DOCKET #: W-3502

PROPOSED ZONING: RM8-S

EXISTING ZONING: RM12-S

PETITIONER: Covington Ring Incorporated (Murray Road Subdivision)

SCALE: 1" represents 500'

STAFF: Hunter

GMA: 3

ACRES: 20.99

NEAREST BLDG: 1' south

MAP(S): 6818.01, 6818.02, 6818.03, 6818.04

Property included in zoning request.
500' mail notification radius. Property not in zoning request.
November 19, 2021

Covington-Ring, Incorporated
PO Box 20429
Winston-Salem, NC 27120

Re: Zoning Petition W-3502

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,

Chris Murphy, AICP
Acting Director of Planning and Development Services

pc: City Clerk’s Office, P.O. Box 2511, Winston-Salem, NC 27102
Robert Weidl, 2540 Spicewood Drive, Winston-Salem, NC 27106
Mark Kurtz, 4862 Murray Road, Winston-Salem, NC 27106
David Wright, 2404 Lunar Lane, Winston-Salem, NC 27106
Amy Snyder, 5415 Becks Church Road, Winston-Salem, NC 27106
Josh Snyder, 5415 Becks Church Road, Winston-Salem, NC 27106
# ACTION REQUEST FORM

<table>
<thead>
<tr>
<th>DATE</th>
<th>November 19, 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>TO:</td>
<td>The Honorable Mayor and City Council</td>
</tr>
<tr>
<td>FROM:</td>
<td>Chris Murphy, AICP, Acting Director of Planning and Development Services</td>
</tr>
</tbody>
</table>

## COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Petition of Covington-Ring, Incorporated

## SUMMARY OF INFORMATION:

Public hearing and consideration of zoning petition of Covington-Ring, Incorporated from RM12-S to RM8-S (Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; and Planned Residential Development): property is located on the west side of Murray Road, across from Becks Church Road (Zoning Docket W-3502)

## PLANNING BOARD ACTION:

<table>
<thead>
<tr>
<th>MOTION ON PETITION</th>
<th>APPROVAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOR:</td>
<td>UNANIMOUS</td>
</tr>
<tr>
<td>AGAINST:</td>
<td>NONE</td>
</tr>
<tr>
<td>SITE PLAN ACTION:</td>
<td>CONFORMS TO THE REQUIREMENTS OF THE UDO</td>
</tr>
</tbody>
</table>
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 RM12-S to RM8-S (Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; and Planned Residential Development) the zoning classification of the following described property:

PIN 6818-44-8854

Section 2. This Ordinance is adopted after approval of the site plan entitled Murray Heights and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _______ day of __________________, 20___ to Covington-Ring, Incorporated.

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 Murray Heights. 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 Covington-Ring, Incorporated, (Zoning Docket W-3502). 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 RM8-S (Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; and Planned Residential Development), approved by the Winston-Salem City Council the _____ day of ___________________________________, 20____" and signed, provided the property is developed in accordance with requirements of the RM8-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 ISSUANCE OF GRADING PERMITS:**
  a. The developer shall submit a stormwater management study 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 management device into any buffer areas or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, 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 road improvements may be required prior to the issuance of driveway permits. Required improvements include:
     - Installation of a left turn lane with 50 feet of storage along Murray Road;
     - Installation of a right turn lane with 25 feet of storage along Murray Road; and
     - A fee in lieu of signal design at the intersection of Murray Road and Becks Church Road.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  a. Developer shall record a negative access easement along the Murray Road frontage.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  a. The developer shall complete all requirements of the driveway permit(s).
b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3502</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Samuel Hunter</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Covington-Ring, Incorporated</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6818-44-8854</td>
</tr>
<tr>
<td>Address</td>
<td>The vacant parcel does not have an address assignment.</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use rezoning</td>
</tr>
</tbody>
</table>

### Proposal

The petitioner is requesting to amend the Official Zoning Map for the subject property **from** RM12-S (Residential, Multifamily – 12 units per acre) **to** RM8-S (Residential, Multifamily – 8 units per acre). The petitioner is requesting the following uses:

- Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; and Planned Residential Development

### Neighborhood Contact/Meeting

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

### Zoning District Purpose Statement

The RM8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is appropriate for Growth Management Areas 2 and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

### 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 site is located within GMA 3 and is a suitable location for all residential uses. The request has a density less than 8 units per acre and has access to public utilities.

## GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Murray Road, across from Becks Church Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>North</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 20.99 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently undeveloped.</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>RS9</td>
<td>Manufactured housing development</td>
</tr>
<tr>
<td>East</td>
<td>RS9</td>
<td>Single-family homes</td>
</tr>
<tr>
<td>South</td>
<td>RS9</td>
<td>Single-family homes</td>
</tr>
</tbody>
</table>
### Rezoning Consideration from Section 3.2.15 A 13

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-2063</td>
<td>RS9 to RS9-S</td>
<td>Denied 11/4/1996</td>
<td>North of site</td>
<td>23.60</td>
<td>Approval</td>
</tr>
<tr>
<td>W-827</td>
<td>R-6 to R-2-S</td>
<td>Approved 5/18/1981</td>
<td>Current site</td>
<td>21.68</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### Physical Characteristics
The site is currently undeveloped with heavy vegetation. The site is relatively flat with no water features.

### Proximity to Water and Sewer
The site has access to water from Murray Road. Sewer is available from the west of the site.

### Stormwater/Drainage
Stormwater runoff will be managed by two above-ground facilities in the southern and western portions of the site.

### Watershed and Overlay Districts
The site is not located in a water supply watershed.

### Analysis of General Site Information
The subject property is currently undeveloped and has favorable topography. The site has adequate access to public utilities and is not located within a watershed.

### Relevant Zoning Histories

<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>Murray Road</td>
<td>Minor Thoroughfare</td>
<td>433 feet</td>
<td>9,300</td>
<td>13,800</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s):**
The request proposes access from Murray Road, aligned with Becks Church Road.

**Planned Road Improvements:**
The proposed site plan shows a southbound right turn lane on Murray Road with 25 feet of storage, as well as a northbound left turn lane on Murray Road (at the intersection with Becks Church Road) with 50 feet of storage.

**Trip Generation - Existing/Proposed:**
- **Existing Zoning:** RM12-S
  
  \[\text{158 units} \times 5.81 \text{ trips per unit} = 917.98 \text{ trips per day}\]

- **Proposed Zoning:** RM8-S
  
  \[\text{107 units} \times 5.81 \text{ trips per unit} = 621.67 \text{ trips per day}\]

**Sidewalks:**
Sidewalks are proposed along one side of all internal streets.
<table>
<thead>
<tr>
<th><strong>Transit</strong></th>
<th>WSTA Route 97 stops south of the subject property at the intersection of Shattalon Drive and Murray Road.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Connectivity</strong></td>
<td>There are no internal stub streets proposed because there are no opportunities for connectivity in the surrounding area.</td>
</tr>
<tr>
<td><strong>Transportation Impact Analysis (TIA)</strong></td>
<td>A TIA is not required for this request.</td>
</tr>
<tr>
<td><strong>Analysis of Site Access and Transportation Information</strong></td>
<td>The request has one proposed access from Murray Road, across from Becks Church Road. An emergency access is also proposed along Murray Road at the northeastern corner of the site. The Comprehensive Transportation Plan recommends enhancing Murray Road to accommodate more traffic and pedestrian activity.</td>
</tr>
</tbody>
</table>

## SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

| **Units (by type) and Density** | 107 townhouse units / 20.99 acres = 5.09 units per acre |
| **Parking** | **Required** | **Proposed** | **Layout** |
| | 2 spaces per dwelling unit | 2 spaces per dwelling unit | Garage parking with driveways connecting to public streets |
| **Building Height** | **Maximum** | **Proposed** |
| | 45 feet | One story |
| **Impervious Coverage** | **Maximum** | **Proposed** |
| | 85 percent | 33.99 percent |
| **UDO Sections Relevant to Subject Request** | - Section 4.5.12: RM-8 Residential Multifamily District  
- Section 5.2.71: Residential Building, Townhouse (use-specific standards) |
| **Complies with Section 3.2.11** | (A) *Legacy 2030* policies: Yes  
(B) *Environmental Ord.*: N/A  
(C) Subdivision Regulations: N/A |
| **Analysis of Site Plan Compliance with UDO Requirements** | The proposed site plan shows 107 townhouse units facing internal public streets. Sidewalks are shown on one side of the internal streets, along with a centrally located common recreation area. Bufferyards and an additional emergency access are also included on the plan. |

## CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy 2030 Growth Management Area**

| Growth Management Area | Growth Management Area 3 – Suburban Neighborhoods |

**Relevant Legacy 2030 Recommendations**

- Encourage a mixture of residential densities and housing types through land use recommendations.  
- Promote the use of moderate-density residential and office as transitional uses between intense business and residential uses.  

**Relevant Area Plan(s)**

*North Suburban Area Plan Update (2014)*
| Area Plan Recommendations | • The area plan recommends intermediate-density residential development between 8.1 and 18 units per acre for the subject property.  
• The area plan also recommends developing a variety of housing types for different income levels, family sizes and personal preferences to provide a mixture of housing opportunities.  
• This property is shown as a Special Land Use Condition Area (SLUCA). The SLUCA states that this area would be appropriate for intermediate-density residential, but only if the rezoning petition is comprehensive and included 5 adjacent parcels. |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Located Along Growth Corridor?</td>
<td>The site is not located along a Growth Corridor.</td>
</tr>
<tr>
<td>Site Located within Activity Center?</td>
<td>The site is not located within an Activity Center.</td>
</tr>
<tr>
<td>Comprehensive Transportation Plan Information</td>
<td>The Comprehensive Transportation Plan recommends a three-lane cross-section for Murray Road with a middle turn lane and wide outside lanes with curb, gutter, and sidewalks on both sides.</td>
</tr>
<tr>
<td>Addressing</td>
<td>Addresses will be assigned during final platting.</td>
</tr>
</tbody>
</table>
| Rezoning Consideration from Section 3.2.15 A 13 | **Have changing conditions substantially affected the area in the petition?**  
No |
| | **Is the requested action in conformance with Legacy 2030?**  
Yes |
| Analysis of Conformity to Plans and Planning Issues | The request is to rezone a 20.99-acre tract from RM12-S to RM8-S to accommodate 107 townhouse units. The proposed density would be 5.09 dwelling units per acre. Public utilities and public transit are both accessible from the site, and all internal streets are proposed as public streets with sidewalks along one side.  

The North Suburban Area Plan Update recommends this site for multifamily development with a density of 8.1-18 units per acre. The request is proposing a density much lower than recommended. In addition, the area plan and Legacy both recommend a mixture of housing types and densities in the area to promote growth.  

The request proposes a decrease in density compared to the previously approved plan, which should result in fewer vehicle trips than are projected with the current zoning and approved plan. Improvements to Murray Road should work to mitigate resulting traffic impacts. |
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 will increase the variety of housing types in the area.</td>
<td>This request does not propose any connections to neighboring development.</td>
</tr>
<tr>
<td>The request is proposing a lower density than what the North Suburban Area Plan recommends.</td>
<td></td>
</tr>
<tr>
<td>The request will not drastically increase traffic along Murray Road.</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 ISSUANCE OF GRADING PERMITS:**
  a. The developer shall submit a stormwater management study 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 management device into any buffer areas or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, 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 road improvements may be required prior to the issuance of driveway permits. Required improvements include:
     • Installation of a left turn lane with 50 feet of storage along Murray Road;
     • Installation of a right turn lane with 25 feet of storage along Murray Road; and
     • A fee in lieu of signal design at the intersection of Murray Road and Becks Church Road.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  a. Developer shall record a negative access easement along the Murray Road frontage.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  a. The developer shall complete all requirements of the driveway permit(s).
  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.**
Samuel Hunter presented the staff report.

In response to a question from George Bryan, Samuel indicated that the Applicant does not propose a stub to the west because of difficult topography.

PUBLIC HEARING

FOR:
Robert Weidl, 2540 Spicewood Drive, Winston-Salem, NC  27106

- I am local to the area. I grew up on Becks Church Road and went to Old Town Elementary, Northwest, and North Forsyth. I’m basically just a local person trying to build nice housing to support the community. And if people are going to develop in my area, it might as well be me. The current plan is denser than what I’m requesting. I’m just trying to be a good neighbor and develop my community with good housing.

