April 1, 2022

Billie Rose Robertson Generation Skipping Family Trust
Hugh and William Robertson
613 W Union Street
Morganton, NC 28655

Re: Zoning Petition F-1615

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
Rad Schneider, 7007 East Pleasant Valley Road, Independence, OH 44131
Civil & Environmental Consultants, Inc., Attn: Andre Lennon, 3701 Arco Corporate Drive, Suite 400, Charlotte, NC 28273
Mary Bumgarner, 5210 S Main Street, Winston-Salem, NC 27107

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

County Commissioners: David R. Plyler, Chairman; Don Martin, Vice Chair; Fleming El-Amin; Ted Kaplan; Richard V. Linville; Tonya McDaniel; Gloria D. Whisenhunt; County Manager: Dudley Watts, Jr.

City-County Planning Board: Chris Leak, Chair; Melynda Dunigan, Vice-Chair; George M. Bryan, Jr.; Walter O. Farabee; Jason Grubbs; Clarence R. Lambe, Jr.; Mo McRae; Brenda J. Smith, Jack Steelman
Public hearing and consideration of zoning petition of Billie Rose Robertson Generation Skipping Family Trust, Hugh Robertson, and William Robertson from RS9 to RM8-S (Residential Building, Townhouse; Residential Building, Multifamily; Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Duplex; and Planned Residential Development): property is located on the east side of S. Main Street and north side of Jones Road (Zoning Docket F-1615)

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 Billie Rose Robertson Generation Skipping Family Trust, Hugh Robertson, and William Robertson, Docket F-1615

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 RS9 to RM8-S (Residential Building, Townhouse; Residential Building, Multifamily; Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Duplex; and Planned Residential Development) the zoning classification of the following described property:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF WINSTON-SALEM, COUNTY OF FORSYTH, STATE OF NORTH CAROLINA, SAID TRACT BEING BOUNDED ON THE WEST BY SOUTH MAIN ST. (100’ PUBLIC RIGHT OF WAY), ON THE NORTH AND EAST BY NOW OR FORMERLY HUBBERT REALITY OF WINSTON-SALEM, INC., ON THE SOUTH BY NOW OR FORMERLY COLBY MORTON, AND JONES RD. (60’ PUBLIC RIGHT OF WAY), AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN NGS MONUMENT, HILLTOP, WITH NORTH CAROLINA GRID COORDINATES OF NORTHING 823311.82 AND EASTING OF 1636306.23, THENCE NORTH 27°40’48” EAST, 234.53 FEET TO A FOUND 1” IRON PINCHED PIPE ON THE RIGHT OF WAY OF SOUTH MAIN ST., SAID PINCHED PIPE BEING THE POINT AND PLACE OF BEGINNING;

THENCE FROM THE POINT AND PLACE OF BEGINNING, RUNNING WITH THE RIGHT OF WAY OF SOUTH MAIN ST., NORTH 2°52’46” EAST, 564.82 FEET TO A SET #5 REBAR WITH CAP, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 1,296.39 FEET, A CHORD BEARING AND DISTANCE OF NORTH 4°17’42” WEST, 314.24 FEET, TO A FOUND 2” PIPE WITH A SQUARE OPENING, SAID PIPE BEING THE COMMON CORNER OF NOW OR FORMERLY HUBBERT REALITY OF WINSTON SALEM, INC.; THENCE ALONG THE COMMON BOUNDARY LINE OF NOW OR FORMERLY HUBBERT REALITY OF WINSTON SALEM, INC. SOUTH 3°44’42” WEST, 734.84 FEET TO A FOUND 1” IRON PIPE; THENCE SOUTH 87°04’51” WEST, 32.27 FEET TO A FOUND 1” IRON PIPE; THENCE SOUTH
13°58′40″ EAST, 66.31 FEET TO A FOUND #5 REBAR (BENT); THENCE SOUTH 5°25′22″ WEST, 172.26 FEET TO A FOUND 1″ IRON PIPE; THENCE SOUTH 6°36′57″ EAST, 94.01 FEET TO A FOUND 1″ IRON PIPE; THENCE SOUTH 3°45′36″ WEST, 75.03 FEET TO A FOUND 1 ½" IRON PIPE (BENT) IN THE MARGIN OF THE RIGHT OF WAY OF JONES RD.; THENCE TURNING AND RUNNING ALONG JONES RD. NORTH 86°16′35″ WEST, 640.61 FEET TO A FOUND 1″ IRON PIPE, BEING THE COMMON CORNER OF NOW OR FORMERLY COLBY MORTON; THENCE ALONG THE COMMON BOUNDARY LINE OF NOW OR FORMERLY COLBY MORTON THE FOLLOWING (4) CALLS: NORTH 0°50′12″ EAST, 272.20 FEET TO A FOUND 1″ IRON PIPE; THENCE SOUTH 89°38′16″ WEST, 124.81 FEET TO A FOUND 2″ IRON PIPE (BENT); THENCE NORTH 89°53′14″ WEST, 14.86 FEET TO A FOUND 1 ½" PIPE; THENCE SOUTH 89°32′22″ WEST, 304.35 FEET TO THE POINT AND PLACE OF BEGINNING; CONTAINING 25.92 ACRES OF LAND, MORE OR LESS. AS PER SURVEY BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC.

