubbard Realty
   1598 Westbrook Plaza Drive Ste 200
   Winston-Salem, NC 27103
   PHONE: 336-733-1524
   E-MAIL: bgodfrey@hubbardcommercial.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 the City of Winston-Salem Public Works Department.
  b. Any encroachment into the regulated floodplain area will require approval of a Floodplain Development Permit.
  c. 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. Plan may include the establishment of a Homeowners Association and a funded escrow account for maintenance and repair of stormwater controls. 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 SIGNING OF FINAL PLATS:
  a. Developer must build or bond public streets to City of Winston-Salem public street standards.
  b. Developer shall dedicate a 40' wide greenway easement Mill Creek. The easement should begin 25' from top-of-bank to meet the stormwater ordinance buffer requirements.
c. Developer shall complete all requirements of the driveway permit.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
Thursday, January 3, 2019

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: 14

Engineering

2018-12-04 Issued for Presubmittal Review.pdf [24 redlines] (Page 1)

13. Text Box  B

City of Winston-Salem  C&G and SW req'd along Petree Rd
Albert Gaskill
336-747-6846
albertcg@cityofws.org
12/14/18 11:59 AM
01.07) Application for Preliminary Subdivision Approval - 2
<table>
<thead>
<tr>
<th>Company</th>
<th>Contact Person</th>
<th>Phone Number</th>
<th>Email Address</th>
<th>Date/Time</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allied Design, Inc.</td>
<td>Steve Causey</td>
<td>336-765-2377</td>
<td><a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a></td>
<td>1/2/19 4:31 PM</td>
<td>Improvements to be required per driveway permit approval noted on plans.</td>
</tr>
<tr>
<td>City of Winston-Salem</td>
<td>Albert Gaskill</td>
<td>336-747-6846</td>
<td><a href="mailto:albertcg@cityofws.org">albertcg@cityofws.org</a></td>
<td>12/14/18 11:59 AM</td>
<td>Engineering to review/approve all roadway design</td>
</tr>
<tr>
<td>Allied Design, Inc.</td>
<td>Steve Causey</td>
<td>336-765-2377</td>
<td><a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a></td>
<td>1/2/19 4:31 PM</td>
<td>Noted</td>
</tr>
<tr>
<td>City of Winston-Salem</td>
<td>Albert Gaskill</td>
<td>336-747-6846</td>
<td><a href="mailto:albertcg@cityofws.org">albertcg@cityofws.org</a></td>
<td>12/26/18 9:40 AM</td>
<td>NAE from lots 1 &amp; 17 to Petree Rd [Ver. 2] [Edited By Bryan Wilson]</td>
</tr>
<tr>
<td>Allied Design, Inc.</td>
<td>Steve Causey</td>
<td>336-765-2377</td>
<td><a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a></td>
<td>1/2/19 4:32 PM</td>
<td>NAE noted on plan.</td>
</tr>
</tbody>
</table>

14. Text Box B

15. Text Box B

16. Text Box B
**Erosion Control**

**General Issues**

**19. Erosion Control Plan Needed**

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/)

**Inspections**

**General Issues**

**26. Zoning**

Tree Save Area legend with calculations and TSA landscape plan will be required with an erosion control permit application:

