March 24, 2021

National Investors of the Triad LLC  
Attn: Hayes Wauford  
2700 Boulder Park Ct  
Winston-Salem, NC 27101  

Re: Zoning Petition W-3463

Dear Petitioner:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Clerk’s Office of the date on which the Council will hear this petition.

Sincerely,

Aaron King  
Director of Planning and Development Services

pc: City Clerk’s Office, P.O. Box 2511, Winston-Salem, NC 27102  
First Calvary Baptist Church of Winston-Salem, 401 Woodland Avenue, Winston-Salem, NC 27101  
United Metropolitan Baptist Church, 450 Metropolitan Drive, Winston-Salem, NC 27101  
Bloc Design, Attn: Austin Coleman, 2923 S. Tryon Street, Suite 320, Charlotte, NC 28203
## ACTION REQUEST FORM

**DATE:** March 24, 2021  
**TO:** The Honorable Mayor and City Council  
**FROM:** Aaron King, Director of Planning and Development Services

### COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning petition of National Investors of the Triad LLC, United Metropolitan Baptist Church, First Calvary Baptist Church of Winston-Salem, and City of Winston-Salem

### SUMMARY OF INFORMATION:

Public hearing and consideration of zoning petition of National Investors of the Triad LLC, United Metropolitan Baptist Church, First Calvary Baptist Church of Winston-Salem, and City of Winston-Salem from RM18 and RMU to PB-S (Combined Use; Food or Drug Store; Offices; Restaurant (without drive-through service); Retail Store; Services, A; Residential Building, Duplex; Residential Building, Multifamily; Residential Building, Townhouse; and Residential Building, Twin Home): property is generally bounded by East Third Street, Woodland Avenue, East Fifth Street, and Metropolitan Drive (Zoning Docket W-3463)

### PLANNING BOARD ACTION:

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO
CITY ORDINANCE - SPECIAL USE

Zoning Petition of National Investors of the Triad LLC, United Metropolitan Baptist Church, First Calvary Baptist Church of Winston-Salem, and City of Winston-Salem, Docket W-3463

AN ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from RM18 and RMU to PB-S (Combined Use; Food or Drug Store; Offices; Restaurant (without drive-through service); Retail Store; Services, A; Residential Building, Duplex; Residential Building, Multifamily; Residential Building, Townhouse; and Residential Building, Twin Home) the zoning classification of the following described property:

Tract 1

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF 5TH STREET, THE SAID POINT BEING THE NORTHWEST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-4589, ALSO BEING N857740.5286, E1635363.9405, COORDINATES AND BEARINGS DERIVED BY FIELD SURVEY FROM NORTH CAROLINA STATE PLANE COORDINATE MONUMENTS;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE S88°08'39"E A DISTANCE OF 234.83';

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00', HAVING AN ARC LENGTH OF 23.62', WITH A CHORD BEARING OF S43°02'26"E, AND A CHORD LENGTH OF 21.25' TO THE WEST RIGHT-OF-WAY LINE OF HIGHLAND AVENUE;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE S02°03'47"W A DISTANCE OF 270.20';

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00', HAVING AN ARC LENGTH OF 23.56', WITH A CHORD BEARING OF S47°03'38"W, AND A CHORD LENGTH OF 21.21' TO THE NORTH RIGHT-OF-WAY LINE OF 4TH STREET;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE N87°56'31"W A DISTANCE OF 224.43' TO A FOUND 3/4" PIPE AT THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-4589, ALSO BEING THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-2519;
THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE N00°03'47"E A DISTANCE OF 299.55' TO THE POINT OF BEGINNING, HAVING AN AREA OF 73254.77 SQUARE FEET, 1.682 ACRES, MORE OR LESS.

Tract 2


THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTHEAST WOODLAND AVENUE AND ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE S02°00'30"W A DISTANCE OF 152.64' TO A FOUND 3/4" PIPE TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-8605;

THENCE LEAVING SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE S02°00'30"W A DISTANCE OF 50.00' TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-8477;

THENCE ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE S02°00'30"W A DISTANCE OF 88.79' TO THE EAST CORNER CUT AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF NORTHEAST WOODLAND AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF 4TH STREET;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF NORTHEAST WOODLAND AVENUE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE S47°03'29"W A DISTANCE OF 14.13' TO THE NORTH RIGHT-OF-WAY LINE OF 4TH STREET;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N87°56'31"W A DISTANCE OF 245.83';

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00', HAVING AN ARC LENGTH OF 23.56', WITH A CHORD BEARING OF N42°56'22"W, AND A CHORD LENGTH OF 21.21' TO A FOUND 1/2" REBAR ON THE EAST RIGHT-OF-WAY LINE OF HIGHLAND AVENUE;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL BOUNDARY LINE N02°03'47"E A DISTANCE OF 270.51';

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00', HAVING AN ARC LENGTH OF 23.53', WITH A CHORD BEARING OF N47°00'33"E, AND A CHORD LENGTH OF 21.19' TO A FOUND NAIL AT THE BASE OF A 3/4" PIPE IN THE SOUTH RIGHT-OF-WAY LINE OF 5TH STREET;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE S88°02'39"E A DISTANCE OF 235.03';

THENCE S89°17'06"E A DISTANCE OF 20.55' TO THE POINT OF BEGINNING, HAVING AN AREA OF 78959.98 SQUARE FEET, 1.813 ACRES, MORE OR LESS.


THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE S35°26’17"E A DISTANCE OF 29.13’ TO THE WEST RIGHT-OF-WAY LINE OF NORTHEAST WOODLAND AVENUE;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE S02°00’30"W A DISTANCE OF 144.92’ TO THE EAST CORNER CUT AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF NORTHEAST WOODLAND AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF 3RD STREET;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE S42°28’40"W A DISTANCE OF 28.66’ TO THE NORTH RIGHT-OF-WAY LINE OF 3RD STREET;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE N87°57’33"W A DISTANCE OF 123.97’ TO THE SOUTHWEST CORNER OF SAID ASSESSOR'S PARCEL NUMBER 6835-57-5247, ALSO BEING THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-5247;

THENCE ALONG THE BOUNDARY LINE OF SAID ASSESSOR'S PARCEL NUMBER 6835-57-5247 AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE N87°57’33"W A DISTANCE OF 430.97’;

THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 602.96’, HAVING AN ARC LENGTH OF 52.73’, WITH A CHORD BEARING OF S89°32’07”W, AND A CHORD LENGTH OF 52.71’ TO THE SOUTHWEST CORNER OF SAID ASSESSOR’S PARCEL NUMBER 6835-57-5247;

THENCE LEAVING SAID BOUNDARY LINE OF ASSESSOR'S PARCEL NUMBER AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE S87°05’03”W A DISTANCE OF 14.97’ TO A FOUND 1” PIPE AT THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-1297.00;

THENCE ALONG THE BOUNDARY LINE OF SAID ASSESSOR'S PARCEL NUMBER 6835-57-1297.00 AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 465.55’, HAVING AN ARC LENGTH OF 33.72’, WITH A CHORD BEARING OF S84°02’51”W, AND A CHORD LENGTH OF 33.71’;
THENCE S82°22'30"W A DISTANCE OF 146.09' TO THE SOUTH CORNER CUT AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF 3RD STREET AND THE EAST RIGHT-OF-WAY LINE OF METROPOLITAN DRIVE;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE N66°19'50"W A DISTANCE OF 11.27' TO A FOUND 3/4" PIPE;

THENCE N30°26'50"W A DISTANCE OF 15.37';

THENCE N09°08'21"W A DISTANCE OF 23.93' TO A FOUND 3/4" PIPE ON THE EAST RIGHT-OF-WAY LINE OF METROPOLITAN DRIVE;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE N01°23'56"W A DISTANCE OF 110.14' TO THE WEST CORNER CUT AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF METROPOLITAN DRIVE AND THE SOUTH RIGHT-OF-WAY LINE 4TH STREET;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE N08°48'45"E A DISTANCE OF 22.62';

THENCE N38°14'20"E A DISTANCE OF 17.30';

THENCE N70°37'43"E A DISTANCE OF 20.50' TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 4TH STREET;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE N82°42'34"E A DISTANCE OF 132.25';

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1829.72', HAVING AN ARC LENGTH OF 41.36', WITH A CHORD BEARING OF N84°08'12"E, AND A CHORD LENGTH OF 41.36' TO THE NORTHEAST CORNER OF SAID ASSESSOR'S PARCEL NUMBER 6835-57-1297.00;

THENCE LEAVING SAID ASSESSOR'S PARCEL NUMBER BOUNDARY LINE AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE S89°08'43"E A DISTANCE OF 14.94' TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL NUMBER 6835-57-5247;

THENCE ALONG THE BOUNDARY LINE OF SAID ASSESSORS' PARCEL NUMBER 6835-57-5247 AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 542.99', HAVING AN ARC LENGTH OF 33.04', WITH A CHORD BEARING OF S89°37'05"E, AND A CHORD LENGTH OF 33.03';

THENCE S87°56'31"E A DISTANCE OF 454.56' TO THE POINT OF BEGINNING, HAVING AN AREA OF 160396.23 SQUARE FEET, 3.682 ACRES, MORE OR LESS.