AGAINST:
Mark Kurtz, 4862 Murray Road, Winston-Salem, NC  27106

- I’m a new property owner. I’m not for or against, but I am here to collect information on what is going to be happening, and you have already supplied the information that I am looking for.

David Wright, 2404 Lunar Lane, Winston-Salem, NC  27106

- I am here representing a number of neighbors in our Moravian Forest Subdivision and want to speak to the egress and ingress extending from Becks Church Road into this subdivision. This intersection at Becks Church Road and Murray Road is already a big issue. If there are 107 units, that’s a minimum of 200 cars, potentially, added to this very busy area. The pictures that were made were obviously made at maybe 1:00 in the afternoon or 10:00 in the morning. This is an area that is a crunch point because of issues on Shattalon Drive. There is no trigger for a comprehensive plan for this area, but all of us have had near accidents at this corner. We are concerned because the plan now calls for turn lanes into the subdivision, and the problem with turn lanes is that they will exacerbate what is already
happening at that corner. At minimum, we need a signal there. I understand the developer is only required to pay for planning for a signal. That planning for a signal is not adequate.

- There is school traffic from both Northwest and Gibson, and right around the corner from Murray onto Shattalon is Forsyth Academy, and it shuts down Shattalon completely for about a half hour in the afternoon every day because there is not an adequate turn lane there. I realize this is a rezoning for less density than it’s already zoned for, but the transportation for development in that area is just not adequate.

Amy Snyder, 5415 Becks Church Road, Winston-Salem, NC 27106

- Our family has built the house that we live in and has lived here for many years at the corner of Becks Church Road and Murray Road. When starting this meeting today at 4:30, the traffic was backed halfway down Becks Church Road because of the stop sign. I don’t know how many times I’ve heard a car slamming on its brakes, people honking their horns at the stop sign. People cannot drive correctly because there is too much traffic already. I have to deal with this every day coming in and out of my driveway. I am concerned for the safety of my children that I take to and from school. I cannot get a bus to stop here because it’s too unsafe for her to even get on a school bus. I wouldn’t mind having the homes there if there was more help with the traffic. Another hundred houses would increase traffic.

Josh Snyder, 5415 Becks Church Road, Winston-Salem, NC 27106

- My grandmother built this place back in 1960, and we don’t object to the housing development being built, it’s more or less the traffic issue. I remember years ago, my grandmother got a letter; Murray Road was supposed to be four lanes at one time, part of the Northern Beltway. I don’t know if that is still going to happen. The traffic creates confusion for people.

Jeff Fansler, WSDOT, addressed traffic comments and concerns:

- We do not have a project planned for Murray Road. Speaking to the comments that we’ve heard tonight about the issues on Becks Church Road, Winston-Salem DOT has done studies in the past at those intersections. We are aware of the issues of the stop sign-patrolled intersection there and delays that motorists often experience. With that being said, we have done a traffic analysis, and a traffic signal is on the radar for WSDOT as we move forward. What we do have is good alignment with the intersection, which would provide opportunity for good signalization, if we can make that work, should it meet the warrants. We have to meet traffic signal warrants. That is what is under review with WSDOT, and right now, there are a number of warrants that would apply, should they have the traffic volumes or crash history to meet them. One of those is peak hour volume, which will likely apply here, given that there are certain hours of the day when traffic is heaviest. WSDOT is coordinating with this developer and NCDOT concerning potential improvements at this intersection.
George commented on the lack of coordination with WSDOT, specifically that it often puts the Board members in a tough situation. He stated that he hoped the public would continue to put pressure on WSDOT.

