Dear Petitioner:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners. You will be notified by the Board of Commissioner’s Office of the date on which the Commissioners will hear this petition.

Sincerely,

Chris Murphy, AICP
Acting Director of Planning and Development Services

pc: Clerk to the Board of Commissioners Forsyth County Government Center, 5th Floor, 201 N. Chestnut Street, Winston-Salem, NC 27101
Philip Eldridge McCracken and Timothy Jay McCracken, 3520 Honeywood Drive, Johnson City, TN 37604
W. Bradford Schulz, 403 Bellmeade Bay Drive, Durham, NC 27703
Elizabeth McCracken White, 310 White Oak Drive, Cary, NC 27513
Public hearing and consideration of zoning petition of Elizabeth McCraken White, Philip Eldridge McCracken, Timothy Jay McCracken, and W. Bradford Schulz from AG to RS9-S (Residential Building, Single Family and Planned Residential Development): property is located on the north side of Ogden School Road, west of Davis Ridge Road (Zoning Docket F-1612)

COUNTY MANAGER’S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the rezoning petition.

ATTACHMENTS:-   X  YES    ___ NO

SIGNATURE: ___________________________________    DATE: __________________

County Manager
COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Elizabeth McCraken White, Philip Eldridge McCracken, Timothy Jay McCracken, and W. Bradford Schulz, Docket F-1612

AN ORDINANCE AMENDING
THE FORSYTH COUNTY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE COUNTY OF FORSYTH,
NORTH CAROLINA

BE IT ORDAINED by the Board of County Commissioners of the County of Forsyth as follows:

Section 1. The Zoning Ordinance of the Unified Development Ordinances of the County of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North Carolina, are hereby amended by changing from AG to RS9-S (Residential Building, Single Family and Planned Residential Development) the zoning classification of the following described property:

DESCRIPTION IS OF A PORTION OF THE BRADFORD W. SHULZ PROPERTY; TAX PARCEL PIN # 6884-21-0512, BEING RECORDED IN DEED BOOK 2885, PAGE 897,

TOGETHER WITH A PORTION OF THE PHILIP & TIMOTHY MCCRACKEN & ELIZABETH MCCRACKEN WHITE PROPERTY; TAX PARCEL PIN # 6884-21-4720, BEING RECORDED IN DEED BOOK 2016E, PAGE 2295.

TOGETHER WITH THE PHILIP & TIMOTHY MCCRACKEN & ELIZABETH MCCRACKEN WHITE PROPERTY; TAX PARCEL PIN # 6884-22-8700, BEING RECORDED IN DEED BOOK 3360, PAGE 1956.

BEGINNING AT A ½” EXISTING IRON PIPE, SAID PIPE HAVING A NC GRID COORDINATE OF N: 842,490.74 AND E: 1,682,265.78, SAID PIPE BEING A COMMON CORNER WITH THE PHILIP & TIMOTHY MCCRACKEN & ELIZABETH MCCRACKEN WHITE PROPERTY AND ALSO BEING IN THE NORTHERN RIGHT OF WAY OF OGDEN SCHOOL ROAD (NCSR # 2631); THENCE WITH THE NORTHERN RIGHT OF WAY OF OGDEN SCHOOL ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 670.00 FEET AND A CHORD BEARING OF S 73° 57’ 43” W FOR A DISTANCE OF 102.00 FEET TO AN IRON REBAR SET; THENCE S 69° 35’ 47” W FOR A DISTANCE OF 268.60 FEET TO AN IRON REBAR SET, SAID REBAR BEING A COMMON CORNER WITH THE DONALD DAVIS LIVING TRUST PROPERTY (TAX PARCEL PIN # 6884-23-6677); THENCE WITH THE DONALD DAVIS LIVING TRUST PROPERTY N 03° 14’ 39” E FOR A DISTANCE OF 573.24 FEET TO A ½” EXISTING IRON PIPE; THENCE S 87° 17’ 22” E FOR A DISTANCE OF 342.63 FEET TO A 1” EXISTING IRON REBAR SET, SAID PIPE BEING A COMMON CORNER WITH THE PHILIP & TIMOTHY MCCRACKEN & ELIZABETH MCCRACKEN WHITE PROPERTY; THENCE CONTINUING S 87° 18’ 19” E FOR A DISTANCE OF 237.03 FEET TO A ¾” EXISTING IRON REBAR; THENCE CONTINUING S 87° 35’ 21” E FOR A DISTANCE OF 499.52 FEET TO A ¼” EXISTING IRON PIPE; THENCE CONTINUING S 08° 21’ 58” E FOR A DISTANCE OF 396.70 FEET TO A ¼” EXISTING IRON REBAR, SAID REBAR BEING IN THE NORTHERN RIGHT OF WAY OF OGDEN SCHOOL ROAD (NCSR # 2631); THENCE WITH THE NOTHERN RIGHT OF WAY N 89° 38’ 48” W FOR A DISTANCE OF 561.64 FEET TO A ½”
EXISTING IRON PIPE; THENCE CONTINUING N 89° 38’ 48” W FOR A DISTANCE OF 117.16 FEET TO AN IRON REBAR SET; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 670.00 FEET AND A CHORD BEARING OF S 84° 20’ 26” W FOR A DISTANCE OF 140.37 FEET THE POINT AND PLACE OF BEGINNING CONTAINING 11.178 ACRES MORE OR LESS.