Section 2. This Ordinance is adopted after approval of the site plan entitled Redwood Apartments, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _________________, 20____ to Billie Rose Robertson Generation Skipping Family Trust, Hugh Robertson, and William Robertson.

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 Redwood Apartments. 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 Billie Rose Robertson Generation Skipping Family Trust, Hugh Robertson, and William Robertson (Zoning Docket F-1615). 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, Townhouse; Residential Building, Multifamily; Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Duplex; 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 RM8-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 GRADING PERMITS:**
  a. The developer shall obtain a driveway permit from the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permits.

- **PRIOR TO 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 ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
  b. Developer shall complete all requirements of the driveway permit(s).
• **OTHER REQUIREMENTS:**
a. As shown on the proposed site plan, the developer shall install a 15-foot type II bufferyard along the entire frontage of S Main Street and Jones Street.
# CITY-COUNTY PLANNING BOARD
## STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>F-1615</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Samuel Hunter</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Billie Rose Robertson Generation Skipping Family Trust, Hugh Robertson, and William Robertson</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Portion of PIN 6832-63-9870</td>
</tr>
<tr>
<td>Address</td>
<td>The vacant parcel does not have an assigned address.</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* RS9 (Residential, Single Family – 9,000 sf minimum lot size) *to* RM8-S (Residential, Multifamily – 8 units per acre). The petitioner is requesting the following uses:
- Residential Building, Townhouse; Residential Building, Multifamily; Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Duplex; 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 3.2.19 A 16**
Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?
Yes. This site is in GMA 3 and is in a suitable location for all proposed residential uses. The request proposes a density less than 8 units per acre and has access to public utilities.

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>East side of S Main Street and the north side of Jones Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Forsyth County</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 24.6 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>Undeveloped</td>
</tr>
<tr>
<td>East</td>
<td>RS9</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>MH and RS9</td>
<td>Manufactured housing development, single-family homes, and neighborhood scale church</td>
</tr>
<tr>
<td>South</td>
<td>RS9</td>
<td>Planned Residential Development</td>
</tr>
</tbody>
</table>

### Rezoning Consideration from Section 3.2.19 A 16

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

The proposed residential uses are compatible with the uses on surrounding residential properties.

### Physical Characteristics

The undeveloped site is relatively flat with a slight downward slope to the northeast. The site is moderately wooded.

### Proximity to Water and Sewer

The site has access to public water from S Main Street and Jones Road. The developer proposes to manage site sewage by installing a force main to connect to an existing sewer line in the right-of-way for S Main Street.

### Stormwater/Drainage

Stormwater runoff will be managed by an aboveground device in the northeastern portion of the site.

### Watershed and Overlay Districts

This site is not located in a water supply watershed.

### Analysis of General Site Information

The site is currently undeveloped and has a slight downward slope to the northeast, with no existing natural constraints. If developed as proposed, the subject property will have access to utilities from S Main Street and Jones Road. There are no apparent development constraints.

### 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></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Staff CCPB</td>
</tr>
<tr>
<td>W-3034</td>
<td>Forsyth County RM8-S to Winston-Salem RM8-S (annexation)</td>
<td>Approved 6/1/2009</td>
<td>South of site</td>
<td>10.49</td>
<td>Approval Approval</td>
</tr>
<tr>
<td>F-1482</td>
<td>RM8-S to RM8-S (PRD)</td>
<td>Approved 6/25/2007</td>
<td>South of site</td>
<td>10.15</td>
<td>Approval Approval</td>
</tr>
<tr>
<td>F-1298</td>
<td>RS9 and LI to LI</td>
<td>Approved 5/22/2000</td>
<td>Northwest of site</td>
<td>24.1</td>
<td>Approval Approval</td>
</tr>
</tbody>
</table>
SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>S Main Street</td>
<td>Minor Thoroughfare</td>
<td>± 858 feet</td>
<td>7,100</td>
<td>18,200</td>
</tr>
<tr>
<td>Jones Road</td>
<td>Collector Street</td>
<td>± 641 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
The proposed site plan includes one full access point on S Main Street and one full access point on Jones Road.