**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: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Jack Steelman
- AGAINST: None
- EXCUSED: None

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

VOTE:
- FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Jack Steelman
- AGAINST: None
- EXCUSED: None

______________________________
Chris Murphy, AICP
Acting Director of Planning and Development Services
DOCKET #: W-3502

PROPOSED ZONING:
RM8-S

EXISTING ZONING:
RM12-S

PETITIONER:
Covington Ring Incorporated
(Murray Road Subdivision)

SCALE: 1" represents 500'

STAFF: Hunter

GMA: 3

ACRES: 20.99

NEAREST BLDG: 1' south

MAP(S): 6818.01, 6818.02, 6818.03, 6818.04
North Suburban Area Plan Update, 2014

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

Rezoning Activity Center Special Land Use Condition Areas

Proposed Land Use
- Single-Family Residential (0-8 Du/Ac)
- Low-Density Attached Residential (0-8 DU/Ac)
- Intermediate-Density Residential (8.1-18 DU/Ac)
- High-Density Residential (over 18 DU/Ac)
- Manufactured Housing Park
- Office
- Commercial
- Industrial
- Institutional
- Utilities

W-3502 Area Plan Recommendations

Case W-3502
Thursday, October 21, 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: 20

<table>
<thead>
<tr>
<th>Engineering</th>
<th>General Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>25. General comments</td>
</tr>
</tbody>
</table>

Created with idtPlans Review
10/21/21
1. A City driveway permit will be required for the permanent connection to Murray Road. Please submit a completed and signed driveway permit application and a review fee of $200 to the Engineering Division for review.

2. As part of the driveway permit, please submit drawings showing permanent storm drainage layout and design calculations for the storm drainage system.

3. Construction details for proposed road cross sections, storm drainage features, sidewalks, wheelchair ramps, etc. must be provided with the driveway application submittal.

Erosion Control

General Issues

26. Erosion Control Plan Needed

If the proposed project creates more than 10,000 sq. ft. of land disturbance (20,000 sq. ft. of land disturbance for Single-Family Dwelling construction), a Grading/Erosion Control Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion 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 as application type 04.02 Grading/Erosion Control Permit at the following link: https://winston-salem.idtplans.com/secure/

Fire/Life Safety

General Issues

31. Notes

Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.

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.
The proposed fire apparatus access road is arranged in a fashion so that access to the site is still funneled through a single point or roadway segment. This arrangement defeats the purpose of having the second access, as a blockage or other incident in this area would restrict access to the site. Consider other provisions that would allow uninterrupted access.

A separate permitting and plan review process is required for installation of gates across fire apparatus access roads.

Place fire hydrants on one side of the street rather than at the end of a stub.

Provide fire hydrants in locations that meet the city's infrastructure development standards (not more than 700 feet between hydrants; not more than 350 feet from hydrants to the center of any lot).

The road names Becks Church Rd and Mint Hill Cir are approved for use.
42. Text Box B

City of Winston-Salem
Samuel Hunter
336-727-8000
samuelp@cityofws.org
10/19/21 9:27 AM
01.03) Rezoning-Special Use District - 2

Show all proposed grades

43. Text Box B

City of Winston-Salem
Samuel Hunter
336-727-8000
samuelp@cityofws.org
10/19/21 9:27 AM
01.03) Rezoning-Special Use District - 2

Consider moving Mail kiosk to centrally located Common Recreation Area

MURRAY ROAD REZONING SITE PLAN.pdf [36 redlines] (Page 1) [1] REZONING SITE PLAN

9. Council Member Contact B

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
9/28/21 11:42 AM
Pre-Submittal Workflow

Please ensure that you have contacted your appropriate Council Member. They may also wish to participate in any community outreach which is to take place prior to the Planning Board Hearing.

Latham-Walters Engineering, Inc.
Pam Bolton
704-895-8484
pam@lwengineer.com
10/5/21 11:55 AM
Pre-Submittal Workflow

council member contacted

General Issues

32. Historic Resources

City of Winston-Salem  No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
10/7/21 2:17 PM
01.03) Rezoning-Special Use District - 2

37. Design
45. Rezoning

City of Winston-Salem
Samuel Hunter
336-727-8000
samuelp@cityofws.org
10/14/21 10:45 AM
01.03) Rezoning-Special Use District - 2

Staff recommends including the following uses:
Residential Building, Multifamily; Residential Building, Townhouses; Residential Building, Duplex; Residential Building, Single Family; and Planned Residential Development

Sanitation

MURRAY HEIGHTS REZONING SITE PLAN.pdf [16 redlines]