Section 2. This Ordinance is adopted after approval of the site plan entitled Monterra North, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _________________, 20_____ to Elizabeth McCraken White, Philip Eldridge McCracken, Timothy Jay McCracken, and W. Bradford Schulz.

Section 3. The Board of Commissioners 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 Monterra North. 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.
COUNTY, SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County
Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Elizabeth McCraken White, Philip Eldridge McCracken, Timothy Jay McCracken, and W. Bradford Schulz (Zoning Docket F-1612). 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 RS9-S (Residential Building, Single Family and Planned Residential Development), approved by the Forsyth County Board of Commissioners the _____ day of ________________, 20 ____" and signed, provided the property is developed in accordance with requirements of the RS9-S zoning district of the Zoning Ordinance of the Unified Development Ordinances of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

- **PRIOR TO ISSUANCE OF ANY PERMITS:**
  a. Prior to the issuance of a demolition permit, any extant buildings shall be individually photographed and documented using the architectural resources documentation form obtained from Historic Resources staff.

- **PRIOR TO ISSUANCE OF GRADEING PERMITS:**
  a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of a driveway permit. Required improvements include:
     • A negative access easement along Ogden School Road;
     • Dedication of right-of-way 45 feet from the centerline along the entire Ogden School Road frontage; and
     • Payment of a fee in lieu of sidewalk along the entire Ogden School Road frontage.
  b. Petitioner shall obtain a Watershed Permit.
  c. Developer shall cordon off all areas shown on the site plan as stream buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
• **PRIOR TO THE SIGNING OF PLATS**
  a. Developer shall complete all requirements of the driveway permit.
  b. All documents, including covenants, restrictions, and homeowners’ association agreements, shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations and delineate stream buffer areas to prevent future encroachment into said areas.

• **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. Developer shall record a final plat in the office of the Register of Deeds.

• **OTHER REQUIREMENTS:**
  a. Developer shall provide to Erosion Control staff regular buildout reports, submitted at 25 percent development completion, 50 percent development completion, and 75 percent development completion, as well as an as-built survey of the overall percentage of built upon area when all development has been completed.
CITY-COUNTY PLANNING BOARD
STAFF REPORT

PETITION INFORMATION

Docket: F-1612
Staff: Amy McBride
Petitioner(s): Elizabeth McCraken White, Philip Eldridge McCracken, Timothy Jay McCracken, and W. Bradford Schulz
Owner(s): Same
Subject Property: PIN 6884-22-8700 and portions of PINs 6884-21-0512 and 6884-21-4720
Address: 146 and 166 Ogden School Road
Type of Request: Special Use rezoning from AG to RS9-S
Proposal: The petitioner is requesting to amend the Official Zoning Map for the subject property from AG (Agricultural – 40,000 sf minimum lot size) to RS9-S (Residential, Single Family – 9,000 sf minimum lot size – Special Use). The petitioner is requesting the following uses:
   • Residential Building, Single Family and Planned Residential Development

Neighborhood Contact/Meeting: A summary of the petitioner’s neighborhood outreach is attached.

Zoning District Purpose Statement: The RS9 District is primarily intended to accommodate relatively high-density single family detached dwellings in urban areas. This district is intended for application in GMAs 2 and 3 and may be suitable in 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 3.2.19 A 16: Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?
Yes, the site is located within GMA 3 (Suburban Neighborhoods) and has access to public water. Public sewer is not available.

GENERAL SITE INFORMATION

Location: North side of Ogden School Road, west of Davis Ridge Road
Jurisdiction: Forsyth County
Site Acreage: ± 11.18 acres
Current Land Use: The site is currently undeveloped except for one single-family home.

