PUBLIC HEARING
AGENDA

FEBRUARY 14, 2019

CAC Count Zinzendorf Award - Bookmarks
Planning Board Member Information

DATES TO REMEMBER:

February 14, 2019 - 4:30 P.M. Public Hearing
February 25, 2019 - 8:15 A.M. Sign Check
February 28, 2019 - 4:30 P.M. Work Session

March 14, 2019 - 4:30 P.M. Public Hearing
March 25, 2019 - 8:15 A.M. Sign Check
March 28, 2019 - 4:30 P.M. Work Session
Rules and Procedures

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

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

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CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- January 10, 2019 Public Hearing
- January 24, 2019 Work Session

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 withdrawn per the applicant's request and as per Planning Board's By-Laws.
2. Zoning petition of Union Cross Moravian Church from AG to NB: property is located on the west side of Union Cross Road, north of Pinewood Terrace (Zoning Docket W-3395).
   a. Zoning Recommendation.

3. Zoning petition of Diamond Star Pro, Inc. from GI to RS7: property is located on the north side of Hanes Avenue, east of Glenn Avenue (Zoning Docket W-3396).
   a. Zoning Recommendation.

4. Site Plan Amendment of Jak Ventures, LLC for a Residential Building, Multifamily use in a RM8-S zoning district: property is located on the west side of Olivers Crossing Drive, west of Peters Creek Parkway (Zoning Docket W-3397).

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

C. PLANNING BOARD REVIEWS

1. PBR 2013-05; Highmark School Development, LLC (NCLA Phase III High School); north side of High Point Road, east of Ridgestone Lane; school, private in an AG Zoning district; 40.63 acres.

D. STAFF REPORT

E. 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. 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).

APPROVED.

Planning Board and staff recommended approval of the amendment and certified that the site plan meets all UDO requirements if the petition is approved. The request was approved with amended conditions that hours of operation on Saturdays are 12:00-6:00 and no dogs are kenneled overnight.

2. Special Use Permit for Wilson Cook Medical, Inc. for a Mining, Quarry, or Extractive Industry use in a GI zoning district: property is located at the western terminus of Pinebrook Knolls Drive, south of East Hanes Mill Road; (Zoning Docket W-3392).

APPROVED.

Planning Board and staff recommended approval of the special use permit and certified that the site plan meets all UDO requirements if the petition is approved.

3. 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).

APPROVED.

Planning Board and staff recommended approval of the site plan amendment and certified that the site plan meets all UDO requirements if the petition is approved.

4. 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 Village Road; (Zoning Docket W-3394).

APPROVED.
Planning Board and staff recommended approval of the amendment and certified that the site plan meets all UDO requirements if the petition is approved.

5. 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).

   APPROVED.

Planning Board and staff recommended approval of the amendment.

6. An ordinance amendment proposed by Planning and Development Services staff revising Chapters A and B of the *Unified Development Ordinances* that revises the standards for outdoor lighting (UDO-286).

   APPROVED.

Planning Board and staff recommended approval of the amendment.

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

Planning Board and staff recommended approval of the amendment.

**FORSYTH COUNTY BOARD OF COMMISSIONERS**

There have been no actions by the Board of Commissioners on Planning Board matters since the printing of the last Agenda Book.
MINUTES  
CITY-COUNTY PLANNING BOARD  
JANUARY 10, 2019  
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, Brenda Smith

MEMBER ABSENT: Johnny Sigers

PRESIDING: Arnold King

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

• December 13, 2018 Public Hearing

MOTION: Clarence Lambe moved approval of the minutes.
SECOND: Chris Leak

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

B. PUBLIC HEARING ITEMS

The actual order of cases considered by the Planning Board on January 10, 2019, is determined procedurally by taking consent agenda cases first, then cases for which there was a public hearing. Accordingly, the order of cases on January 10, 2019, were as follows: B.1.; C.1.; B.2.

Tommy Hicks arrived after Item C.1. (#2019001; Hubbard Realty) was voted on.

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) (Case starts at 2:05).

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

2. An ordinance amendment proposed by Planning and Development Services staff to clarify off-premises sign regulations in Winston-Salem (UDO-289) (Case starts at 3:10).

Kirk Ericson presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

- There was discussion of the intent of UDO-289 – which is to establish a locally-maintained map to show the roads where billboards are allowed in Winston-Salem and to eliminate ordinance references to the National Highway System, which will reduce unintended consequences from changes made at the federal level.

- The proposed changes will give City Council direct control over where billboards are allowed, as changes to this map could only be made at the local level, and will eliminate any confusion about where billboards are allowed in Winston-Salem.

- Arnold King questioned the areas where billboards are allowed and not allowed, and Kirk explained protected view corridors in answer to Arnold’s questions.

- In utilizing Exhibit A, there was conversation in regards to zoning of billboards in the county and city limits, as well as further conversation on view corridors. The view corridor text amendment was adopted by both city and county.
• Chris explained that what the text amendment would essentially accomplish is to take back the intent of the 1995 adoption of the amendment. It is not to impose any new restrictions.

• Aaron encouraged the Board to not focus on view corridors, which could potentially confuse the issue, but to focus on the fact that the amendment is intended to revert back to the adoption of the amendment, and putting a correct map in place to show where billboards are allowed.