Section 2. This Ordinance is adopted after approval of the site plan entitled Metropolitan Village and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _______ day of __________________, 20___ to National Investors of the Triad LLC.
United Metropolitan Baptist Church, First Calvary Baptist Church of Winston-Salem, and City of Winston-Salem.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as **Metropolitan Village**. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of National Investors of the Triad LLC, United Metropolitan Baptist Church, First Calvary Baptist Church of Winston-Salem, and City of Winston-Salem, (Zoning Docket W-3463). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for PB-S (Combined Use; Food or Drug Store; Offices; Restaurant (without drive-through service); Retail Store; Services, A; Residential Building, Duplex; Residential Building, Multifamily; Residential Building, Townhouse; and Residential Building, Twin Home), approved by the Winston-Salem City Council the _____ day of _____________________, 20____" and signed, provided the property is developed in accordance with requirements of the PB-S zoning district of the Zoning Ordinance of the Unified Development Ordinances, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF ANY PERMITS:**
  a. If public funds are used, the developer shall obtain all necessary permits from the North Carolina Department of Environmental Quality (NCDEQ) and the Division of Energy, Mineral, and Land Resources (DEMLR).

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. The developer shall have a stormwater management study submitted for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. 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.
  b. The developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permits. Required improvements include:
    - Dedication of right-of-way a minimum of forty (40) feet from the center line of East Third Street, East Fourth Street, and East Fifth Street;
    - Provision of a six (6) foot by fifteen (15) foot concrete pad for future bus stop shelters at the two existing stop locations; and
• Installation of high-visibility crosswalks at multiple locations as shown on the site plan.

• PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
  a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.

• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
  a. The developer shall complete all requirements of the driveway permits.
  b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
# CITY-COUNTY PLANNING BOARD
## STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3463</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr., AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>National Investors of the Triad LLC, United Metropolitan Baptist Church, First Calvary Baptist Church of Winston-Salem, and City of Winston-Salem</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PINs 6835-57-4589, 6835-57-1297, 6835-57-8605, 6835-57-8477, 6835-57-8504, 6835-57-5247, 6835-57-8256, and a portion of 6835-67-1523</td>
</tr>
<tr>
<td>Address</td>
<td>800, 911, 918, and 1020 East Fourth Street and 310 Woodland Avenue</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use rezoning from RM18 and RMU to PB-S</td>
</tr>
</tbody>
</table>

### Proposal

The petitioner is requesting to amend the Official Zoning Map for the subject property from RM18 (Residential, Multifamily – 18 units per acre maximum density) and RMU (Residential, Multifamily – Unlimited) to PB-S (Pedestrian Business – Special Use). The petitioner is requesting the following uses:

- Combined Use; Food or Drug Store; Offices; Restaurant (without drive-through service); Retail Store; Services, A; Residential Building, Duplex; Residential Building, Multifamily; Residential Building, Townhouse; and Residential Building, Twin Home

### Neighborhood Contact/Meeting

A summary of the petitioner’s neighborhood outreach is attached.

### Zoning District Purpose Statement

The PB District is primarily intended to accommodate office, retail, service, institutional, and high-density residential uses that customarily serve community and convenience business needs of smaller communities and urban nodes in the City and County. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian-oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in Growth Management Areas 1, 2 and 3.

### Rezoning Consideration from Section 3.2.15 A 13

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

Yes. The proposed list of uses and building placement shown on the site plan are consistent with the PB district purpose statement. The site is also located within GMA 1 and situated within an established urban neighborhood.
GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Generally bounded by East Third Street, Woodland Avenue, East Fifth Street, and Metropolitan Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>East</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 7.22 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is developed with multiple two-story apartment buildings containing 112 units. The western portion of the site is used by United Metropolitan Baptist Church for parking.</td>
</tr>
</tbody>
</table>

Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>GO and RM12</td>
<td>Metropolitan Avenue Center</td>
</tr>
<tr>
<td>East</td>
<td>RMU and RM18</td>
<td>First Calvary Baptist Church and a Child Day Care Center</td>
</tr>
<tr>
<td>South</td>
<td>RM18</td>
<td>Two-story apartment buildings</td>
</tr>
<tr>
<td>West</td>
<td>RM18</td>
<td>United Metropolitan Baptist Church and US 52</td>
</tr>
</tbody>
</table>

Rezoning Consideration from Section 3.2.15 A 13

Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?

The proposed higher-density residential uses are compatible with the similar uses permitted on the adjacent properties.

Physical Characteristics

The site has a gentle slope downward toward the southwest and includes mature canopy trees generally located along the street frontages.

Proximity to Water and Sewer

Public water and sewer lines are located beneath East Third Street, East Fourth Street, Woodland Avenue, East Fifth Street, and Highland Avenue.

Stormwater/Drainage

Stormwater runoff will be managed by multiple underground control measures designed to meet the applicable standards of the City’s post-construction stormwater management ordinance. A stormwater management study will be required prior to permitting.

Watershed and Overlay Districts

The site is not located within a water supply watershed.

Analysis of General Site Information

The developed site is located within an urban setting and has street frontage along several blocks. It includes generally favorable topography and is not constrained by 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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<tr>
<td></td>
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<td></td>
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<td></td>
<td>Staff</td>
</tr>
<tr>
<td>W-2352</td>
<td>RM18 Special Use Permit for Parking</td>
<td>Approved 12/6/1999</td>
<td>Directly southwest</td>
<td>.89</td>
<td>Approval</td>
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<tr>
<td>W-1687</td>
<td>R1 and R2 to R1 (GO)</td>
<td>Approved 11/19/1990</td>
<td>Directly north</td>
<td>32.53</td>
<td>Approval</td>
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## 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>
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<tbody>
<tr>
<td>East Fifth Street</td>
<td>Minor Thoroughfare</td>
<td>520 feet</td>
<td>4,900</td>
<td>15,800</td>
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<tr>
<td>Highland Avenue</td>
<td>Collector Street</td>
<td>608 feet</td>
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<td>N/A</td>
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<tr>
<td>Woodland Avenue</td>
<td>Local Street</td>
<td>495 feet</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>East Third Street</td>
<td>Minor Thoroughfare</td>
<td>820 feet</td>
<td>1,700</td>
<td>27,500</td>
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<td>Metropolitan Drive</td>
<td>Local Street</td>
<td>192 feet</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>East Fourth Street</td>
<td>Minor Thoroughfare</td>
<td>1,365 feet</td>
<td>1,700</td>
<td>13,800</td>
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</table>

### Proposed Access Point(s)

The development will have the following vehicular access points: one from East Fifth Street, four from Highland Avenue, one from Woodland Avenue, one from East Fourth Street, and two from East Third Street.

### Planned Road Improvements

The 2018 bond referendum included funds for streetscape improvements along East Fifth Street between US 52 and Martin Luther King, Jr. Drive. WSDOT will review and approve any streetscape elements of the proposed development.

### Trip Generation - Existing/Proposed

**Existing Zoning:** RM18 and RMU  
Because there is no site plan associated with the existing development, staff is unable to determine the specific trip generation. However, for information purposes, the following estimate is based upon the number of apartment units currently located on the site.  
112 units x 6.65 (apartment trip rate) = 745 trips per day

**Proposed Zoning:** PB-S  
The proposed mixed-use development is expected to generate approximately 3,269 trips in a 24-hour weekday. See additional comments below in the Transportation Impact Analysis section.

### Sidewalks

Sidewalks are located on both sides of all adjacent public streets. The proposed development includes high-visibility crosswalks at appropriate internal locations and adjacent intersections.