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>AG</td>
<td>Undeveloped property</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Single-family homes</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>Agricultural</td>
</tr>
<tr>
<td>West</td>
<td>AG and TND-S (Kernersville)</td>
<td>Undeveloped property</td>
</tr>
<tr>
<td>Rezoning Consideration from Section 3.2.19 A 16</td>
<td>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</td>
<td></td>
</tr>
<tr>
<td>--------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Yes, the proposed single-family residential uses are compatible with the residential uses permitted on the adjacent properties.</td>
<td></td>
</tr>
<tr>
<td>Physical Characteristics</td>
<td>The site includes some mature wooded areas and slopes downward toward the north and west.</td>
<td></td>
</tr>
<tr>
<td>Proximity to Water and Sewer</td>
<td>Public water can be accessed from Ogden School Road. Public sewer can be accessed via a private force main to an existing off-site public sewer line north of the site.</td>
<td></td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>The site plan does not propose a stormwater management device.</td>
<td></td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is located within the balance of the Lower Abbots Creek Water Supply Watershed. There are three options for complying with residential development requirements in this portion of the watershed:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1) The minimum lot size shall be at least 20,000 SF; 2) The average density shall not exceed 2 units per 40,000 SF; 3) The proposed built upon area shall not exceed 24 percent.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The request would utilize the third option, with a proposed built upon area of 23.83 percent.</td>
<td></td>
</tr>
<tr>
<td>Historic, Natural Heritage and/or Farmland Inventories</td>
<td>Parcel 6884-22-8700 is the site of the John Bodenheimer House (FY0350) and an associated barn, shed, wellhouse, and garage. The 1884 two-story weatherboarded I-house had a shed-roofed porch and brick chimneys. There was an addition to the house in 1913.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Historic Resources staff requests that any extant buildings be individually photographed and documented using the architectural resources documentation form. Staff requests that documentation and photographs be submitted to and approved by Historic Resources staff before the issuance of demolition permits.</td>
<td></td>
</tr>
<tr>
<td>Analysis of General Site Information</td>
<td>The undeveloped site has generally favorable topography and access to public water and sewer. The site is not located within a designated floodplain area; however, it is located within the Lower Abbots Creek Watershed. The subject property is also the site of the historic John Bodenheimer House.</td>
<td></td>
</tr>
</tbody>
</table>

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>K-641</td>
<td>MU-S &amp; AG to TND-S</td>
<td>Approved 2/3/2015</td>
<td>Directly west</td>
<td>387.32</td>
<td>N/A</td>
</tr>
</tbody>
</table>
**SITE ACCESS AND TRANSPORTATION INFORMATION**

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ogden School Road</td>
<td>Minor Thoroughfare</td>
<td>1,226 feet</td>
<td>500</td>
<td>15,800</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
The site will have one access from Ogden School Road.

**Planned Road Improvements**
The *Comprehensive Transportation Plan* recommends a median-divided, four-lane cross section for Ogden School Road, with wide outside lanes, curb, gutter, and sidewalk.

**Trip Generation - Existing/Proposed**

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Trip Calculation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning: AG</td>
<td>11.18 acres / 40,000 sf = 12 homes x 9.57 (single-family trip rate) = 115 trips per day</td>
</tr>
<tr>
<td>Proposed Zoning: RS9-S</td>
<td>26 homes x 9.57 (single-family trip rate) = 249 trips per day</td>
</tr>
</tbody>
</table>

**Sidewalks**
There are no sidewalks along Ogden School Road. Sidewalks will be installed on one side of all new interior streets.

**Connectivity**
The proposed site plan includes two public street stubs to the adjacent properties west and north.

**Analysis of Site Access and Transportation Information**
The site will be accessed from Ogden School Road, which is a minor thoroughfare with excess capacity. The proposed site design includes one stub street each to the west and north. The developer is also proposing sidewalks along one side of the new public streets. The proposed trip generation is generally comparable to what could be expected under the current zoning. Staff does not anticipate any transportation-related issues associated with the request.

**SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS**

<table>
<thead>
<tr>
<th>Units (by type) and Density</th>
<th>26 lots on 11.18 acres = 2.32 units per acre</th>
</tr>
</thead>
</table>

**UDO Sections Relevant to Subject Request**
- Section 4.5.8: RS9 Residential Single Family District
- Chapter 7: Subdivision Requirements
- Section 8.3: Watershed Protection

**Complies with Section 3.2.11**

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

**Analysis of Site Plan Compliance with UDO Requirements**
The proposed site plan illustrates a street layout and lotting pattern for a 26-lot subdivision. All elements of the revised site plan meet UDO requirements.
## CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th><strong>Legacy 2030 Growth Management Area</strong></th>
<th>Growth Management Area 3 - Suburban Neighborhoods</th>
</tr>
</thead>
</table>
| **Relevant Legacy 2030 Recommendations** | • Increase infill development in the serviceable land area.  
  • Make new suburban neighborhoods pedestrian and bike friendly by developing interconnected street networks that include sidewalks and bike planes.  
  • Encourage development in areas with existing infrastructure before extending infrastructure farther. |
| **Relevant Area Plan(s)** | *Southeast Forsyth County Area Plan Update* (2013) |
| **Area Plan Recommendations** | • The proposed land use map recommends low-density residential land use at this location.  
  • Low-density residential development is recommended for:  
    • Existing individual lots and small tracts of land in existing single-family neighborhoods.  
    • Larger parcels of undeveloped residential land in many parts of the planning area. |
| **Site Located Along Growth Corridor?** | The site is not located along a growth corridor. |
| **Site Located within Activity Center?** | The site is not located within an activity center. |
| **Town of Kernersville Comments** | Because the Kernersville zoning jurisdiction begins less than 100 feet west of the subject property, staff contacted the Town’s Planning staff for their comments regarding the proposed rezoning.  
  Kernersville was concerned about future NCDOT road improvements from the Caleb’s Creek development and the impact this development would have on those improvements. |
| **Addressing** | All proposed street names have been approved by MapForsyth. |
| **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 subject property is within GMA 3 (Suburban Neighborhoods), where development densities greater than what is allowed under the current AG zoning are appropriate. The site abuts Ogden School Road, which is a Minor Thoroughfare. While the site does have access to public water, public sewer is not available. Access to public water is part of the RS9 district purpose statement. However, staff is supportive of the request because the site will provide private sewers within the development.

The request is consistent with the low-density residential land use recommendation of the Southeast Forsyth County Area Plan, and it is generally compatible with the surrounding development pattern. As the subject property is located within the Abbotts Creek WSIII Watershed, the developer will need to submit for watershed permits prior to grading and construction.

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 subject property is in GMA3 and has access to public water.</td>
<td>The request would result in the conversion of a heavily wooded tract to a residential subdivision.</td>
</tr>
<tr>
<td>The site is served by a minor thoroughfare with ample capacity.</td>
<td></td>
</tr>
<tr>
<td>The request is consistent with the low-density residential land use recommendation of the Southeast Forsyth County Area Plan Update.</td>
<td></td>
</tr>
</tbody>
</table>
The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:

**PRIOR TO ISSUANCE OF ANY PERMITS:**

a. Prior to the issuance of a demolition permit, any extant buildings shall be individually photographed and documented using the architectural resources documentation form obtained from Historic Resources staff.

**PRIOR TO ISSUANCE OF GRADING PERMITS:**

a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of a driveway permit. Required improvements include:
   - A negative access easement along Ogden School Road;
   - Dedication of right-of-way 45 feet from the centerline along the entire Ogden School Road frontage; and
   - Payment of a fee in lieu of sidewalk along the entire Ogden School Road frontage.

b. Petitioner shall obtain a Watershed Permit.

c. Developer shall cordon off all areas shown on the site plan as stream buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.

**PRIOR TO THE SIGNING OF PLATS**

a. Developer shall complete all requirements of the driveway permit.

b. All documents, including covenants, restrictions, and homeowners’ association agreements, shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations and delineate stream buffer areas to prevent future encroachment into said areas.

**PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

a. Developer shall record a final plat in the office of the Register of Deeds.

**OTHER REQUIREMENTS:**

a. Developer shall provide to Erosion Control staff regular buildout reports, submitted at 25 percent development completion, 50 percent development completion, and 75 percent development completion, as well as an as-built survey of the overall percentage of built upon area when all development has been completed.

**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 and answered a question from the Board regarding built upon area.