**Planned Road Improvements**
The site plan proposes a southbound left turn lane and a northbound right turn lane on S Main Street. The turn lanes will be constructed to NCDOT design standards.

**Trip Generation - Existing/Proposed**
The site is currently undeveloped; therefore, no trips are generated. If the site were developed with single-family homes in accordance with the existing zoning, trip generation would be calculated as follows:

**Existing Zoning: RS9**
24.6 acres/9,000 sf = 119 homes x 9.57 (single-family detached housing trip rate) = 1,138.83 trips per day

**Proposed Zoning: RM8-S**
118 units x 5.81 (residential townhouse trip rate) = 685.58 trips per day

**Sidewalks**
Sidewalks are proposed on one side of all internal streets.

**Transit**
Public transit is not available in this area.

**Connectivity**
The request does not propose any opportunities for connectivity to adjacent properties.

**Transportation Impact Analysis (TIA)**
A TIA is not required.

**Analysis of Site Access and Transportation Information**
The request proposes one full access from S Main Street and one full access from Jones Street. The Comprehensive Transportation Plan recommends enhancing S Main Street to accommodate more traffic and pedestrian activity. The proposed site plan includes sidewalks on one side of the internal streets but does not propose opportunities for connectivity to adjacent properties. The proposal would generate fewer trips than would be expected with traditional single-family detached development. S Main Street has ample capacity to handle the expected additional trips, and the secondary access on Jones Road will not drastically increase traffic on that street.

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 to 8-unit townhome buildings</td>
<td>Various locations</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Units (by type) and Density</th>
<th>118 units / 20.64 acres = 4.8 units per acre</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 spaces per dwelling unit</td>
<td>2 spaces per dwelling unit</td>
<td>Garage parking with driveways connecting to private streets</td>
<td></td>
</tr>
</tbody>
</table>
### Building Height

<table>
<thead>
<tr>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>45 feet</td>
<td>One story</td>
</tr>
</tbody>
</table>

### Impervious Coverage

<table>
<thead>
<tr>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>85 percent</td>
<td>36 percent</td>
</tr>
</tbody>
</table>

### UDO Sections Relevant to Subject Request

- Section 4.5.12 RM-8 Residential Multifamily District
- Section 5.2.70: Residential Building, Multifamily; Townhouse; or Twin Home (use-specific standards)

### Complies with Section 3.2.11

- **(A) Legacy 2030 policies:** Yes
- **(B) Environmental Ord.:** N/A
- **(C) Subdivision Regulations:** Yes

### Analysis of Site Plan Compliance with UDO Requirements

The proposed site plan includes 118 attached dwellings fronting on internal private streets. Sidewalks are proposed on one side of all internal streets, along with paths to access common recreation areas. A 15-foot Type II bufferyard is proposed around the perimeter of the subject property, along with an aboveground stormwater management device in the northeastern portion of the site.

### Legacy 2030 Growth Management Area

Growth Management Area 3 – Suburban Neighborhoods

### Relevant Legacy 2030 Recommendations

- Facilitate land use patterns that offer a variety of housing choices.
- Make efficient use of Forsyth County’s limited land capacity.
- A mix of housing types in neighborhoods provides housing choices and more equitable access to services for people of all income levels and generations.

### Relevant Area Plan(s)

*South Suburban Area Plan Update* (2017)

### Area Plan Recommendations

- Develop a variety of housing types for different income levels, family sizes, and personal preferences.
- Minimize the use of dead ends and cul-de-sacs in new subdivisions and redeveloped areas.

### Site Located Along Growth Corridor?

This site is not located along a growth corridor.

### Site Located within Activity Center?

This site is not located within an activity center.

### Comprehensive Transportation Plan Information

The *Comprehensive Transportation Plan* recommends a three-lane cross-section for S Main Street, with a middle turn lane and wide outside lanes and curb, gutter, and sidewalks on both sides.