### Transit

WSTA Routes 86, 92, 93, 94, 96, 98, 105 and 110 serve East Fifth Street.

### Connectivity

The proposed development maintains the existing street grid and will have one internal connection to the adjacent parking area for United Metropolitan Baptist Church.

### Transportation Impact Analysis (TIA)

All proposed access points and corresponding intersections are expected to operate at a Level of Service (LOS) C or better throughout the day, which is higher than the City’s standard of LOS D. Significant capacity on the existing road network, accompanied by the various access points distributing the site traffic, will be sufficient to handle the additional traffic. No other improvements will be required.
The proposed development would add a significant amount of traffic at full buildout. However, the surrounding network of interconnected streets has ample capacity. Additionally, the site is well served by sidewalks and multiple transit lines. Per the recommendations of the TIA and WSDOT, the developers will be required to install high-visibility crosswalks at various locations.

<table>
<thead>
<tr>
<th>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</th>
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<table>
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<tr>
<th>Non-Residential Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
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<tbody>
<tr>
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<tr>
<td></td>
<td>Offices: 30,310 square feet</td>
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<td></td>
<td>Commercial: 9,500 square feet</td>
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<td></td>
<td>39,810 square feet</td>
<td>Fronting on existing streets</td>
</tr>
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| Units (by type) and Density | 325 dwelling units on 7.22 acres = 45 units per acre |

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
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<tbody>
<tr>
<td></td>
<td>332 spaces</td>
<td>350 spaces</td>
<td>60- and 90-degree head-in, with parallel on-street</td>
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<tr>
<th>Building Height</th>
<th>Maximum</th>
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<tbody>
<tr>
<td></td>
<td>60 feet</td>
<td>Three and four stories</td>
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<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
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<td></td>
<td>N/A</td>
<td>70.3 percent</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Section 4.6.6: Pedestrian Business District</td>
</tr>
<tr>
<td></td>
<td>Section 5.2.70: Residential Building, Multifamily (use-specific standards)</td>
</tr>
<tr>
<td></td>
<td>Section 5.2.73: Retail Store (use-specific standards)</td>
</tr>
<tr>
<td></td>
<td>Section 7.6.1: Common Recreation Areas</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Complies with Section 3.2.11</th>
<th>(A) Legacy 2030 policies:</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>(B) Environmental Ord.</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>(C) Subdivision Regulations</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Analysis of Site Plan Compliance with UDO Requirements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The proposed site plan includes two four-story (plus basement) buildings on the northern half of the site fronting on East Fifth Street and East Fourth Street. These buildings include a total of 265 residential units with the potential for office and other commercial uses on the ground floor.</td>
</tr>
<tr>
<td></td>
<td>The southern portion of the site consists of a three-story commercial/office building and three three-story townhouse and apartment buildings totaling 60 units. A proposed mid-block courtyard park along East Fourth Street would provide a terminal vista for Highland Avenue. The proposed common recreation area (comprised of three separate areas) totals 16,250 square feet.</td>
</tr>
</tbody>
</table>

<p>| Legacy 2030 Growth Management Area | Growth Management Area 1 – Center City |</p>
<table>
<thead>
<tr>
<th><strong>Relevant Legacy 2030 Recommendations</strong></th>
<th>• Promote a dense, mixed-use and pedestrian-oriented urban form.</th>
</tr>
</thead>
</table>
| **Area Plan Recommendations** | The East-Northeast Area Plan Update recommends the following:
• Mixed-use development for the entire site; and
• Redevelopment of the area with a mixture of multifamily residential (to possibly include apartments, condominiums, and townhouses) to offer a more affordable option for people working in the Innovation Quarter.

The East End Master Plan recommends the following:
• Residential development with mixed-income housing;
• Strengthening the neighborhood’s residential character through a mix of new single-family homes, duplexes and townhouses, as well as a range of new multifamily apartments that fill in empty lots or replace older buildings or housing complexes;
• Creating small, walkable blocks;
• Placing buildings close to or at the sidewalk to reinforce street edges;
• Locating parking behind buildings;
• Lining public streets and parks with buildings and front doors to put ‘eyes on the street’;
• Clearly defining public and private spaces;
• Making streets that balance pedestrian, bike, car and transit needs; and
• Mixing compatible land and building uses to generate activity throughout the day, evening and weekend. |
| **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 East Winston Activity Center. Specific recommendations are as follows:
• Add more concentrated development by retrofitting and redeveloping existing sites and bringing new mixed-use development to the area.
• Create pedestrian-friendly character through development and redevelopment of properties by making sure buildings and streets are designed for pedestrian comfort. |
- Locate buildings closer to the street to create an interesting and inviting public/private streetscape and locate parking to the rear or side of buildings to de-emphasize vehicles.

### Other Applicable Plans and Planning Issues

<table>
<thead>
<tr>
<th>The subject property is located within the Choice Neighborhoods boundary. Choice Neighborhoods is a HUD-funded program focused on three goals:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Housing</strong></td>
</tr>
<tr>
<td>Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.</td>
</tr>
<tr>
<td>2. <strong>People</strong></td>
</tr>
<tr>
<td>Improve outcomes of households living in the target housing related to employment and income, health, and children's education.</td>
</tr>
<tr>
<td>3. <strong>Neighborhood</strong></td>
</tr>
<tr>
<td>Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.</td>
</tr>
</tbody>
</table>

### Addressing

| Street names for the new internal driveways have been approved for use. |

### Rezoning Consideration from Section 3.2.15 A 13

<table>
<thead>
<tr>
<th>Have changing conditions substantially affected the area in the petition?</th>
</tr>
</thead>
<tbody>
<tr>
<td>GMA 1 was extended east of US 52 to include the subject property in 2018.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the requested action in conformance with <em>Legacy 2030</em>?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

### Analysis of Conformity to Plans and Planning Issues

| The request is to rezone a 7.22-acre assemblage of developed properties from RM18 and RMU to PB-S. The request includes 325 residential units, approximately 30,000 square feet of office space, and 9,500 square feet of other commercial space. |

In addition to having been added to GMA 1 recently, the site is served by multiple transit lines and is in close proximity to US 52, the Innovation Quarter, Martin Luther King Jr. Drive, and Winston-Salem State University. It is well positioned for denser, mixed-use redevelopment. *Legacy* recommends development with a pedestrian-oriented urban form in GMA 1, and this request is consistent with that recommendation because it would create greater land use flexibility and allow a residential density upwards of 45 units per acre.

Similarly, the proposal is also consistent with the *East-Northeast Area Plan* and the *East End Master Plan*. The new buildings are shown fronting on existing streets, with parking located on those streets and behind the proposed buildings. Urban building placement and
complementary architecture can help to create the ‘eyes on the street’ pedestrian-friendly streetscape envisioned in the adopted plans.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The request would increase the density on a site that has been zoned and developed for multifamily dwellings for many years.</td>
<td>The proposed new construction would result in the loss of several mature street trees, which contribute to the pedestrian-oriented character of the area.</td>
</tr>
<tr>
<td>The site is located within the Center City GMA and is well served by sidewalks, transit, and multiple public streets with ample capacity.</td>
<td></td>
</tr>
<tr>
<td>The request would introduce the potential for a mixture of uses.</td>
<td>The request may lead to additional redevelopment pressure on nearby properties.</td>
</tr>
<tr>
<td>The request is consistent with the recommendations of Legacy, the East-Northeast Area Plan, and the East-End Master Plan.</td>
<td></td>
</tr>
</tbody>
</table>

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:

- **PRIOR TO THE ISSUANCE OF ANY PERMITS:**
  a. If public funds are used, the developer shall obtain all necessary permits from the North Carolina Department of Environmental Quality (NCDEQ) and the Division of Energy, Mineral, and Land Resources (DEMLR).

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. The developer shall have a stormwater management study submitted for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. 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.
  b. The developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permits. Required improvements include:
     - Dedication of right-of-way a minimum of forty (40) feet from the center line of East Third Street, East Fourth Street, and East Fifth Street;
     - Provision of a six (6) foot by fifteen (15) foot concrete pad for future bus stop shelters at the two existing stop locations; and
     - Installation of high-visibility crosswalks at multiple locations as shown on the site plan.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
   a. The developer shall complete all requirements of the driveway permits.
   b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.