MOTION & SECOND: By unanimous consent to recommend approval of the ordinance amendment.

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

C. PRELIMINARY SUBDIVISION APPROVALS

Gary Roberts presented the staff report.

1. #2019001; Hubbard Realty (Petree Ridge); north side of Petree Road, east of Shattalon Drive; City of Winston-Salem; 17 lot single family subdivision in RS9; 16.64 acres (Case Starts at 2:17).

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

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

D. STAFF REPORT

Aaron King acknowledged Council Member Scippio and welcomed her to the meeting.

Desmond Corley will be filling the Land Use Coordinator position at the end of January.

The following cases were approved by City Council at their last meeting: UDO-286; UDO-288; W-3394; W-3393; W-3392; and W-3390, with modified conditions of hours being 12:00-6:00 and no boarding of dogs.
Cases for February include Continued Item W-3391; three new rezoning cases; one site plan amendment; and one Planning Board Review case.

The Beltway Interchange meeting has been re-scheduled for January 22nd at the Walkertown Library at 6:00 p.m., and the second Peters Creek Parkway Corridor Plan meeting is scheduled for January 29th at 6:00 p.m. at the Georgia Taylor Recreation Center.

There will be a work program status report update at the Work Session meeting scheduled for January 24. Steve Smotherman will be giving a talk on industrial opportunity areas, and Tiffany White will be giving a brief presentation on the 2020 Census at that same meeting.

E. FOR THE GOOD OF THE ORDER
MEMBERS PRESENT: George Bryan, Melynda Dunigan, Jason Grubbs, Arnold King, Chris Leak, Johnny Sigers, Brenda Smith
MEMBERS ABSENT: Tommy Hicks, Clarence Lambe
PRESIDING: Arnold King

I. UPDATE ON WHITAKER PARK (Bob Leak)

Bob Leak, with Winston-Salem Business, Inc., presented background information on Whitaker Park and explained how the Whitaker Park area is a mixed-use area with the goal of creating new jobs in the area. Whitaker Park is made up of light industrial, with a potential mid-sized hotel going into the area, as well as apartments, a data center, and other businesses. Cook Medical is a new tenant that will have approximately 650 employees.

Bob also reviewed a map of new construction of future roads for the area and placement of a variety of different sized buildings that will make up part of the East Campus. He also stated the significance of having mixed use in the area.

George Bryan raised a concern about removing the existing industrial zoning on the eastern portion of the site.

(Johnny Sigers and Brenda Smith joined the meeting.)

II. INDUSTRIAL OPPORTUNITY AREAS UPDATE (Steve Smotherman)

Steve Smotherman reported his findings of information about the history of large business/industrial park site identification in Forsyth County; the importance of large business/industrial parks for business recruitment and job creation; the factors used to determine prime business/industrial park locations; and the most common methodologies for deriving an adequate supply of business/industrial park land. Steve noted in his study that there have been no new business parks initiated since 2009. Some points that Steve made that were of significance for business recruitment was the fact that Forsyth County is well positioned, being centrally located along the east coast, and having a moderate climate that includes all four seasons. Steve noted that the Piedmont Triad region is one of only 29 locations in the nation that has four or more interstate highways passing through it.

A significant challenge for business recruitment in Forsyth County is the limited availability of large contiguous tracts suitable for future business/industrial park sites. Aaron King added that the City and County are both looking at potential sites with some acreage for potential business/industrial park sites.
Accessibility to sites was discussed. Melynda Dunigan suggested while looking at these opportunity areas that the Board should start thinking ahead about how new industrial parks can be integrated into the existing areas and about where the roads are going to go relative to the access points and to residential areas.

Steve explained that it is important to locate these parks near highway interchanges so that trucks don’t travel into neighborhoods.

There was discussion of GMA5 and sewer and water access in GMA5.

Steve’s report with a map of business/industrial park opportunity areas attached was dispersed.

III. AREA PLAN STATUS UPDATE (Tiffany White)

The Area Plan Implementation Status Report is updated every two years by staff. The last update was in 2017. Tiffany White explained how the report was broken out in the different categories. The next update will be spring of 2021. The current report is available online.

IV. 2020 CENSUS UPDATE (Tiffany White)

The census date is April 1, 2020. The Planning and Development Services Department initiates the Complete Count Committee for Forsyth County. Tiffany White explained all of the different agencies that will be involved in making up Complete Count Sub-committees that will be collecting data and initiating outreach.

You will now be able to complete the census online.

The goal is to get the community to participate so that federal funding matches up to the services that are extended to the community. Participation is critical because of funding; approximately $1,600 per person of federal funds is returned to the local community, so counting everyone is important.

V. MID-YEAR WORK PROGRAM UPDATE (Aaron King)

Aaron King reviewed the 2018-2019 Work Program Status Report with the Planning Board, drawing specific attention to the following items in more detail:

- Parcels on Unopened Public ROW (Page 1)
- Fencing Requirements (Page 2)
- Minor Subdivisions Requirement Revisions (Page 2)
- PRD Open Space Standards (Page 2)
- Parks and Open Space Plan Update (Page 5)
- Park Accessibility Report (Page 5)

Unanticipated or Significantly Expanded 2018-2019 Work Program Items were provided in a handout. Questions were raised about the rezoning study of Brookstown on the expanded items
Aaron King and Chris Murphy explained that an area off Brookstown Avenue is currently zoned GI and that there have been discussions with staff and Council Member Larson in regards to the most appropriate zoning for that area. Different zoning options were discussed with the Board.