40. General Comments

City of Winston-Salem
Jennifer Chrysson
336-727-8000
jenniferc@cityofws.org
10/18/21 12:04 PM
01.03) Rezoning-Special Use District - 2

All streets which must be traveled in order to get to the point of collection for solid waste must meet the following standards:

a. Minimum width shall be 18 feet.

b. Any incline shall not exceed a grade of 12 percent.

c. A dead-end street or cul-de-sac shall have an area or radius sufficient in size to provide for the collection vehicle to be able to turn around without difficulty.

d. If the street is a private street, it must be maintained in a manner acceptable to the city by the owners thereof, who, in agreeing to the collection of their solid waste, further agree not to hold the city liable for normal wear and tear to such private street.

Stormwater

General Issues

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

The proposed impervious percentage when added up from the plan call outs is 33.99% and the proposed units/acre figure stated on the plan is 5.1. Therefore this is considered to be a high density development in terms of the water quality provisions of the ordinance. A site is considered a high density site if it exceeds 24% impervious area and 2 units/acre. High density sites have to manage the first inch of runoff in an approved Stormwater management system. You are showing two Stormwater management control measures (BMP's) on your plan. The specific type of BMP is not stated. You may want to state that so that the Planning Board and members of the public know what you are proposing - e.g. are they going to be wet detention ponds, sand filters, bio-retention cells etc.

The water quantity provisions of the ordinance apply if there is more than 20,000 sq.ft. of net new impervious area and this will be the case here based on the BUA call outs. The water quantity provisions require that the post developed peak runoff rates from the 2, 10 and 25 year storm events of minimum 6 hour duration are managed to at, or below, the pre developed rates and also that the increase in the pre versus post 25 year volume is stored in the system and released over a 2 to 5 day period.

Any Stormwater management system that is designed will be required to provide a financial surety at the time of permitting. If the intention is to have a Home Owners Association (HOA) set up to be the entity responsible to operate and maintain the system in perpetuity then the surety shall consist of the developer establishing an escrow account and depositing 15% of the estimated construction cost of the Stormwater management system into this account and the HOA will be required to add further funds in the future. If the developer intends to be the entity responsible to operate and maintain the system in perpetuity then the surety shall consist of the developer paying into a city maintained account a non-refundable surety amount equal to 4% of the estimated construction cost of the Stormwater management system.

The permit for the Stormwater management system will also require an Operation and Maintenance Agreement to be approved by the City and once approved and recorded at The Forsyth County Register of Deeds office. If there is a HOA involved then the O&M Agreement will be a 3 party agreement between the City, the Developer and the HOA. If there is no HOA involved then the O&M Agreement shall be a 2 party agreement between the City and the Developer.
33. General Comments

City of Winston-Salem  
Charles Jones  
336-727-8000  
charlesj@cityofws.org  
10/20/21 9:01 AM  
01.03) Rezoning- Special Use District - 2

Submit water/ sewer extension plans to utilities plan review for permitting/approval. Water meters purchased through COWS. System Development Fees due at the time of meter purchase. Because of the number of connections and the close proximity, the sewer main will be required to be DI. Please watch tree placement so no trees are planted over water or sewer connections. Do not place fire hydrants on opposite side of road from water line.

Utilities would rather have the sidewalk 2’ from the R/W. If not, there will need to be easements around the water and sewer connections.

[Ver. 2] [Edited By Charles Jones]

WSDOT

General Issues

35. General Comments

City of Winston-Salem  
David Avalos  
336-727-8000  
davida@cityofws.org  
10/20/21 8:38 AM  
01.03) Rezoning- Special Use District - 2

- All internal streets need to be built to city standard with curb and gutter and sidewalk.
- Extend curb and gutter and sidewalk to the property lines.
- Left and right turn lanes will be required.
  - 50’ of storage for the left turn
  - 25’ of storage for the right turn
  - Recommend restriping southbound shadow island into a left turn lane. Would probably involve a little more widening.
- Provide right of way radius at right of way corners. minimum of 5’ radius (match roadway radius if possible).
- Negative access easement along Murray rd.
- Gate for fire access needs to be located closer to the street.
- Provide ADA accommodations
- Show Stop bars and stop signs
- Fee in lieu of signal design is required for Murray and beck church rd contact Jeff Fansler for the specifics. (JEFFREYGF@cityofws.org)(336-747-6883)
- Recommend locating sidewalk on the opposite side of the street so that a loop is created.