STAFF RECOMMENDATION: Approval

NOTE: These are staff comments only; the City-County Planning Board makes final recommendations and final action is taken by the appropriate Elected Body, which may approve, deny, continue or request modification to any request. THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.
Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None
AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.
SECOND: Jason Grubbs
VOTE:
FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman
AGAINST: None
EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.
SECOND: Jason Grubbs
VOTE:
FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman
AGAINST: None
EXCUSED: None

Aaron King
Director of Planning and Development Services
DOCKET #: W-3463

PROPOSED ZONING:
PB-S

EXISTING ZONING:
RM18 and RMU

PETITIONER:
National Investors of the Triad LLC, United Metropolitan Baptist Church, First Calvary Baptist Church of Winston-Salem, and City of Winston-Salem (Metropolitan Village)

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 1

ACRES: 7.22

NEAREST BLDG: 35' northwest

MAP(S): 6835.02
ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES.

1. CONCEPTUAL SITE PLAN

SCALE: 1"=40'

PROJECT NUMBER:

DATE:

SCALE:

PROPOSED SIDEWALK

OPEN SPACE

PROPOSED DRIVEWAY APRON, TYP.

APPROXIMATE

R/W 1

27.00'

R/W

30.00'

R/W

325 UNITS X 50 SF = 16,250 SF

DEDICATED FOR SUNDAY REZONING PETITION X-XXXX

20 DWELLING UNITS PER ACRE) 3 STORIES

313 UNITS

9.00'

TYP.

9,500 SF/300 SF = 32 SPACES

681 X 0.05 = 35 SPACES

681 X 0.05 = 35 SPACES

13 ACCESSIBLE PARKING SPACES (10 REGULAR, 3 VAN)

10 CHARGING STATIONS

19.00'

REQUISITED PARKING:

REAR YARD: NONE REQUIRED

SIDE YARD: NONE REQUIRED

FRONT: NONE REQUIRED

SETBACK AND YARD REQUIREMENTS

REZONING SUMMARY:

MOTOR VEHICLE PARKING SUMMARY

OFF-STREET:

BUILDING, MULTIFAMILY MIXED USE: OFFICES; RETAIL

BUILDING B

BUILDING D

RESIDENTIAL BUILDING, TWIN HOME

WOODLAND AVE.  WINSTON-SALEM, NC 27101

PARTNER ENGINEERING AND SCIENCE, INC. 4815 N. 12TH ST. STE. 201,

PARKING REDUCTIONS:

6.1.5.G.3.A - UP TO 5% REDUCTION IF PROVIDING 2 BIKE LOCKER BIKE PARKING

6.1.5.D.1.A - UP TO 30% REDUCTION OF MOTOR VEHICLE PARKING IN PB-S DISTRICT

EXISTING STONE WALL

PROPOSED WALL TO REPLACE P-1007

THE DEVELOPMENT MUST MEET THE SITE LIGHTING STANDARDS ESTABLISHED IN THE PLACEMENT AND CONFIGURATION OF THE DRIVEWAYS GENERALLY DEPICTED

THE PB ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE PB-S DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE UNLESS THE REZONING PLAN OR PLAN NOTES ESTABLISH MORE STRINGENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER

THE DEVELOPMENT WILL HELP PROMOTE PEDESTRIAN AND BUSINESS COLLABORATION IN A COMMUNITY CONTAINING APARTMENT AND TOWNHOME DWELLING UNITS AND TO

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TOWNHOMES - SIDE ELEVATIONS

1. 1st - 2nd F

2. 2nd - 3rd F

3. 3rd - 4th F

4. TOWNHOMES - 4TH STREET ELEVATION

5. TOWNHOMES - SOUTH ELEVATION

6. WALKUPS - SIDE ELEVATIONS

1. 1st - 2nd F

2. 2nd - 3rd F

3. 3rd - 4th F

4. 4th - 5th F

5. WALKUPS - NORTH ELEVATIONS

1. 1st - 2nd F

2. 2nd - 3rd F

3. 3rd - 4th F

4. 4th - 5th F

5. WALKUPS - 3RD STREET ELEVATIONS

1. 1st - 2nd F

2. 2nd - 3rd F

3. 3rd - 4th F

4. 4th - 5th F

NOTE: BUILDINGS THIS SHEET STEP WITH GRADE, TYPICAL FLOOR TO FLOOR = 14'-0"
OFFICE - WEST ELEVATION
10'10" = 1/2"

OFFICE - SOUTH ELEVATION
10'10" = 1/2"

OFFICE - EAST ELEVATION
10'10" = 1/2"

OFFICE - NORTH ELEVATION
10'10" = 1/2"

NOTE: TYPICAL FLOOR TO FLOOR = 18' 6"
USES ALLOWED IN THE EXISTING RM18 AND RMU ZONING DISTRICTS
City of Winston-Salem Jurisdiction

RM18 Uses:

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

Adult Day Care Home
Bed and Breakfast
Boarding or Rooming House
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Habilitation Facility A
Habilitation Facility B
Library, Public
Nursing Care Institution
Police or Fire Station
Recreation Facility, Public
Residential Building, Duplex
Residential Building, Single Family
Residential Building, Twin Home
Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Child Day Care, Large Home
Church or Religious Institution, Community
Family Group Home B
Family Group Home C
Fraternity or Sorority
Golf Course
Life Care Community
Limited Campus Uses
Planned Residential Development
Residential Building, Multifamily
Residential Building, Townhouse
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Group Care Facility A
Habilitation Facility C
Park and Shuttle Lot
Urban Agriculture

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

Access Easement, Private Off-Site5
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower

5SUP not required if standards of Section 5.2.2A are met
**USES ALLOWED IN THE EXISTING RM18 AND RMU ZONING DISTRICTS**  
City of Winston-Salem Jurisdiction

**RMU Uses:**

<table>
<thead>
<tr>
<th>USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)</th>
<th>USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Day Care Home</td>
<td>Adult Day Care Center</td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>Child Care, Sick Children</td>
</tr>
<tr>
<td>Boarding or Rooming House</td>
<td>Child Day Care Center</td>
</tr>
<tr>
<td>Child Day Care, Small Home</td>
<td>Group Care Facility A</td>
</tr>
<tr>
<td>Church or Religious Institution, Neighborhood</td>
<td>Habilitation Facility C</td>
</tr>
<tr>
<td>Family Group Home A</td>
<td>Park and Shuttle Lot</td>
</tr>
<tr>
<td>Habilitation Facility A</td>
<td>Urban Agriculture</td>
</tr>
<tr>
<td>Habilitation Facility B</td>
<td></td>
</tr>
<tr>
<td>Library, Public</td>
<td></td>
</tr>
<tr>
<td>Nursing Care Institution</td>
<td></td>
</tr>
<tr>
<td>Police or Fire Station</td>
<td></td>
</tr>
<tr>
<td>Recreation Facility, Public</td>
<td></td>
</tr>
<tr>
<td>Residential Building, Duplex</td>
<td></td>
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<tr>
<td>Residential Building, Single Family</td>
<td></td>
</tr>
<tr>
<td>Residential Building, Twin Home</td>
<td></td>
</tr>
<tr>
<td>Swimming Pool, Private</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)</th>
<th>USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Child Day Care, Large Home</td>
<td>Access Easement, Private Off-Site⁵</td>
</tr>
<tr>
<td>Church or Religious Institution, Community</td>
<td>Parking, Off-Site, for Multifamily or Institutional Uses</td>
</tr>
<tr>
<td>Family Group Home B</td>
<td></td>
</tr>
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<td>Family Group Home C</td>
<td></td>
</tr>
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<td>Fraternity or Sorority</td>
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</tr>
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<td>Life Care Community</td>
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</tr>
<tr>
<td>Limited Campus Uses</td>
<td></td>
</tr>
<tr>
<td>Planned Residential Development</td>
<td></td>
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<tr>
<td>Residential Building, Multifamily</td>
<td></td>
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<tr>
<td>Residential Building, Townhouse</td>
<td></td>
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<tr>
<td>School, Private</td>
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<tr>
<td>School, Public</td>
<td></td>
</tr>
<tr>
<td>Utilities</td>
<td></td>
</tr>
</tbody>
</table>

⁵SUP not required if standards of Section 5.2.2A are met
USES ALLOWED UNDER PROPOSED “SERVICES, A”