### Addressing

The addresses will be assigned prior to the issuance of building permits.
### Analysis of Conformity to Plans and Planning Issues

The request is to rezone 24.6 acres from RS9 to RM8-S to accommodate a 118-unit townhome development in GMA 3. The subject property is adjacent to a variety of residential uses and would have similar zoning to a Planned Residential development to the south if approved.

The *South Suburban Area Plan Update* recommends relatively low-density residential uses for this property. The request is consistent with that recommendation and proposes a density of 4.8 units per acre. The request is also generally compatible with the surrounding low-density development pattern.

### 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>The request does not propose any opportunities for connectivity to the surrounding area.</td>
</tr>
<tr>
<td>The request is proposing a lower density than the <em>South Suburban Area Plan Update</em> recommends.</td>
<td></td>
</tr>
<tr>
<td>The request will generate less traffic than the existing zoning district would for single-family detached homes.</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 GRADING PERMITS:**
  a. The developer shall obtain a driveway permit from the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permits.

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

- **OTHER REQUIREMENTS:**
  a. As shown on the proposed site plan, the developer shall install a 15-foot type II bufferyard along the entire frontage of S Main Street and Jones Street.

**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.

Mo McRae asked whether any signage is proposed along the street frontages.

Samuel indicated that signs were shown on the proposed plan. Because no conditions were proposed further limiting signage, they will be regulated by the sign ordinance.

George Bryan asked whether there are garages in all of the units.

Samuel indicated that from his understanding, there are garages in all of these units, and there will be driveways to accommodate additional parking. There is also visitor parking on the internal private streets.

**PUBLIC HEARING**

FOR: None

AGAINST:

Mary Bumgarner, 5210 S Main Street, Winston-Salem, NC 27107

- According to the staff, the sign indicating a request for zoning change was posted in front of the property in question on February 23, and I learned of it last week. My single-family home is about 1400 or 1500 feet from the proposed property, so it is outside of the minimum 500-foot radius that the applicant chose to use to notify the surrounding property owners of the January 20 community meeting. This is my first opportunity to speak about the proposal.
- I am concerned that this change in zoning will negatively affect the property values of the single-family homes in my neighborhood. This is not a wealthy neighborhood. Any decrease in property value could have a significant effect on the families.
- I would also like to point out an assumption in the draft report that could lead to an incorrect evaluation of the proposal’s effect on the community.
- The North Carolina Department of Motor Vehicles reviewed this area at my request. There have been 23 accidents there in the last five years. Fishel Road is a commonly used connector between Highway 150 and South Main. You’d be surprised at the amount of traffic that uses Jones Road to access the Eastern part of the county.
- On the staff report, under trip generation, the calculations and analysis would make it appear that the trip rates per day for the proposed zoning could be 60 percent less than
expected for the current zoning, and this Board might conclude that this would be a positive for the community. However, I asked the staff for more information about the trip rate factor used in the calculation, and I learned that they have no choice but to use the standard generic trip rate factor for the proposed usage. That factor does not take into consideration the specifics of the site.

- They also commented that typically such property usages are located near public transportation, and it’s assumed that many trips will use such. There is no public transportation available, and every proposed unit in the drawings provided has a double-car garage.
- I disagree with the conclusion that the proposed change would produce fewer trips. I think it’s likely that the trip rate would be very similar to that of current zoning for single-family, assuming the single-family was even built at the maximum density.
- The applicant is asking the community to accept the change, which could hurt the owner’s property values and leave us with nothing positive in return. However, I believe there is a compromise.
- This property is surrounded by the City of Winston-Salem but is itself designated as unincorporated. If the property became part of the City, then the tax base would be increased, which could help the community financially, perhaps off-setting some of the loss in property value.
- If the applicant wants the community to accept the change, if the applicant wishes to be included in the community, then the applicant needs to become a part of the community—both enjoying the benefits and accepting the responsibilities.
- I respectfully request that if you recommend approval of the change in zoning, you add the requirement that the property owners request and receive annexation to the City of Winston-Salem prior to beginning the new zoning use of the property.
- I believe this is a reasonable request. I believe this is a fair request. Thank you.

WORK SESSION

Jason Grubbs asked Ms. Bumgarner to elaborate on how the tax base would be increased by annexation. After Ms. Bumgarner’s response, Jason then remarked that if the area remains in the county, the City of Winston-Salem does not provide police protection, fire protection, garbage services, and all the services they are required to provide to city residents.