VI.  DEBRIEFING PUBLIC HEARING MEETING OF JANUARY 10, 2019

Due to the fact that there was no motion or second on Item B.2. at the January public meeting, the city attorney instructed the minutes to read “by unanimous consent,” due to the vote being unanimous.

In regards to a sign approval that was voted on by the Board previously, Melynda Dunigan expressed concerns in regards to the electronic church sign on Peacehaven near Robinhood Road. When passing by the sign recently, Melynda thought that the brightness of the electronic sign was extremely blinding. Chris Murphy stated that there was nothing in the ordinance that limits the brightness of an electronic sign but that an individual staff member would talk with the church about that concern, since this was a case where the neighbors had concerns about the electronic sign, and the fact that the church said they would be sensitive to the neighbors’ concerns.

VII.   STAFF REPORT

There were 122 people at the US 158/Beltway Interchange meeting in Walkertown on January 22. There was good feedback by the citizens in attendance.

The Peters Creek Parkway Corridor Plan meeting will be January 29 at 6:00 p.m. at the Georgia Taylor Recreation Center.

An advertisement has been posted for a new Urban Design Planner position. Staff is looking for someone who has design skills, likely with an architecture or landscape architecture degree. Kirk Ericson explained the position to be critical for future studies, and is an opportunity to recruit diversity. Staff has submitted the job announcement to a variety of colleges and different professional sites for recruitment. The position will close February 13.

Staff briefed the County Commissioners on the lighting ordinance at their last meeting. There was also an update on Tanglewood Business Park and Smith Reynolds Airport projects.

On the February calendar for the public hearing meeting there are four zoning cases, a planning board review, and two cases for Walkertown.

VIII.  FOR THE GOOD OF THE ORDER
DOCKET #: W3391
(Continued from 12/13/2018 and 1/10/2019)

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
ZONING STAFF REPORT

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

WITHDRAWAL REQUEST:

Because a withdrawal request was received prior to 5pm on Monday February 11, 2019, this case is automatically withdrawn at the request of the petitioner.
DOCKET #: W3395

PROPOSED ZONING:
NB

EXISTING ZONING:
AG

PETITIONER:
Union Cross Moravian Church

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 3

ACRES: 0.45

NEAREST BLDG: 11' north

MAP(S): 6863.02

Property included in zoning request.

500' mail notification radius. Property not in zoning request.
CITY-COUNTY PLANNING BOARD  
DRAFT STAFF REPORT

<table>
<thead>
<tr>
<th>PETITION INFORMATION</th>
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<tbody>
<tr>
<td>Docket #</td>
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<tr>
<td>Staff</td>
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<td>Petitioner(s)</td>
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<td>Owner(s)</td>
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<td>Subject Property</td>
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<td>Address</td>
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<tr>
<td>Type of Request</td>
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<tr>
<td>Proposal</td>
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<tr>
<td>Neighborhood Contact/Meeting</td>
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<tr>
<td>Zoning District Purpose Statement</td>
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<tr>
<td>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</td>
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<table>
<thead>
<tr>
<th>GENERAL SITE INFORMATION</th>
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<tbody>
<tr>
<td>Location</td>
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<tr>
<td>Jurisdiction</td>
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<tr>
<td>Ward(s)</td>
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<tr>
<td>Site Acreage</td>
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<tr>
<td>Current Land Use</td>
</tr>
<tr>
<td>Surrounding Property Zoning</td>
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<td></td>
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</tbody>
</table>
and Use | East AG | South AG | Single family homes AG | West AG | Union Cross Moravian Church campus
---|---|---|---|---|---

**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?

Considering the modest scale of the subject property and the relatively intense agricultural uses which are permitted on the adjacent AG zoned properties, the nonresidential uses permitted in the proposed NB district are generally compatible with the uses permitted on the adjacent properties.

**Physical Characteristics**
The developed site has a gentle slope downward toward the northeast.

**Proximity to Water and Sewer**
The site has access to public water service but not public sewer service.

**Stormwater/Drainage**
No known issues.

**Watershed and Overlay Districts**
The site is not located within a water supply watershed.

**Historic, Natural Heritage and/or Farmland Inventories**
The Union Cross Moravian Church campus is directly east of the Smith-Tucker Farms Rural Historic District (FY3409). This property was determined to be eligible for listing in the National Register of Historic Places in 2006.

**Analysis of General Site Information**
The site is currently developed with a modest sized institutional building and its associated parking. The site does not appear to have any development constraints such as steep slopes, designated floodplains, or water supply 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>
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<tbody>
<tr>
<td>F-1400</td>
<td>AG to RM8-S</td>
<td>Approved 4-12-2004</td>
<td>±600’ east</td>
<td>87.06</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>Union Cross Road</td>
<td>Boulevard</td>
<td>226’</td>
<td>15,000</td>
<td>44,800</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**
Existing Zoning: AG
While the subject property is less than the 40,000 sf minimum lot size of the existing AG zoning, if one single family home was to be constructed on the site, it would generate approximately 10 Trips per Day.
### Proposed Zoning: NB

Staff is unable to provide an accurate trip generation for the proposed general use zoning because there is no site plan. However, based upon some of the uses permitted within the proposed NB district, an increase in traffic associated with the request may occur.