**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: George Bryan, Melynda Dunigan, Jason Grubbs, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

____________________________

Chris Murphy, AICP
Acting Director of Planning and Development Services
DOCKET #: F-1612
(continued from 1/13/2022)

PROPOSED ZONING:
RS9-S

EXISTING ZONING:
AG

PETITIONER:
Elizabeth McCraken White, Philip Eldridge McCracken, Timothy Jay McCracken, and W. Bradford Schulz (Monterra - North)

SCALE: 1" represents 400'
STAFF: McBride
GMA: 3
ACRES: 11.18
NEAREST BLDG: 151' east
MAP(S): 6884.03

Property included in zoning request.
500' mail notification radius. Property not in zoning request.
Southeast Forsyth County Area Plan Update, 2013

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

Proposed Land Use

- Single-Family Residential (0-8 Du/Ac)
- Institutional

Case F-1612

Rezoning
Activity Center
Special Land Use Condition Areas
USES ALLOWED IN THE EXISTING AG ZONING DISTRICT
Forsyth County Jurisdiction

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

Adult Day Care Home
Agricultural Production, Crops
Agricultural Production, Livestock
Agricultural Tourism
Animal Feeding Operation
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Fish Hatchery
Kennel, Outdoor
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see use-specific standards in UDO ClearCode)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Cemetery
Church or Religious Institution, Community
Golf Course
Landfill, Land Clearing/Inert Debris, 2 acres or less
Library, Public
Planned Residential Development
School, Private
School, Public
Utilities

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

Borrow Site
Campground
Child Day Care, Large Home
Dirt Storage
Fishing, Fee Charged
Habilitation Facility A
Manufactured Home, Class A
Manufactured Home, Class B
Manufactured Home, Class C
Nursing Care Institution
Park and Shuttle Lot
Recreational Vehicle Park
Riding Stable
Shooting Range, Outdoor
Special Events Center
Transmission Tower

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

Access Easement, Private Off-Site
Landfill, Land Clearing/Inert Debris, greater than 2 acres

F-1612 Permitted Uses 1 February 2022
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: 16**

<table>
<thead>
<tr>
<th>Engineering</th>
<th>General Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td>13. No comment</td>
<td>No comment - outside the City limits</td>
</tr>
<tr>
<td>City of Winston-Salem</td>
<td>Matthew Gantt</td>
</tr>
<tr>
<td></td>
<td>336-727-8000</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:matthewg@cityofws.org">matthewg@cityofws.org</a></td>
</tr>
<tr>
<td></td>
<td>12/9/21 8:26 AM</td>
</tr>
<tr>
<td></td>
<td>01.03) Rezoning-Special Use District - 2</td>
</tr>
</tbody>
</table>

**Erosion Control**

<table>
<thead>
<tr>
<th>General Issues</th>
</tr>
</thead>
</table>

`Created with idtPlans Review 12/30/21`
20. Erosion Control Plan Needed

City of Winston-Salem  
Matthew Osborne  
336-747-7453  
matthewo@cityofws.org  
12/13/21 10:29 AM  
01.03) Rezoning-Special Use District - 2

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/

21. Watershed Permit Needed

City of Winston-Salem  
Matthew Osborne  
336-747-7453  
matthewo@cityofws.org  
12/13/21 10:29 AM  
01.03) Rezoning-Special Use District - 2

The proposed project is within the Abbotts Creek Watershed which is regulated per Winston-Salem/Forsyth County UDO, Chapter 8, Section 3 – Watershed Protection. This project must comply with the Winston-Salem/Forsyth County UDO, Chapter 8, Section 3 – Watershed Protection requirements and provisions. The Grading/Erosion Control Permit will not be issued until compliance with the Watershed Protection requirements have been verified and a Watershed Protection Permit has been approved. Please submit for a Watershed Protection Permit through the electronic plan review portal as application type 04.03 Watershed Protection Permit at the following link: https://winston-salem.idtplans.com/secure/

Fire/Life Safety County


16. Callout B

Forsyth County Fire Department  
Robert Buwalda  
336-703-2563  
buwaldrp@forsyth.cc  
12/14/21 10:08 AM  
01.03) Rezoning-Special Use District - 2

Turnarounds must meet requirements of Table D103.4  
[Ver. 2] [Edited By Robert Buwalda]

17. Callout B

Forsyth County Fire Department  
Robert Buwalda  
336-703-2563  
buwaldrp@forsyth.cc  
12/14/21 10:08 AM  
01.03) Rezoning-Special Use District - 2

Turnarounds must meet requirements of Table D103.4  
[Ver. 2] [Edited By Robert Buwalda]

18. Callout B

Forsyth County Fire Department  
Robert Buwalda  
336-703-2563  
buwaldrp@forsyth.cc  
12/14/21 10:10 AM  
01.03) Rezoning-Special Use District - 2

Hydrants spacing must meet the requirements of Table C102.1  
[Ver. 2] [Edited By Robert Buwalda]

19. Callout B

Forsyth County Fire Department  
Robert Buwalda  
336-703-2563  
buwaldrp@forsyth.cc  
12/14/21 10:10 AM  
01.03) Rezoning-Special Use District - 2

Hydrants spacing must meet the requirements of Table C102.1  
[Ver. 2] [Edited By Robert Buwalda]
Hydrant spacing must meet requirements of Table C102.1
West on Rolling Range Dr from hydrant located at intersection with Montera Dr.