[Ver. 7] [Edited By David Avalos]
Proposed zoning is RM8-S

Interdepartmental resolution items:

Please provide the applicable information found in the standard site plan legend, including building height.

Legends:

https://www.cityofws.org/445/Legends

UDO link:

https://www.udoclearcode.org/document-center

Please ensure that all Use-Specific Standards in Section 5.2.71 RESIDENTIAL BUILDING, MULTIFAMILY, TOWNHOUSE; OR TWIN HOME (W) are met, no issues are specifically noted.

The location of any mail kiosk should meet the USPS design standards and be located on common area.

Please see Section 7.6.1 Common Recreation Areas for specific applicable design standards, it appears that the standards are met.

Please show the location of any proposed on-premises freestanding sign(s). Signs must be located on common area, or in a recorded access easement, and may not encroach into 10’ x 70’ sight distance triangles.

Please take note of Section 6.3.3 Bufferyard Location and Design Requirements for cut slope and slope ratio standards that may apply.

For permitting, the approved site plan and a landscape plan is required to be submitted with any building plans. Any associated conditions from the Planning Board Review will need to be met. Any proposed exterior lighting must meet the standards of Section 6.6. Any proposed site lighting will require the submittal of a lighting plan for review with the commercial permit application.
Letters were mailed out on Wednesday, 10/19/2021

We mailed Rezoning Letters to 71 residents of Murray Rd.

The following are phone calls we received regarding the rezoning letter:
10/28/2021:  
Phillip Sapp (336) 782-0571  
Was interested in what exactly was going to be built

11/01/2021:  
Carolynn Belger (336) 923-5432  
Wanted to know what was going to be built & when...wanted to know if it was going to be a “low income” housing.

The following are emails that were received regarding the rezoning letter:

EMAIL:-
10/30/2021:  
boyer1181@yahoo.com
Hello, My name is Ms. Boyer. I live with my parents on the corner of Murray rd and Shattalon dr. I have been informed about the zoning site on murray rd. I feel it would be a terrible mistake to put a housing development there. This section of these two roads are already very congested in the afternoons due to the three public schools and one private school on them. The traffic is so bad from 2:30 pm to 3:45pm i can't get to or leave from my home. There is many bad accidents in this area as well. Thank you for listening to my concerns.
October 19, 2021

RE: INFORMATION ON PROPOSED RM-8S ZONING MURRAY ROAD
CASE #W-3502

Dear Residents of Murray Road:

Neighborhood outreach is an important tool to receive community feedback on proposed zoning activity in your neighborhood. The sights on Murray Road noted above are within 500 feet of your property and the planning board request your feedback as a part of the review and approval process. I am reaching out to you today to provide background information on this rezoning case and offer an opportunity to collect your feedback.

BACKGROUND
The zoning proposal for the site is to revise the zoning district from RM-12S to RM-8S. The RM District is primarily intended to accommodate uses of residential building, multifamily; residential building, townhouses; residential building, duplex; residential building, single family; and planned residential development.

You can find a mapping in planning staff information regarding the site by going to the city of Winston-Salem website (cityofws.org) and entering W-3502 in the search bar. This information is generally posted around the end of each month.

COMMENTS
My vision is to provide a residential community that compliments the surroundings of Murray Road. Please send any comments you may have to alcoanc@outlook.com. I will summarize all comments received and provide them to the planning staff at least eight (8) days prior to the scheduling planning board meeting.

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

Thank you and I look forward to hearing your comments,

alcoapropertiesnc@outlook.com
(336) 500-1937
Subject: FW: [EXTERNAL] Rezoning Request W3502 on 11/10/2021 Agenda
Attachments: city planning.docx

From: Roberta Wessling <robertawessling@gmail.com>
Sent: Tuesday, November 9, 2021 2:58 PM
To: Tarra Jolly <tarraj@cityofws.org>
Subject: [EXTERNAL] Rezoning Request W3502 on 11/10/2021 Agenda

Please see attached statement regarding the above mentioned rezoning request scheduled for the 11/10/2021 Planning Board meeting agenda. Due to prior commitments I cannot attend in person.