### Sidewalks

Sidewalks are located along the frontage of the subject property on Union Cross Road.

### Transit

Route 108 serves the intersection of Union Cross Road and Willard Road located approximately 3.5 miles to the west.

### Analysis of Site Access and Transportation Information

The site fronts on a four lane median divided boulevard which has sidewalks and excess capacity. Staff does not anticipate any negative transportation impacts from this request.

## CONFORMITY TO PLANS AND PLANNING ISSUES

### Legacy 2030 Growth Management Area

Growth Management Area 3 – Suburban Neighborhoods

### Relevant Legacy 2030 Recommendations

- Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan.
- Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.

### Relevant Area Plan(s)

*Southeast Forsyth County Area Plan Update (2014)*

### Area Plan Recommendations

- The site is located within the Union Cross Road/High Point Road Activity Center. The recommended land use is Institutional.
- The area plan supports the conversion of the existing homes facing Union Cross Road located directly north of the subject property to office or low intensity commercial uses.
- Office and low intensity commercial uses provide services to area residents, often with minimal negative impacts on adjacent residential uses.

### Site Located Along Growth Corridor?

The site is not located along a growth corridor.

### Site Located within Activity Center?

The site is located within the Union Cross Road/High Point Road 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?**

Yes
The request is to rezone a .45 acre site which contains a modest sized institutional building and parking area from AG to NB. The building was built in the 1950’s by the Union Cross Moravian Church for use as a volunteer fire department. It was later used for Boy Scouts, seasonal fundraising for the church, storage, and child care.

The site is located within the Union Cross Road/High Point Road Activity Center as identified in the Southeast Forsyth County Area Plan Update. The recommended land use is institutional (due to the association with the church). However, the seven single family homes located directly north of the subject property are also within this activity center and are recommended for conversion to office or low intensity commercial uses. The NB district would therefore be an appropriate district for these adjacent properties.

The NB district has many inherent design requirements which are intended to minimize off site impacts while providing for small scale commercial needs within a neighborhood setting. These include limitations on signage, lighting, landscaping, building size, and location of parking. The subject property has a history of nonresidential/institutional use. Staff sees the request as reasonably consistent with the area plan given the specific location of the site and its historical use along with limited nature of the requested NB district. Staff recommends approval.

### CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
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<tbody>
<tr>
<td>The site is located within an activity center and fronts on a boulevard with ample capacity.</td>
<td>The area plan recommends institutional land use for the subject property.</td>
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<tr>
<td>The site is developed with a building which has a long history of institutional related uses.</td>
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<tr>
<td>The area plan supports the conversion of the existing homes located directly north of the site along Union Cross Road to office or low intensity commercial uses.</td>
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<tr>
<td>The request is consistent with the purpose statement of the NB district which has requirements designed to allow convenient commercial services close to and within residential areas.</td>
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<tr>
<td>The request should generate little additional traffic.</td>
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**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 AG ZONING DISTRICT
City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Animal Feeding Operation
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Fish Hatchery
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Urban Agriculture

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Cemetery
Church or Religious Institution, Community
Golf Course
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris
Library, Public
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Agricultural Production, Livestock
Borrow Site
Child Day Care, Large Home
Dirt Storage
Fishing, Fee Charged
Habilitation Facility A
Manufactured Home, Class A
Nursing Care Institution
Park and Shuttle Lot
Recreational Vehicle Park
Riding Stable
Special Events Center

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Transmission Tower ‘SUP not required if requirements of Section B.2-5.2(A) are met

Revised 2/27/2017
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Arts and Crafts Studio
Child Care, Drop-In
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Combined Use
Convenience Store
Food or Drug Store
Furniture and Home Furnishings Store
Government Offices, Neighborhood Organization, or Post Office
Library, Public
Motor Vehicle, Repair and Maintenance
Museum or Art Gallery
Offices
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Residential Building, Duplex
Residential Building, Single Family
Residential Building, Twin Home
Restaurant (without drive-through service)
Retail Store
Services
Veterinary Services

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Child Day Care, Large Home
Limited Campus Uses
Residential Building, Townhouse
Residential Building, Multifamily
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Banking and Financial Services
Bed and Breakfast
Child Care, Sick Children
Child Day Care Center

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

1See Section B.2.1.3(E)(3)
5SUP not required if requirements of Section B.2.5.2(A) are met
December 6, 2018
Union Cross Moravian Church
4295 High Point Road
Winston Salem, NC 27107

Rezoning Community Outreach Notification and Meeting Invitation

Property Owner:

<Owner Name & Address>

Dear Mr or Mrs <Name>,

Union Cross Moravian Church owns a property located at 1780 Union Cross Road, Kernersville, NC 27284 and is requesting the city of Winston-Salem to rezone this location from AG (Agricultural) to NB (Neighborhood Business).