SERVICES, A. An establishment primarily engaged in providing a service(s) to business and individuals. All merchandise and rental equipment is stored inside enclosed buildings. Services A includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):

7212  Garment Pressing and Agents for Laundries and Drycleaners
7215  Coin-Operated Laundries and Cleaning
7216  Drycleaning Plants, Except Rug
7217  Carpet and Upholstery Cleaning
722   Photographic Studios, Portrait
723   Beauty Shops
724   Barber Shops
725   Shoe Repair and Shoeshine Parlors
729   Miscellaneous Personal Services
733   Mailing, Reproduction, Commercial Art and Photography
735   Equipment Rental and Leasing (only with inside storage of equipment)
737   Computer Programming, Data Processing and other Computer Related Services
       (Except Computer Programming, 7371; Prepackaged Software, 7372; and, Computer System Design, 7373)
738   Miscellaneous Business Services
762   Electrical Repair Shops
763   Watch, Clock, and Jewelry Repair
764   Reupholstery and Furniture Repair
7699  Uses from SIC 7699 primarily engaged in providing repair and other services to business and individuals, that by the nature of their operation have little impact on adjoining property due to noise, odor, vibration, and/or air or water pollution. All repair items and supplies are stored in enclosed buildings. These uses include repair of small or precision equipment, such as medical, dental laboratory or drafting equipment, and the repair of personal use property such as cameras, musical instruments, and bicycles, and other services, including locksmiths and custom picture framing.
Thursday, February 18, 2021

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 Thursday two weeks before (14 days prior to) the Planning Board meeting.

Open Issues: 15

<table>
<thead>
<tr>
<th>Engineering</th>
<th>General Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td>21. Driveway Permit required</td>
<td>21</td>
</tr>
</tbody>
</table>

Project Name: W-3463 Metropolitan Village Mixed Use Development (Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 490610
### 23. Street and drainage design

A City Driveway Permit is required for all proposed connections to Third Street, Woodland Avenue, Highland Avenue and Fourth Street. Concrete aprons should be heavy duty (8” 4,000 psi over 6” compacted ABC) from the edge of pavement to the right-of-way line. The driveway permit will also encompass any required improvements within the public right-of-way as identified in the TIA (if applicable), repairs to damaged sidewalk along all frontages and the closure of existing curb cuts not to be re-used with standard curb and gutter.

**Street and drainage design**

Street and drainage design for all improvements within the public right-of-way must be reviewed and approved by the City's Engineering Division. Design must be approved prior to the issuance of a grading permit (if required). Include striping plans with the design set to show how the travel lane on Third Street in the westbound direction will be closed off east of the Woodland Avenue intersection to accommodate the proposed bulb-out and subsequent on-street parking.

---

### Erosion Control

#### General Issues

14. **Erosion Control Plan Needed**

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/)

15. **Erosion Control Plan Review to NCDEQ - DEMLR**

If this project will use any public funds then Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800).

---

### Fire/Life Safety

#### General Issues

18. **Notes**

**RADIO COVERAGE REQUIREMENTS (MANDATORY EVALUATION):** Prior to final inspection, this project must be evaluated to determine compliance with emergency responder radio coverage requirements. Please contact a qualified vendor to conduct this evaluation in accordance with Section 510 of the 2018 NC Fire Code. If the qualified vendor’s evaluation finds the project meets radio coverage requirements without the installation or modification of radio coverage systems, a copy of the vendor’s evaluation results must be provided at the time of final inspection. If the qualified vendor’s evaluation finds the project will not meet radio coverage requirements, please submit plans for review prior to the installation or modification of radio coverage systems.
Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.

If buildings on this site are equipped with sprinkler or standpipe systems, indicate the location of each FDC as well, ensuring no FDC is more than 100 feet from a fire hydrant.

Ensure fire apparatus access roads are provided, designed, built and maintained in compliance with fire code requirements. These requirements include but are not limited to the following items:

- Design, construction and maintenance of fire apparatus access roads to carry an imposed load of not less than 75,000 pounds;
- Clear width requirements of not less than 20 feet for two-way traffic;
- Clear height requirements of not less than 13 feet, 6 inches;
- Design, construction and maintenance of approved turnaround designs for fire apparatus access roads when the dead-end length of the required access road is more than 150 feet.
- Gates may not obstruct fire apparatus access roads unless approved by the Winston-Salem Fire Department; approval requires compliance with all applicable fire code requirements.

As part of your construction plan submittal, include the calculations for needed fire flow for this project and indicate the approved method of calculation in use. Refer to Section 507 of the 2018 NC Fire Code for further information. Approved calculation methods include the following options:

- Appendix B of the 2018 NC Fire Code; or

Emergency responder radio coverage shall meet the requirements of Section 510 of the 2018 NC Fire Code for this project. Consider how these requirements, including any systems necessary to bring radio coverage into compliance with this section, may impact your plans.

MapForsyth Addressing Team

General Issues

24. Addressing & Street Naming

Forsyth County Government
Gloria Alford
336-703-2337
alfordgd@forsyth.cc

Need floor plans for Building B and D. The driveway for the Townhomes and workforce housing needs to be named. Please contact the MapForsyth Addressing team with street names to review and the requested information.

Planning

General Issues

17. Historic Resources
City of Winston-Salem
Heather Bratland
336-727-8000
heatherb@cityofws.org
2/5/21 3:40 PM
01.03) Rezoning-Special Use District - 2

**No comments**

---

City of Winston-Salem
Samuel Hunter
336-727-8000
samuelp@cityofws.org
1/26/21 10:21 AM
Pre-Submittal Workflow
- 1

**PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR APPROPRIATE COUNCIL MEMBER PRIOR TO ARRANGING THE NEIGHBORHOOD MEETING. THIS MEETING IS TO TAKE PLACE BEFORE THE PLANNING BOARD PUBLIC HEARING.**

<table>
<thead>
<tr>
<th>Bloc Design</th>
<th>not ed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Austin Coleman</td>
<td>8035286241</td>
</tr>
<tr>
<td><a href="mailto:acoleman@bloc-nc.com">acoleman@bloc-nc.com</a></td>
<td>2/2/21 12:36 PM</td>
</tr>
</tbody>
</table>

**Pre-Submittal Workflow**
- 1

---

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
2/17/21 10:33 AM
01.03) Rezoning-Special Use District - 2

**27. Planning Comments**

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Use UDO language</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bryan Wilson</td>
<td>336-747-7042</td>
</tr>
<tr>
<td><a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a></td>
<td>2/17/21 10:33 AM</td>
</tr>
</tbody>
</table>

**Sanitation**

**General Issues**

**28. Bulk Container Information**
Three out of the four dumpsters are fine. The one located south of Fourth Street and to the east will need to be moved further east because of the tight turn. I have sent a photo to Bryan Wilson.

If moving the dumpster is not an option, then maybe the traffic island to the west of the dumpster could be reduced, but that would need to go through WSDOT.

[Ver. 2] [Edited By Bryan Wilson]

Stormwater

General Issues

16. Stormwater Management Permit Required
This development will be required to apply for and be issued with a Post Construction Stormwater Management permit that is in compliance with all of the applicable provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance.

I can't say for sure if this is a high density site or not in terms of water quality. To determine that I would need to know what the existing built upon area (BUA) is. Then the density could be calculated and shown on the plan based on the formula: Total BUA minus Existing BUA divided by Total Project Area minus Existing BUA. If it is more than 24% then your site is a high density development and you would have to manage the first inch of runoff in an approved Stormwater management system. Your plan is showing three areas that I can see noted as "Proposed Underground Stormwater Measures" so perhaps you already know this is a high density site and are planning management accordingly.

I also can't say for sure without knowing the existing BUA if the quantity provisions of the ordinance will apply or not. These apply if you create more than 20,000 sq.ft. of BUA above what already existed. I would assume however, based on the plan showing 3 "Proposed Underground Stormwater Measures" that this threshold will be exceeded and you will have to manage to meet the quantity provisions and that you are already planning for that. These quantity provisions require the post developed peak rate of runoff from the 2, 10 and 25 year storm events of minimum 6 hour duration to be managed to at, or below, the pre developed peak rate for those events and also that the increase in the pre versus post developed 25 year storm event volume be stored and released over 2 to 5 days from the Stormwater management system.

The Stormwater management permit will require the developer to provide to the City a non-refundable surety equal to 4% of the estimated construction cost of the Stormwater management system at the time of permitting.