Thank you,
Roberta Wessling
4816 Barkas Dr
Winston-Salem

Virus-free. www.avg.com
To Members of the City – County Planning Board

Re: Rezoning Request  W-3502

As a taxpayer in Winston-Salem/Forsyth County and resident of Baywood Forest I would like to address several issues pertaining to the above mentioned zoning request. While I am not opposed specifically to housing development in our area, I believe there to be significant safety issues that are potentially being overlooked by the city/county departments and boards involved in the decision making process. These issues relate to access to the proposed development from both Murray Road and Shattalon Drive and include by are probably not limited to:

1. The plan to extend Becks Church Road across Murray Road to create a full 4-way intersection without a proper traffic signal is a safety hazard. The current 3-way intersection is already a hazard due to its use by numerous cars (mostly commuters) traveling to/from the various industries and businesses along Hanes Mill Road. Most are attempting making left hand turns to access Shattalon Drive. While many use this shortcut by-passing Shattalon to avoid the light at the intersection with Murray, it becomes nearly impossible to use Shattalon between 2:30pm and 4:00pm when Forsyth Academy dismisses for the day and backs up traffic in both directions due to a lack of planning when the school was built and no bussing for the charter school. Unfortunately this is the same time United Furniture, Cook Medical and WestRock first shift workers head home. This causes backups that extend as far back as Beck’s Baptist Church and beyond. Adding a potential 100-200 drivers from the proposed development would only exasperate the issue. A traffic light with appropriate turning lanes is already needed for traffic flow and once the development is completed would be a necessity.

2. Tractor trailers from the various area industries making left hand turns at this intersection are a constant traffic and safety issue. A traffic light would certainly assist with this issue.

3. Planning access to the development only from Murray Road and not installing a traffic signal could also prevent first responders and emergency vehicles from quickly reaching their destinations particularly during high traffic volume times. There should at minimum be a secondary entrance to/from Shattalon even if it’s restricted only to owners and emergency vehicles to prevent cut through divers.

4. Unless the development is planned as an adult living community, safe and efficient access for school buses should be a consideration. I have witnessed buses having lengthy waits to make left hand turns from Beck’s Church onto Murray and vice versa. I also recently witnessed a driver misjudging distances and making a left turn as a bus approached forcing the bus driver to slam their breaks to stop quickly. Fortunately there were no children on board at the time. It could become a major issue when buses departing the development attempt left hand turns toward Northwest Middle School and Julian Gibson Elementary. An appropriate traffic signal would assist in alleviating the problem.

In closing I know that development in our area will continue to expand as the city grows and I am not adverse to that fact. However, members of the planning board I am certain you realize the need of keeping safe roads an essential part of all future planning and development.

I thank you for your consideration of this important matter.

Roberta Wessling
The proposed zoning map amendment from RM12-S (Residential, Multifamily – 12 units per acre) to RM-8 (Residential Multifamily – 8 units per acre) is generally consistent with the recommendations of the Legacy Comprehensive Plan to encourage a mixture of residential densities and housing types through land use recommendation and promote the use of moderate-density residential and office as transitional uses between intense business and residential uses. Furthermore, the North Suburban Area Plan Update (2014) recommends intermediate-density residential development between 8.1 and 18 units per acre for the subject property at this location. Therefore, approval of the request is reasonable and in the public interest because:

1. The request will increase the variety of housing types in the area; and

2. The request will not drastically increase traffic along Murray Road.
DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3502
(COVINGTON-RING, INCORPORATED)

The proposed zoning map amendment from RM12-S (Residential, Multifamily – 12 units per acre) to RM-8 (Residential Multifamily – 8 units per acre) is generally inconsistent with the recommendations of the Legacy Comprehensive Plan and the North Suburban Area Plan Update (2014) for encouraging development that is compatible with the surrounding area, and incorporating connectivity in neighborhoods. Therefore, denial of the request is reasonable and in the public interest because this request does not incorporate any connections to neighboring development.