Your property located at <Owners Property> is nearby, so we are inviting you to a meeting where a presentation will be given about the Thrift Store, discuss the rezoning request and answer any questions you may have.

We are requesting this zoning change to open Union Cross Thrift Store within the next 6 months. This Thrift Store will function as a fund raiser for Union Cross Moravian Church and Outreach Mission for our community.

In order to fully inform every one of the project and answer any questions, we are inviting you to the following Public Meeting:

**Location:** Union Cross Moravian Church - Fellowship Hall
4295 High Point Road
Winston-Salem, NC 27107

**Date:** December 27th, 2018

**Time:** 6:30-8:00 PM

If you have any questions about the location of the meeting, please call the church office at 336-769-2411 between 9:00 AM - 1:00 PM, Monday – Friday

We look forward to sharing with you this new mission for Union Cross Moravian Church.
Union Cross Moravian Church  
4295 High Point Road, Winston-Salem, NC 27107

Community Outreach Zoning Meeting was held in UCMC Fellowship Hall  
On 12/27/2018, 6:30 pm

SUMMARY:

On December 6, 2018 we mailed 24 letters to property owners in the general area surrounding our site informing them of the proposed rezoning and invited them to a neighborhood meeting on December 27, 2018. We heard back by phone from 1 individual who informed us they could not attend, but that they had no problems with the rezoning. We held the meeting at Union Cross Moravian Church Fellowship Hall at 4295 High Point Road and 3 property owners attended. After the opening presentation, 1 owner had questions about traffic, trash and crime, but did not oppose the rezoning. Another property owner was concerned about the effect of rezoning on the other properties nearby and did oppose the rezoning. An additional property owner had no opinion. We responded to their concerns to the best of our ability.

MEETING MINUITES:

Union Cross Moravian Church owns a building at 1740 Union Cross Road, Kernersville, NC 27284 which was originally used as a fire station and later as a Before and After School child care. This building is proposed to be utilized now as a Thrift Store.

The purpose of this meeting was to communicate to the community the area of property requested as being rezoned from Agricultural (AG) to Neighborhood Business (NB), to provide information and open the floor for questions and answers.

Letters were sent out to 24 home owners within 1/8 of a mile (660 feet radius) of the property and any adjoining properties inviting them to this meeting.

Dan Johnson, Chair of Trustees for Union Cross Moravian Church introduced himself and opened the meeting by presenting eight slides. A handout of the presentation was available to all attendees.

The presentation included:

- Definitions of AG and NB
- Survey of entire AG zoned 8.5 acres church property and the 0.5 acres requested to be rezoned as NB
- Reasons we wish to start a thrift store mission
- Photo of the building to be used
- Floorplan of the future store
- Approximate opening date of midsummer 2019.

Of the 24 property owners notified, only three homeowners attended. They were Sonya Ketner of 1768 Union Cross Road and Charles & Connie Leonard with property at 1744 and 1752 Union Cross Road. Peggy Hicks of 1760 Union Cross Road called and said she could not attend but had no problems with the Thrift Store. Councilman James Taylor was invited to this meeting but unable to attend.

- Sonya Ketner noted her concerns with 1) additional traffic from store might create a backup of cars down Union Cross Road and block her driveway, 2) trash that might be blown down the street and 3)
After hours crime (robberies) of items in store. She said she was not opposed to the Thrift Store but voiced her concern with more traffic on an already busy road. She also noted trash is very bad along this road and she would like to see street lights near her home. She also has a concern with robberies in the area as she has been robbed herself.

Dan Johnson addressed her concerns as follows:

1) We have three entrances on Union Cross Road to the proposed store parking lot and another for the church. The forth entrance also connects to the store parking area. Additionally, there is a turning lane starting in front of the store, so we don’t feel there would be a traffic issue. It was also noted that we had 350 people attend our Christmas Lovefeast and Candlelight Service this past Sunday night and we did not have any traffic backing up on Union Cross Road or High Point Road.

2) We (UCMC) have the same trash issue from people throwing items out their car window, but the trash issue would not be due to the Thrift Store. We have a dedicated area for people to donate to the store and we have a dumpster to manage any items that need disposal.

3) As far as causing increased crime, we will not take donations of electronics, or any small appliances that contain heating elements. We will take microwaves if functional, but nothing will be taken in that would be an enticement to thieves. Eighty-five percent or more donations we receive will be clothing and it is very low probability a break-in will occur for clothing. We plan on having it locked and lit well. We have installed two street lights at the front of store, Two wall mounted lights to the front and side and one in the rear of building. There is only so much lighting you can install because of restrictions next to a residential area. We do not see the store as an enticement for increased theft to our neighbors.

- Charles Leonard asked the question 1) “why are we rezoning”. 2) He is opposed to the rezoning because it opens the remaining properties to be commercial zoned. He said he is torn to stay allegiance to the church and staying non-commercial. 3) He asked if once zoned, can you never go back to being zoned for agriculture? He said he did not want to have a McDonald’s or Wendy’s come to this area.

Dan Johnson addressed some of Charles concerns during the meeting. Questions Dan did not have answers for that evening was followed up by phone the next day as follows:

1) Because we will be operating a retail store, it must be rezoned.
2) The property owner must originate the request for rezoning, so we are not sure how our rezoning would influence other property rezoning request.
3) If there was a desire to revert to AG, the same rezoning process would be required.