The permit will also require that the developer enter into an Operation and Maintenance Agreement for the system. This agreement will have to be approved by the City at the time of permitting and upon approval recorded at The Forsyth County Register of Deeds office.

Finally, while its not important to me at this stage, the Planning Board may want to know exactly what type of underground Stormwater management systems (e.g. underground sand filters with detention etc.) you are providing as part of their approval of the plan. Just pointing that out as they may want to know more specifics on that.
### WSDOT

#### General Issues

**22. General Comments**

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Dedicate right of way minimum of 40' from center on 3rd, 4th, and 5th St.</th>
</tr>
</thead>
<tbody>
<tr>
<td>David Avalos</td>
<td>Replace damaged sidewalk along all frontage.</td>
</tr>
<tr>
<td>336-727-8000</td>
<td>Provide a 6’ by 15’ concrete pad for future bus stop shelter at both existing bus stops.</td>
</tr>
<tr>
<td><a href="mailto:davida@cityofws.org">davida@cityofws.org</a></td>
<td>Show bike parking.</td>
</tr>
<tr>
<td>2/10/21 5:33 PM</td>
<td>Refer to the UDO for drive aisle dimensions.</td>
</tr>
<tr>
<td>01.03) Rezoning-Special Use District - 2</td>
<td>Install Hi-Vis Crosswalks along 3rd st at metropolitan and woodland. Also along 5th at woodland and all the way around 4th and woodland. (per TIA)</td>
</tr>
</tbody>
</table>

[Ver. 2] [Edited By David Avalos]

### Zoning

#### General Issues

**26. Zoning**

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Provide all information as found in the standard site plan legend.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elizabeth Colyer</td>
<td><a href="https://www.cityofws.org/445/Legends">https://www.cityofws.org/445/Legends</a></td>
</tr>
<tr>
<td>336-747-7427</td>
<td>Ensure that all applicable Use-Specific Standards are met for all proposed uses, including &quot;Residential Building, Multifamily; Townhouse; or Twin Home Section 5.2.71, “Retail Store” Section 5.7.73.</td>
</tr>
<tr>
<td><a href="mailto:elizabethrc@cityofws.org">elizabethrc@cityofws.org</a></td>
<td>Common Recreation Areas may be required to be a minimum size of 4,000sf.</td>
</tr>
<tr>
<td>2/16/21 3:25 PM</td>
<td>Please indicate that any proposed signs do not encroach into 10’ x 70’ sight distance triangles.</td>
</tr>
<tr>
<td>01.03) Rezoning-Special Use District - 2</td>
<td>The site must meet the site lighting standards of UDO ClearCode Section 6.6.</td>
</tr>
</tbody>
</table>

Any existing connections not intended for reuse must be terminated at the main. Water and sewer interior to the sites will be private. Water meters purchased through the COWS. All water connections will require a backflow preventer matching the meter size. System development fees due at the time of meter purchase. There is an existing public sewer main on the western side of PIN #6835-57-5247. No heavy cut or fill allowed in the easement without approval of Utilities Plan Review. No structures, heavy plantings etc. allowed in this easement. If any of the retail space is for a restaurant, an inground grease interceptor will be required for each restaurant. Sizing based off kitchen fixture schedule by Utilities Plan Review.

[Ver. 3] [Edited By Charles Jones]
“BEYOND THE SANCTUARY”

Executive Summary

On August 15, 1965, West End Baptist Church and First Institutional Baptist Church in Winston-Salem, North Carolina unanimously voted to merge into one congregation and became the United Metropolitan Missionary Baptist Church (UMMBC). The name United Metropolitan Missionary Baptist Church symbolizes the churches dedication to East End area and to the greater the Winston-Salem Community.

Under the leadership and insight of Pastor Prince Rainey Rivers, the church recognized the momentum of Wake Forest’s Innovation Quarter and the movement towards downtown revitalization. In response, the church established First West End, LLC (FWE) – a real estate holdings company setup to preserve the church’s rich history in the East End community, and to invest in its mission of “Promoting thriving communities of hope and health”.

To memorialize its’ formation, FWE established a steering committee and launched a Lifestyle Capital Stewardship Campaign (“Beyond the Sanctuary”) reflecting its commitment to make a difference for Christ in the world beyond the walls of the church.

In 2016, FWE secured site control of the Garden Court apartments - a multi-unit residential community on approximately 6 acres of land adjacent to the church. FWE immediately leveraged its’ resources to shut down sub-standard housing units and preserve all remaining habitable units within the Garden Courts property. To date, FWE has renovated 7 2-bedroom units and provides subsidies equal to roughly 15% of total rental income.

In February of 2019, FWE issued an RFP to help identify a development partner that would help reposition remaining Garden Court Apartment units and support FWE’s vision of building a thriving community that supports hope and health. In June of 2019, the steering committee selected the Liberty Atlantic Group – a minority-owned, vertically integrated real estate company based in Charlotte, NC.

Liberty Atlantic and FWE has since worked diligently to create a comprehensive redevelopment plan that avoids displacement of existing residents while contributing to a more vibrant and thriving East End community. The partnership plans to introduce initial concept plans to the UMMBC congregation and key stakeholders on December 9th, and plans to host formal community information sessions in the first few months of 2020. For more information please contact:

Lyvonne Bovell-Harris, Project Manager
bovellh305@gmail.com
336-745-7589
The Agenda

MONDAY, DECEMBER 14, 2019

GREETINGS

THE HYMN

THE SCRIPTURE READING

THE PRAYER FOR DIRECTION

THE ADOPTION OF THE AGENDA

THE CHURCH COVENANT

THE APPROVAL OF THE MINUTES FROM THE 2018 CHURCH CONFERENCE

FIRST WEST END PRESENTATION – METROPOLITAN VILLAGE

• JARON NORMAN, PRINCIPLE-LIBERTY ATLANTIC GROUP

THE SENIOR PASTOR’S ANNUAL MESSAGE

THE REVIEW OF ANNUAL MINISTRY REPORTS

THE FINANCIAL REPORTS

THE RECOMMENDATION(S) TO THE CONGREGATION

THE RECOMMENDATION(S) FROM THE CONGREGATION TO THE BOARD OF DEACONS

ADJOURNMENT
“Promoting Thriving Communities of Hope and Health”

2017 East End Masterplan

- City of Winston-Salem
- SG Atkins CDC
Focus on preservation of existing buildings if feasibility study indicates this makes sense
Metropolitan Village
Community Information Session (Part 1)
December 19, 2019
Meeting Agenda

Goals & Objectives – Provide local Garden Court residents with a development update

1. Intro – Council Member Annette Scippio
2. Development Team Introduction – First West End/ Liberty Atlantic
3. Development Plan Review – Liberty Atlantic
4. Q&A
Community Information Session
Thursday, December 19, 2019
7:00 - 8:00 PM

You are invited to participate!

The Metropolitan Village Community Information Session: Part 1, is a way for local residents and community stakeholders to learn about UMMBC's vision for "Promoting Thriving Communities of Hope and Health" in the East End Community.

United Metropolitan Missionary Baptist Church
The Fellowship Hall | 450 Metropolitan Dr | Winston-Salem, NC. | 27101
Email bovellh305@gmail.com for more information
Dec 19, 2019  CIS meeting minutes

- All tenants from existing tenants/unit in attendance - see sign in
- Tenants discussing concerns w/existing units/upkeep
- Liberty outlining new management & plans for additions
- Mr. Austin - biggest concern over unit repairs
  - washer/dryer hook
  - door
- Other tenants show concern w/ upkeep
  - Mrs. Brown - issue w/ bedroom outlet
- No real concerns about new development plan - Liberty outlines plan to avoid gentrification
- Plan to move 70+ existing tenants if existing building cannot be renovated
- Annette Supper in attendance - spoke in favor of project but worked w/dissatisfied tenants
- Several church members in attendance - as well - talks from Sweet Potatoes - voiced concerns over affordability
- Biggest question related to upkeep of existing units
In attendance:

1. Rita Wilson
2. Geraldine Ladson
3. Chester Shelb
4. Anthony Nixa
5. Ollie & Kenneth Blandye
6. Calvin Harris
7. Stanley Harris
8. Dee Ann Hunter
9. Karen ?
10. Shannon McLean
11. Arthor Foot
12. Reggie Duo
13. Tay kama Hart
14. Corine Kendell
15. Joe Crockor
16. Olytra Rutherford
17. Pastor Ford
18. Pastor Armstead - eEXPORT
19. Tom ?
20. Calvin Harris
21. Kim Bongo

* Council member

- annette Sippo
Community Information Session
Thursday, January 30, 2020
7:00 - 8:00 PM

You are invited to participate!