[http://www.cityofws.org/portals/0/pdf/planning/ddr/forms/Tree_Save_Legend_20091008.pdf](http://www.cityofws.org/portals/0/pdf/planning/ddr/forms/Tree_Save_Legend_20091008.pdf)
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<th>MapForsyth Addressing Team</th>
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<tr>
<td><strong>General Issues</strong></td>
<td></td>
</tr>
<tr>
<td><strong>12. Addressing &amp; Street Naming</strong></td>
<td></td>
</tr>
<tr>
<td><strong>MapForsyth</strong></td>
<td>Please send new road name to Matt Hamby (<a href="mailto:hambyme@forsyth.cc">hambyme@forsyth.cc</a>). Can not use &quot;Petree Ridge Court&quot;.</td>
</tr>
<tr>
<td>Matthew Hamby</td>
<td></td>
</tr>
<tr>
<td>3367477074</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:hambyme@forsyth.cc">hambyme@forsyth.cc</a></td>
<td></td>
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<tr>
<td>12/14/18 11:39 AM</td>
<td></td>
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<tr>
<td>01.07) Application for Preliminary Subdivision Approval - 2</td>
<td></td>
</tr>
<tr>
<td><strong>Allied Design, Inc.</strong></td>
<td>Road name revised to Petree Knoll Court.</td>
</tr>
<tr>
<td>Steve Causey</td>
<td></td>
</tr>
<tr>
<td>336-765-2377</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:scausey@allied-icensurv.com">scausey@allied-icensurv.com</a></td>
<td></td>
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<td>1/2/19 4:34 PM</td>
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<thead>
<tr>
<th>Planning</th>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>General Issues</strong></td>
<td></td>
</tr>
<tr>
<td><strong>18. CAC/Greenway</strong></td>
<td></td>
</tr>
<tr>
<td><strong>City of Winston-Salem</strong></td>
<td>A greenway was proposed along Mill Creek as part of the Greenway Plan Update as a Tier 3 project. A 40’ greenway easement is requested along Mill Creek. The easement should begin 25’ from top-of-bank to meet the stormwater ordinance buffer requirements.</td>
</tr>
<tr>
<td>Amy Crum</td>
<td></td>
</tr>
<tr>
<td>336-747-7051</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:amyc@cityofws.org">amyc@cityofws.org</a></td>
<td></td>
</tr>
<tr>
<td>12/14/18 4:40 PM</td>
<td></td>
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<tr>
<td>01.07) Application for Preliminary Subdivision Approval - 2</td>
<td></td>
</tr>
<tr>
<td>Company/Name</td>
<td>Details</td>
</tr>
<tr>
<td>------------------------------</td>
<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Allied Design, Inc.</td>
<td>Steve Causey 336-765-2377 <a href="mailto:scausey@allied-ensurv.com">scausey@allied-ensurv.com</a> 1/2/19 4:36 PM 01.07) Application for Preliminary Subdivision Approval - 2</td>
</tr>
<tr>
<td>City of Winston-Salem</td>
<td>Kirk Ericson 336-747-7045 <a href="mailto:kirke@cityofws.org">kirke@cityofws.org</a> 12/26/18 9:01 AM 01.07) Application for Preliminary Subdivision Approval - 2</td>
</tr>
<tr>
<td>Allied Design, Inc.</td>
<td>Steve Causey 336-765-2377 <a href="mailto:scausey@allied-ensurv.com">scausey@allied-ensurv.com</a> 1/2/19 4:44 PM 01.07) Application for Preliminary Subdivision Approval - 2</td>
</tr>
</tbody>
</table>

**21. CPAD**

City of Winston-Salem
Kirk Ericson 336-747-7045 kirke@cityofws.org 12/26/18 9:01 AM 01.07) Application for Preliminary Subdivision Approval - 2

No comments regarding the land use. However, do we have a concern about lack of street connectivity to the east and west of the site? Planning staff will not require that stub connections be made; however, the reason you cannot meet the connectivity index should be explained in your legend.

Additionally, the site boundaries on the vicinity map are much larger than what is actually being shown on the proposed plan. Please correct.

[Ver. 3] [Edited By Bryan Wilson]

City of Winston-Salem
Heather Bratland 336-727-8000 heatherb@cityofws.org 12/17/18 4:03 PM 01.07) Application for Preliminary Subdivision Approval - 2

No comments

**22. Historic Resources**

City of Winston-Salem
Heather Bratland 336-727-8000 heatherb@cityofws.org 12/17/18 4:03 PM 01.07) Application for Preliminary Subdivision Approval - 2

No comments

Allied Design, Inc.
Steve Causey 336-765-2377 scausey@allied-ensurv.com 1/2/19 4:44 PM 01.07) Application for Preliminary Subdivision Approval - 2

Noted

**Stormwater**

**General Issues**

17. Stormwater Permitting Required
Based on what is shown the site will have to apply for a Post Construction Stormwater Management permit. The site is less than 2 units per acre and so that means it is considered a low density site as regards the water quality provisions of the permit and thus will not have to manage the first inch of runoff for water quality. It will however have to address all applicable low density permit items such as use of vegetative conveyances to the maximum extent practicable. While I don't see the total proposed built upon area stated I would assume based on 4,000 sq.ft. per lot that is stated and the number of lots and roadway that there will be an increase of 20,000 sq.ft. or more of net new impervious area and therefore the quantity provisions of the ordinance will also apply. Therefore, the development must either manage for the 2, 10 and 25 year peak storm events to at or below the pre development rates and also manage the increase in the pre versus post 25 year volume in an approved Stormwater management system, or in lieu of management for quantity, provide a no adverse impact downstream study.

Utilities

23. General Comment

City of Winston-Salem
Charles Jones
336-727-8000
charlesj@cityofws.org
12/18/18 9:57 AM
01.07) Application for Preliminary Subdivision Approval - 2

Submit water/sewer extension plans to Utilities Plan Review for permitting/approval. Water meters purchased through COWS. Please be mindful that the driveway to the flag lot will be in our permanent Sanitary Sewer easement. This is fine with Utilities, but if any repair is warranted in the future, Utilities will NOT BE RESPONSIBLE for replacing the driveway. Please relay this information to the people that purchase this lot.

Allied Design, Inc.
Steve Causey
336-765-2377
scausey@allied-engsurv.com
1/2/19 4:45 PM
01.07) Application for Preliminary Subdivision Approval - 2

noted.

WSDOT

24. General Comments
Locate driveways as far away from the intersections as possible. NAE along lots 1 and 17. Curb and Gutter and Sidewalk will be required along property frontage. Dedicate R/W 1' behind sidewalk.

Show sidewalk on the plan as indicated here.

sidewalk has been shown
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.