- Connie Leonard said she has no opinion.

Dan Johnson said there will be additional rezoning meetings downtown Winston-Salem 30 days apart. Dan advised Charles Leonard he would notify him of the meeting if he wished to attend.

With no further questions, the meeting was adjourned.

Respectfully submitted,
Jane Lawrence (Recorder for Meeting)
### Address of Property Owners for Letters of Invitation

(Within 1/8 Mile Radius, which is greater than 500 Ft and All Adjoining Properties)

<table>
<thead>
<tr>
<th>First Name (Owner)</th>
<th>Last Name (Owner)</th>
<th>Property Address</th>
<th>Owners Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
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Union Cross Moravian Church – Post Neighborhood Outreach Meeting Contact by Phone Report

- All received Letters notifying of Neighborhood Outreach Meeting
- After our meeting, we attempted to call all who did not attend
- Between the meeting and phone calls, we were able to reach 12 of the neighbors receiving letters
- Of the 12 reached
  - 11 are FOR the Zoning Request
  - 1 was AGAINST

<table>
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<tr>
<th>First Name (Owner)</th>
<th>Last Name (Owner)</th>
<th>Property Address</th>
<th>Owners Address</th>
<th>City</th>
<th>State</th>
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<th>Attended Meeting?</th>
<th>Contacted Church?</th>
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DOCKET #: W3396

PROPOSED ZONING:
RS7

EXISTING ZONING:
GI

PETITIONER:
Diamond Star Pro, Inc.

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 2

ACRES: 0.27

NEAREST BLDG: 18' north

MAP(S): 6837.03
### PETITION INFORMATION

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<tr>
<th><strong>Docket #</strong></th>
<th>W-3396</th>
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<tr>
<td><strong>Staff</strong></td>
<td>Gary Roberts, Jr, AICP</td>
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<tr>
<td><strong>Petitioner(s)</strong></td>
<td>Diamond Star Pro Inc.</td>
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<tr>
<td><strong>Owner(s)</strong></td>
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<tr>
<td><strong>Subject Property</strong></td>
<td>PIN # 6837-40-9353</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>725 Hanes Avenue</td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
<td>General use rezoning from GI to RS7</td>
</tr>
<tr>
<td><strong>Proposal</strong></td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property from GI (General Industrial) to RS7 (Residential, Single Family – 7,000 sf minimum lot size).</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.

| **Neighborhood Contact/Meeting** | Please see Attachment C. |
| **Zoning District Purpose Statement** | The RS7 District is primarily intended to accommodate high density single family detached dwellings in urban areas. This district is intended for application in GMAs 2 and 3, and may be suitable for GMA 4 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available. |

| **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)? |
| **Location** | Yes, the site is located within the Urban Neighborhoods (GMA 2) and it is developed with a single family home. The subject property also complies with the dimensional requirements of the RS7 district. |

<p>| <strong>Jurisdiction</strong> | City of Winston-Salem |
| <strong>Ward(s)</strong> | Northeast |
| <strong>Site Acreage</strong> | ± .27 acre |
| <strong>Current Land Use</strong> | Currently, a single family home is located on the subject property. |</p>
<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>East</td>
<td>GI</td>
<td>Industrial land use</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>GI</td>
<td>Atlantic Scrap and Processing</td>
</tr>
<tr>
<td></td>
<td>West</td>
<td>GI</td>
<td>Single family home</td>
</tr>
<tr>
<td></td>
<td>North</td>
<td>GI</td>
<td>Single family home</td>
</tr>
</tbody>
</table>

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?

The site is surrounded by GI zoning which allows intense industrial uses by right. Many of these uses are not typically compatible with single family residential uses.

Physical Characteristics

The developed site has a gentle slope downward toward the northeast and it includes a few mature trees.

Proximity to Water and Sewer

The site is served with public water and sewer service.

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 site itself does not appear to have any development constraints such as steep slopes, watersheds, or designated floodplains. However, it is surrounded by industrial zoning.

<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>
<th>Staff</th>
<th>CCPB</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-2967</td>
<td>RS7 to NO-L</td>
<td>Approved 2-4-2008</td>
<td>250’ northeast</td>
<td>.22</td>
<td>Approval</td>
<td>Approval</td>
<td></td>
</tr>
<tr>
<td>W-2326</td>
<td>GI to GB</td>
<td>Approved 7-6-1999</td>
<td>100’ north</td>
<td>.32</td>
<td>Approval</td>
<td>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>Hanes Avenue</td>
<td>Local Street</td>
<td>75’</td>
<td>N/A</td>
<td>N/A</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

Existing Zoning: GI

Because there is no site plan associated with the existing general use zoning, staff cannot generate estimated traffic volumes.

Proposed Zoning: RS7

1 unit x 9.57 (SFR trip rate) = 10 Trips per Day

Sidewalks

There are no sidewalks located in the general area.