The Metropolitan Village Community Information Session: Part 2, is a way for local residents and community stakeholders to learn about UMMBC's vision for "Promoting Thriving Communities of Hope and Health" in the East End Community.

United Metropolitan Missionary Baptist Church
The Fellowship Hall | 450 Metropolitan Dr | Winston-Salem, NC. | 27101
Email bovellh305@gmail.com for more information
W-3463 Neighborhood Outreach

March 2021

10 of 19

Questions:

Revised: New money has been allocated for the Grand Opening.
Timeline for Grand Opening:

Feedback:

Revised: Things have changed.

Feedback:

Revised: Things have changed.

Feedback:

Revised: Things have changed.

Feedback:

Revised: Things have changed.

Feedback:

Revised: Things have changed.

Feedback:

Revised: Things have changed.

Feedback:

Revised: Things have changed.
<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lisa Brevard</td>
<td>(336) 624-0029</td>
</tr>
<tr>
<td>Michael Jones</td>
<td>336-761-0595</td>
</tr>
<tr>
<td>Geralyn Nash</td>
<td>336-944-4654</td>
</tr>
<tr>
<td>Anthony Nixon</td>
<td>336-782-2011</td>
</tr>
<tr>
<td>Dan Eldridge</td>
<td>(336)995-2425</td>
</tr>
<tr>
<td>Name</td>
<td>Email</td>
</tr>
<tr>
<td>------</td>
<td>-------</td>
</tr>
<tr>
<td>Mary A. Newman</td>
<td>336-734-1520</td>
</tr>
<tr>
<td>Lois Leggett</td>
<td>356-745-5546</td>
</tr>
<tr>
<td>Linda Baker</td>
<td>336-731-1341</td>
</tr>
<tr>
<td>Jimmy Hoof</td>
<td>336-345-8950</td>
</tr>
<tr>
<td>Jennifer Hoff</td>
<td>334-387-7499</td>
</tr>
<tr>
<td>Terry Cocke</td>
<td>336-572-4349</td>
</tr>
<tr>
<td>Ann D. Silver</td>
<td>336-999-2425</td>
</tr>
<tr>
<td>Name</td>
<td>Phone</td>
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<td>---------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Barbara Harris</td>
<td>336-723-0297</td>
</tr>
<tr>
<td>Brien Dania</td>
<td>336-843-1995</td>
</tr>
<tr>
<td></td>
<td></td>
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</tbody>
</table>
September 25, 2020

Grace and Peace.

Since I began my tenure at United Metropolitan Missionary Baptist Church as your Senior Pastor, I have found that the church has always been vision focused and mission driven. A spark was lit under our mission to “Go Beyond the Sanctuary” when the church took control of the land adjacent to the property and established First West End, LLC.

This move strategically positioned the church to have a direct impact on our friends and neighbors in the East Winston community. More importantly, I believe the church has been situated at the foot of the bridge connecting Innovation Quarter and East Winston because God has called us to be the link between the two communities. This link would allow us to build meaningful relationships, job training, job opportunities, economic development, etc. Building a bridge between these two communities is a God sized assignment that can only be accomplished through strategic partnerships.

In 2019, we partnered with Liberty Atlantic Development Partners (LADP) to help us make our mission a reality in the East Winston community. Since we began our partnership, we have found that LADP shares a common passion for impacting communities and helping to reshape realities through community development and economic opportunities. Therefore, they have provided the attached update to keep our congregation informed about the progress of the project up to this point. We look forward anticipating each phase of the project knowing that it will promote “Thriving Communities of Hope and Health.”

In His Service,

Reverend Dr. Alvin T. Armstead, Jr.

Bearing witness to God's love for the world

450 Metropolitan Drive | Winston-Salem, NC 27101 | 336-761-1358 | 336-723-2801 fax | www.unitedmetropolitan.org
METROPOLITAN VILLAGE

On August 15, 1965, West End Baptist Church and First Institutional Baptist Church in Winston-Salem, North Carolina unanimously voted to merge into one congregation and became the United Metropolitan Missionary Baptist Church. The name United Metropolitan Missionary Baptist Church is symbolic and historic, which symbolizes the church’s dedication to the Winston-Salem East End Community.

Through a three-year Lifestyle Capital Stewardship Campaign (“Beyond the Sanctuary”) - reflecting its commitment to make a difference for Christ in the world beyond the walls of the church – UMMBC made the decision to take control of the land adjacent to the church and create First West End, LLC (FWE) which would assist in driving the church’s mission “Beyond the Sanctuary” and focus on “Promoting Thriving Communities of Hope and Health”.

In 2019, UMMBC partnered with Liberty Atlantic Development Partners to assemble a plan that would not only support the mission of UMMBC, but also align with the 2018 East End Masterplan created by community stakeholders. The result is Metropolitan Village - a mixed-use community that merges quality, affordable housing with education, workforce training & health services to provide access and opportunity to both residents and tenants.

For more information:

Lyvonne Bovell-Harris, Project Manager - UMMBC
bovellh305@gmail.com, 336.745.7589

Jaron Norman, Principal - Liberty Atlantic Group
jmn@libertyatlanticgroup.com, 704.461.2066

Henry Lancaster, VP of External Affairs, Tech Road Ventures
Henry.lancaster@nctechroad.com, 704.461.2066
Project Overview

Project Team:
- Developer: Liberty Atlantic
- GC: Liberty Atlantic
- Architect: Dwell Architects
- Civil Engineer: Bloc Design

Phase I:
- Stabilize occupied units/Demolition of abandoned buildings
- New Construction, Specialized Zone Housing - 4-Stories 146 2-Bdr Units
- New Construction, Workforce/Affordable Housing -Triplex 48 2-bdr Units
- New Construction, Townhomes - 8 3-bdr Units
- Greenspace/Outdoor Park

Phase II:
- Relocation of existing tenants to new units
- New Construction, Specialized Zone Housing - 4-Stories 110 1 & 2-Bdr Units
- 5th Street Streetscape Improvements

Phase III:
- TBD

Key Features:
- Workforce Training Center
- Short walk to Innovation Quarter
- Short walk to Downtown Entertainment
- Bike or walk to Wake Forest School of Medicine, WSSU, UNC School of the Arts, Salem College or Forsyth Tech

Functional Amenities:
- High-Speed Connectivity
- Short-term Leasing by Bed or by Unit
- Furnished & Unfurnished Unit Options
- Tele Class Rooms
- Tele Conference Rooms
- Key-Man Office Spaces

Luxury Amenities:
- Electric Vehicle Charging Stations
- Bicycle Stations
- Outdoor Grill Stations
- 24/7 Fitness Center
- 24/7 Cloud Café
Project Update

2020 Workplan

1. Address Code Violations & Outstanding Work Orders
   ✓ 129 work orders completed in eight months
   ✓ $53,327 Invested to stabilize existing units and ensure health & safety of existing tenants
   ✓ Completed Code Compliance

2. Resolve Tenant Issues & Budget Concerns
   ✓ Relocate two tenants from east of highland to units west of highland
   ✓ Gain control of operational gaps and manage Covid-19 related issues
   ✓ Reduce operating costs and clean up operating budget

3. Create a Concept Design & Vision Plan
   ✓ Concept plan approved by FWE Committee, Deacon Board, Congregation, City Planning & Community
   ✓ Civil Engineer & Architect under contract and transitioning to Design Development
   ✓ Prepare project for rezone, city funding & formal plan review

4. Develop Project Program & Community Coalition
   ✓ Programming compliant with UMMBC Mission and East End Masterplan
   ✓ Key relationships with local municipal agencies, CDC's and community stakeholders
January 14, 2021

Jaron Norman, Principal
Garland Burton, Principal
Liberty Atlantic Group
8349 Arrowridge Blvd, Suite P
Charlotte, NC 28273

Re: Liberty Atlantic and Metropolitan Village

Dear Mr. Norman and Mr. Burton:

I am writing to express our full support of Liberty Atlantic’s proposed Metropolitan Village/Health 360 redevelopment concept. As clearly outlined in your presentation, this catalytic project will provide an ideal central anchor to spearhead the East Winston-Salem Master Redevelopment Plan - an extension of the multi-billion-dollar Wake Forest Innovation Quarter.