Ver. 2 [Edited By Robert Buwalda]
Parcel 6884-22-8700 is the site of the John Bodenheimer House (FY0350) and an associated barn, shed, wellhouse, and garage. The 1884 two-story weatherboarded I-house had a shed-roofed porch and brick chimneys and a 1913 addition. Historic Resources staff requests that any extant buildings be individually photographed and documented using the architectural resources documentation form. Staff requests that documentation and photographs be submitted to and approved by Historic Resources staff before the issuance of demolition permits.

22. Design

City of Winston-Salem
Gary Roberts
336-747-7069
gary@cityofws.org
12/13/21 2:52 PM
01.03) Rezoning-
Special Use District - 2

Provide a stub street to the north.

26. Environmental Features/Greenways

City of Winston-Salem
Amy Crum
336-747-7051
amyc@cityofws.org
12/20/21 10:53 AM
01.03) Rezoning-
Special Use District - 2

Greenways: N/A
Wetlands: N/A
Farmland/VAD: The subject properties are within the 1/2 mile buffer for properties in the Voluntary Agricultural District Program to the east, west, and south.
Natural Heritage Sites: N/A

29. Resubmittal

City of Winston-Salem
David Reed
336-747-7043
davidr@cityofws.org
12/22/21 9:12 AM
01.03) Rezoning-
Special Use District - 2

Resubmittal deadline for changes to the plan is next Thursday, December 30th.

Utilities

24. General Comments

City of Winston-Salem
Charles Jones
336-727-8000
charlesj@cityofws.org
12/20/21 7:59 AM
01.03) Rezoning-
Special Use District - 2

Submit water extension plans to Utilities Plan Review for permitting/approval. Water meters purchased through the COWS. System development fees for water and waste water due at the time of meter purchase. Sewer interior to the site will be private.

WSDOT

25. General Comments
City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
12/17/21 1:49 PM
01.03) Rezoning-
Special Use District - 2

- Recommend relocating sidewalk to the south of rolling range drive to eliminate having to cross the street to get to the other sidewalk.
- Negative access easement required along entire frontage of ogden school rd.
- Fee in lieu of sidewalk along entire ogden school frontage.
- Dedicate right of way of 45’ from center along entire ogden school frontage.

[Ver. 3] [Edited By David Avalos]

Zoning

General Issues

27. Zoning

City of Winston-Salem
Amy McBride
336-727-8000
amym@cityofws.org
12/20/21 1:55 PM
01.03) Rezoning-
Special Use District - 2

Please show location of proposed main kiosk. No additional zoning issues.

[Ver. 2] [Edited By Amy McBride]
Good Afternoon! Over the past two months I have spent a lot of time out at the subject sites and have had the opportunity to meet many of the neighbors to the two proposed rezoning cases on Ogden School Rd. Normally, I would hold a neighborhood meeting to inform the neighbors and hear their concerns, but COVID has prevented me from conducting those meetings. Instead my outreach has consisted of the following:

1. Outdoor encounters with adjoining neighbors.
2. Phone calls and or voicemails to every adjoining property owner that I did not encounter at the property.
3. One on One Meetings and emailing plans with concerned neighbors responding to my phone calls.
4. Finally, for non adjoining property owners and adjoining neighbors that I was not able to speak with over the phone I mailed out letters with my contact information incase they wanted to discuss the proposed developments and or the zoning changes.

With the exception of one or two property owners, the neighborhood is accepting of the change that will take place with the proposed rezonings and future developments.

The main concern that has been expressed is one of storm water run off and saving certain mature trees near the Hollowell property. In response to these concerns we have: 1. added permanent detention ponds to the subdivision plan (Southside) to hold runoff, which is not a requirement in this watershed; and 2. are identifying the trees that we will be able to save.

Please let me know if you have any questions or concerns about my outreach to the community. I believe it to be thorough and effective and would be surprised if there was much opposition to the rezoning after my efforts to be a good neighbor.

Sincerely,

Greg Garrett
(336) 399-7197