Transit

Route 92 runs along Akron Drive located approximately 1,600’ to the northwest.
### Analysis of Site Access and Transportation Information

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

### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th><strong>Legacy 2030 Growth Management Area</strong></th>
<th>Growth Management Area 2 – Urban Neighborhoods</th>
</tr>
</thead>
<tbody>
<tr>
<td>**Relevant **&lt;br&gt;<strong>Legacy 2030</strong>&lt;br&gt;<strong>Recommendations</strong></td>
<td>- Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.&lt;br&gt;- Support the maintenance, revitalization and rehabilitation of existing housing stock contributing to neighborhood character.</td>
</tr>
<tr>
<td><strong>Relevant Area Plan(s)</strong></td>
<td><em>East-Northeast Area Plan Update (2016)</em></td>
</tr>
<tr>
<td><strong>Area Plan Recommendations</strong></td>
<td>- The area plan recommends single family residential for this site.&lt;br&gt;- Maintain and improve the quality of housing stock in the area by promoting home ownership, and supporting rehabilitation of existing homes.&lt;br&gt;- The revitalization of older/underutilized commercial and industrial sites and buildings is to be encouraged.</td>
</tr>
<tr>
<td><strong>Site Located Along Growth Corridor?</strong></td>
<td>The site is not located along a growth corridor.</td>
</tr>
<tr>
<td><strong>Site Located within Activity Center?</strong></td>
<td>The site is not located within an activity center.</td>
</tr>
</tbody>
</table>
| **Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)** | *(R)(3) - Have changing conditions substantially affected the area in the petition?*  
No  
*(R)(4) - Is the requested action in conformance with Legacy 2030?*  
Yes |
| **Analysis of Conformity to Plans and Planning Issues** | The request is to rezone a modest sized lot developed with a single family home from GI to RS7. While Hanes Avenue is developed with three single family homes, this area east of Glenn Avenue appears to have been industrially zoned since at least the early 1970s. Single family residential use is not allowed in the GI district. Because the house has not been used for residential purposes for over one year, it has lost its nonconforming status. The *East-Northeast Area Plan Update* recommends low density residential land use for the north side of Hanes Avenue which includes the subject property. In addition to the residential history of the subject property and said recommendation of the area plan, staff notes that the subject property relates more to the remaining homes to the west on Hanes Avenue than it does to the nearby industrial activities, particularly to the east. This is due largely to topography, the |
modest lot size of the subject property, and its location on a dead end street.

<table>
<thead>
<tr>
<th>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Positive Aspects of Proposal</strong></td>
</tr>
<tr>
<td>The subject property has historically been used as a single family home and it is adjacent to other single family homes.</td>
</tr>
<tr>
<td>The area plan recommends single family residential for this site.</td>
</tr>
<tr>
<td>The request is compatible with other RS7 zoned properties located across Glenn Avenue.</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.
EXISTING USES ALLOWED IN THE GI ZONING DISTRICT
City of Winston-Salem Jurisdiction Only

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
- Terminal, Bus or Taxi
EXISTING USES ALLOWED IN THE GI ZONING DISTRICT
City of Winston-Salem Jurisdiction Only

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 Industry\(^5\)

\(^5\)SUP not required if requirements of Section B.2-5.2(A) are met
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private

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

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

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

\[SUP \text{not required if requirements of Section B.2.5.2(A) are met}\]
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

After several response with people in the community, all of them said that they thought it was a residential area and would want it to stay as a residential area. No one would consider that a business area. They have always had it as a resident and wanted to remain as a resident in the community.

This is the conclusion of my summary for Hanes Avenue. If you have any further questions please feel free to give me a call.

Best regards,

Martha Tillman
DOCKET #: W3397

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
RM8-S

PETITIONER:
Jak Ventures LLC (Oliver's Trace Apartments)

MAP(S):
6822.04

Property included in zoning request.

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

SCALE: 1" represents 500'

STAFF: Roberts

GMA: 3

ACRES: 11.10

NEAREST BLDG: 14' south

MAP(S): 6822.04
ZONING STAFF REPORT

DOCKET:   W-3397
STAFF:    Gary Roberts, Jr. AICP

Petitioner(s):  Jak Ventures, LLC
Ownership:  Same

REQUEST

Site plan amendment for a Residential Building, Multifamily use on property zoned RM8-S. The previous case for this site was F-1325.

Acreage:  ± 11.1 Acres

LOCATION:

Street:  West side of Olivers Crossing Drive, west of Peters Creek Parkway
Jurisdiction:  City of Winston-Salem

FIRST AUTOMATIC CONTINUANCE:

Because a request for continuance was received prior to 5pm on Monday February 11, 2019, this case is automatically continued to the March 14, 2019 Planning Board meeting.
PLANNING BOARD REVIEW
School, Private, in AG Zoning

CASE: PBR 2013-05

PIN: 6873-18-4078 (part)
6873-17-9263

SCALE: 1" represents 600'

STAFF: Reed
GMA: 3

ACRES: 40.63

MAP(S): 6873.01
1) SITE PLAN TITLE AND NUMBER: North Carolina Leadership Academy (PBR 2013-05)

2) TYPE OF DEVELOPMENT: Expansion of existing Private Charter School

3) ACREAGE: 40.63 Acres

4) ZONING: Existing: AG

5) # UNITS/LOTS: N/A DENSITY: N/A

6) SITE PLAN PREPARER: Civil Designs, PA
   3817-C Lawndale Drive
   Greensboro, NC 27455
   PHONE: 336.282.5542
   FAX: 336.282.5592
   E-MAIL: keith@civildesignspa.com

7) OWNER AND/OR AGENT: Highmark School Development, LLC
   3398 Musson Road, NW
   Stanton, MI 48888
   PHONE: 616.240.3566
   FAX: 801.304.3551
   E-MAIL: tammy@highmarkschools.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 driveway permits from NCDOT.
     b. Developer shall obtain a Watershed Permit from the Watershed Administrator.

   • PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
     a. Developer shall record a negative access easement along the High Point Road
        frontage of Tax PIN 6873-18-4078.

   • PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
     a. All required improvements of the NCDOT driveway permit shall be completed.
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: 12

### Erosion Control

#### General Issues

9. **Erosion Control Plan Needed**

City of Winston-Salem  
Matthew Osborne  
336-747-7453  
matthewo@cityofws.org  
1/17/19 8:43 AM  
01.06) Planning Board Review - 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/)

10. **Watershed Permit Needed**
This project resides within the Lower Abbots Creek Watershed Protection Area which is regulated per Winston-Salem/Forsyth Co. UDO, Chapter C, Article IV - Watershed Protection. As a result, the existing Watershed Protection Permit (A/P # 240872) must be revised to include the proposed expansion area. The site plan must show all existing Built Upon Area (BUA), all newly proposed BUA, and associated calculations noting both square footage of impervious cover, as well as percent of total parcel coverage. Furthermore, additional special provisions require that 50 foot undeveloped buffers (inner 30 feet undisturbed) must be shown and established on-site for all existing streams as outlined in the ordinance. Please submit the revised plan through the electronic plan review portal at the following link:

https://winston-salem.idtplans.com/secure/

<table>
<thead>
<tr>
<th>IDTP</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>[2.1] NCLA Phase III Site Plan_1-11-2019.pdf [1 redline]</strong> (Page 1)</td>
</tr>
<tr>
<td>8. Text Box B</td>
</tr>
<tr>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Robert Solomon, Jr.</td>
</tr>
<tr>
<td><a href="mailto:roberts@cityofws.org">roberts@cityofws.org</a></td>
</tr>
<tr>
<td>Pre-Submittal Workflow</td>
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</tbody>
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<table>
<thead>
<tr>
<th>NCDOT</th>
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</thead>
<tbody>
<tr>
<td><strong>General Issues</strong></td>
</tr>
<tr>
<td>14. NCDOT Comments</td>
</tr>
<tr>
<td>NCDOT Division 9</td>
</tr>
<tr>
<td>Victoria Kildea</td>
</tr>
<tr>
<td>336-747-7900</td>
</tr>
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<td>1/28/19 1:32 PM</td>
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<thead>
<tr>
<th>Planning</th>
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<tbody>
<tr>
<td><strong>General Issues</strong></td>
</tr>
<tr>
<td>11. Historic Resources</td>
</tr>
<tr>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Heather Bratland</td>
</tr>
<tr>
<td><a href="mailto:heatherb@cityofws.org">heatherb@cityofws.org</a></td>
</tr>
<tr>
<td>01.06) Planning Board Review - 2</td>
</tr>
</tbody>
</table>

| 12. CPAD |
The Southeast Forsyth County area plan recommends this site for low density residential development. However, this plan was completed before the NC leadership academy was constructed here. No other comments for this proposal.

Deadline for resubmittal is Wednesday February 6, 2019.

NEED A COMPLETE BOUNDARY DESCRIPTION WITH BEARINGS AND DISTANCES

Complete boundary information added to plan.
<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>ADD PARKING SPACE TYPICAL WIDTH CALLOUT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bryan Wilson</td>
<td></td>
</tr>
<tr>
<td>336-747-7042</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a></td>
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<tr>
<td>1/9/19 9:30 AM</td>
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<tr>
<td>Pre-Submittal Workflow - 1</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>CivilDesigns, PA</th>
<th>Dimensions added to plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Keith Broderick</td>
<td></td>
</tr>
<tr>
<td>3362825542</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:keith@civildesignspa.com">keith@civildesignspa.com</a></td>
<td></td>
</tr>
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<td>1/11/19 10:30 AM</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>6. Text Box B</th>
<th>SHOW DRIVE ACROSS HIGH POINT ROAD</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Winston-Salem</td>
<td></td>
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<tr>
<td>Bryan Wilson</td>
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<td><a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a></td>
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</tbody>
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<thead>
<tr>
<th>CivilDesigns, PA</th>
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<tbody>
<tr>
<td>Keith Broderick</td>
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<tr>
<td>3362825542</td>
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<td><a href="mailto:keith@civildesignspa.com">keith@civildesignspa.com</a></td>
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<thead>
<tr>
<th>7. Text Box B</th>
<th>SHOW REQUIRED BIKE PARKING PER UDO</th>
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</thead>
<tbody>
<tr>
<td>City of Winston-Salem</td>
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<tr>
<td>Bryan Wilson</td>
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<thead>
<tr>
<th>CivilDesigns, PA</th>
<th>Bike parking requirements added to plan.</th>
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<tbody>
<tr>
<td>Keith Broderick</td>
<td></td>
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<td>3362825542</td>
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</tbody>
</table>
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.