Your firm's work in seeking early stakeholder input, fostering collaboration, and securing preliminary lease arrangements with key community institutions supports the preservation of East End's civic identity, and complements the livability and distinctive character of this historic community.

On behalf of the City of Winston-Salem, the City Council, and the residents of greater East Winston-Salem, the Office of the Mayor fully supports Liberty Atlantic and their effort to make Metropolitan Village a reality. We believe this mix of quality, affordable housing, health-related services and workforce training will have a beneficial and sustainable economic impact on the entire region.

Sincerely,

J. Allen Joines
Mayor
December 30, 2020

Mr. Jaron M. Norman, Principal
Liberty Atlantic Group (LAG)
8349 Arrowridge Blvd. Suite P
Charlotte, NC. 28273

Re: Liberty Atlantic and Metropolitan Village

Dear Mr. Norman:

One of my favorite inspiring quotes is “The hardest part of any journey is taking the first step”. It has been many months since the first step was taken to enhance the vision for Metropolitan Village. Now, the plan with its copious details is ready for implementation!

I fully support the efforts of Liberty Atlantic and the proposed Metropolitan Village project located in the historic East End community of Winston-Salem. I look forward to championing these efforts to spark equitable revitalization through affordable housing and access to critical services and training.

Liberty Atlantic, in partnership with United Metropolitan Missionary Baptist Church (UMMBC) and Goler CDC has worked tirelessly over the last twelve months to engage local community residents and stakeholders. Your firm’s commitment to inclusive innovation, professionalism, and overall experience in developing quality multi-family housing will continue to be paramount to the success of this project.

On behalf of the residents of the East Ward of Winston-Salem, I am in total agreement with Liberty Atlantic and their mission to provide quality housing, improve health outcomes and inspire healthy behavior. I am truly excited about the presentation of the project to the full City Council. I feel confident that we will have their support as well.

Thank you for investing in the East Winston community and the city of Winston-Salem.

Sincerely,

Annette Scippio
Council Member, East Ward
“Soaring on the Winds of Change”
December 29, 2020

Jaron Norman, Principal
Garland Burton, Principal
Liberty Atlantic Group (LAG)
8349 Arrowridge Blvd. Suite P
Charlotte, NC 28273

RE: Liberty Atlantic and Metropolitan Village

Gentlemen:

I am writing to express our full support for Liberty Atlantic and the proposed Metropolitan Village project. We believe Metropolitan Village will be a catalytic project that will help our city meet its growing demand for quality, affordable housing.

According to the 2018 Winston-Salem/Forsyth County Housing Study and Needs Assessment, Winston-Salem has a 16,244-unit shortage of affordable and available homes for lower income households, which the Metropolitan Village project can begin to meet. The project will also help bridge the economic and social divide between Innovation Quarter and the neighboring community of East End. Liberty Atlantic in partnership with UMMBC have provided strong, adept leadership in driving positive change in this community. Additionally, they have assembled a concept plan that many stakeholders and residents in the City of Winston-Salem support.

The firm’s work in seeking early stakeholder input, fostering collaboration, and securing preliminary lease arrangements with key community institutions supports the preservation of East End’s civic identity, and complements the livability and distinctive character of this historic community.

We believe this mix of quality, affordable housing, health-related services and workforce training will have a beneficial and sustainable economic impact on the entire region.

Sincerely,

Tasha Logan Ford
Assistant City Manager

pc: Annette Scippio, Council Member, East Ward
Lee D. Garrity, City Manager
Evan Raleigh, Assistant City Manager
Marla Newman, Community Development Director

City Council: Mayor Allen Joines; Denise D. Adams, Mayor Pro Tempore, North Ward; Barbara Hanes Burke, Northeast Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Kevin Mundy, Southwest Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward, City Manager: Lee D. Garrity
January 13, 2021

Garland Burton, President/ Development Division
John A. Rydie, Chief Investment Officer
Liberty Atlantic Group
9319 Robert D. Snyder, Suite 339
Charlotte, NC 28223

Re: Liberty Atlantic Group & Goler CDC/ Innovation East Health and Wellness Fund for Redevelopment in East Winston-Salem

Dear Mr. Burton and Mr. Rydie:

I am writing you to express my support for Liberty Atlantic and the proposed Metropolitan Village project located in the East End community of Downtown Winston-Salem. Historically, the East End area has been excluded from investments and the economic boom of nearby Innovation Quarter. Many of my constituents and partnership members would welcome and embrace positive change and progress in this neighboring community.

As President of Downtown Winston-Salem Partnership, I have had the pleasure of working with United Metropolitan Missionary Baptist Church (UMMBC) and many of the local stakeholders to develop a master plan. However, the selection of Liberty Atlantic as an experienced, minority-owned development firm has been a game changer in terms of delivering results.

Liberty Atlantic’s experience in fostering collaboration and support has been unparalleled. Additionally, I believe the proposed Metropolitan Village project is an innovative and effective means for achieving equitable growth. I fully support UMMBC and Liberty Atlantic in their mission to provide quality housing, improve health outcomes and inspire healthy behavior.

Sincerely,

Jason Thiel
President

305 W. Fourth Street, Suite 2E
Winston-Salem, NC 27101
(336) 354-1500
Mr. Jaron Norman  
Liberty Atlantic  
8349 Arrowridge Blvd  
Suite P  
Charlotte, NC 28273

This letter is to support your proposed Metropolitan Village Project. I have enjoyed participating with you and your team over the previous twelve months as you have developed a plan that has emerged from working with this historic community. What began as an area plan for East End has become an exciting opportunity for inclusive and equitable development. I am enthusiastic about Liberty Atlantic’s plans for providing quality housing, improving health outcomes and participating in the Innovation ecosystem.

As you know Innovation Quarter has experienced rapid growth over the last ten years, becoming one of the few innovation districts in the world recognized as a leader by the Global Institute for Innovation Districts. The core elements of Innovation districts are creating economic opportunity and inclusion. In addition, the Innovation Quarter recently announced IQ Community Labs, this initiative aims mobilize traditional and non-traditional partners seeking to scale health and social equity solutions. The development of Metropolitan Village is an opportunity to impact both efforts.

Sincerely,

[Signature]

Graydon Pleasants  
Head of Real Estate Development  
Innovation Quarter
Date: January 14, 2021

From: Pastor Alvin Armstead

To: Jaron Norman, Principal
    John Rydle, Principal

Re: Liberty Atlantic and Metropolitan Village

In 2019, First West End, LLC. (FWE), a subsidiary of United Metropolitan Missionary Baptist Church (UMMBC) published an RFP to solicit development proposals for roughly 8-Acres in the East End area of Downtown Winston-Salem. The development committee identified Liberty Atlantic Group (LAG)-a minority-owned, vertically integrated real estate company based in Charlotte, NC as a development partner.

Over the last twelve months, FWE has worked in lock step with Liberty Atlantic to develop the Metropolitan Village concept plan. We’ve found them to be professional, knowledgeable and collaborative in their effort to support our mission of “promoting thriving communities of hope and health.” Their experience in working with churches and low-income communities has been especially valuable.

We believe that LAG has developed a feasible plan and forged strong relationships with virtually every stakeholder. Furthermore, we trust that LAG has what it takes to make our vision a reality. We look forward with anticipating each phase of the project.

In His Service,

Reverend Dr. Alvin T. Armstead, Jr.
To: Whom it May Concern,

I am writing this letter to recommend Liberty Atlantic Group (LAG) for the development of Metropolitan Village. I am very familiar with the work and credibility of the principals of the company and look forward to working with LAG to develop the East End Masterplan. We have been meeting over the last couple of months and I have been thoroughly impressed with their business acumen, understanding of financing and commitment to building our community.

An important tool for redevelopment has been made available for the East End area is the Opportunity Zone designation of which LAG has been very knowledgeable and strategic in understanding how to leverage anchor institutions. We have jointly met with several stakeholders in Winston-Salem and I have been impressed with LAG’s ability to answer the hard questions and to follow up where it is needed.

Goler Community Development Corporation plans to take an active role in helping LAG navigate the local community through our 20 years of developing key partnership relations and collaborating with the City of Winston and other non-profits.

Respectfully,

Michael Suggs  
President, Goler CDC