Ms. Bumgarner replied that she thinks the City provides much more than just those specific services.

Chris Murphy reminded the board that it serves the City and the County. In the past, annexation was sometimes a condition of approval related to a zoning petition. The County does not look favorably upon such, as this Board is a City-County entity. Items that come here go to both the City and the County, and the County Commissioners believe that annexation should not be dictated unless the project necessitates it. In this case, we are looking at private streets within the county connecting to NCDOT streets, so there is not a compelling reason to have that as a condition of approval.
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
Property included in zoning request.
500' mail notification radius. Property not in zoning request.

MAP(S):

DOCKET #: F-1615

PROPOSED ZONING:
RM8-S

EXISTING ZONING:
RS9

PETITIONER:
Billie Rose Robertson
Generation Skipping Family Trust, Hugh Robertson, and William Robertson (Redwood Apartments)

SCALE: 1" represents 400'
STAFF: Hunter
GMA: 3
ACRES: 24.60
NEAREST BLDG: 0' southwest
MAP(S): 6832.04
F-1615
Area Plan Recommendations

South Suburban Area Plan Update, 2017
(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)
- Manufactured Housing Park
- Commercial
- Industrial
- Institutional
- Utilities

Area Plan Recommendations

Case F-1615
MULTIPLE SELECTOR
APPROVED
2ND IN
EXHIBIT
REVISIONS
AUSTRALIA
ASSOCIATES
REVISIONS
REVISIONS
PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION
PRELIMINARY
ADDRESS
MPG
ARCHITECTS
3660 Embassy Parkway
Fairlawn, OH 44333
330.666.5770
330.666.8812
mpg-architects.com

NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION
EARLY CONCEPT

NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION
DATE: SEPTEMBER 28, 2020

NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION
PRELIMINARY

ORDER OF FINISH MATERIAL SELECTIONS
<table>
<thead>
<tr>
<th>ITEM</th>
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<th>COLOR</th>
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<td>VINYL DIMENSIONAL 30 YEAR LAMINATED PREFINISHED ALUMINUM VINYL</td>
<td>VINYL DIMENSIONAL 30 YEAR LAMINATED PREFINISHED ALUMINUM VINYL</td>
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</table>

OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0"
USES ALLOWED IN THE EXISTING RS9 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
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see use-specific standards in UDO ClearCode)

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

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

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

SUP not required if standards of Section 5.2.2A are met
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: 12

- Engineering
- General Issues

48. General comments
1. A City driveway permit will be required for the permanent connections to South Main Street and Jones Road. Please complete and sign a driveway permit application and submit it, along with a copy of the site plan, to the Engineering Division for review. Also include a review fee of $200. All items may be submitted through IDT plans.

2. In addition to a City driveway permit, a separate permit will be required from NCDOT for connections to South Main Street and Jones Road. The contact person for NCDOT is Mr. Randy Ogburn. He may be reached at rogburn@ncdot.gov. The fee for a NCDOT driveway permit is $50.

3. Please submit information regarding the placement of the storm drainage system. Also, please include design calculations for storm drain and curb/yard inlet sizing. Design calculations may be submitted on the plan sheets in tabular form. Proper drainage easements will need to be shown for all storm drain systems.

4. Please include construction details for proposed storm drainage features, sidewalks, wheelchair ramps, etc. Where possible, please use details from the City IDS Manual located in chapter V.

5. Sight triangles with minimum dimensions of 10’ x 70’ must be shown for the permanent access points off of South Main Street and Jones Road.

Erosion Control

General Issues

46. Grading/Erosion Control Permit and 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/

47. 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 County

General Issues

54. Minor/ Major Subdivision Comments
The following are general notes that may apply depending on the scope of the project. All critical infrastructure including fire access roads and water will need to be in place prior to any vertical combustible construction.

The code references located in parenthesis at the end each item come out of the 2018 NC Fire Code.

Ensure fire apparatus access roads are provided, designed, built and maintained in compliance with NC 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. The roads shall be surfaced so as to provide all weather driving capabilities; (D102.1)(503.2.3)
- Turning radius needs will be determined by the Forsyth County Fire Marshals office, dependent on the needs of the fire district that responds to the area where the construction will take place; (503.2.4)
- Clear width requirements of not less than 20 feet exclusive of shoulders (503.2.1);  
- Where a fire hydrant is located on a fire access road the minimum width shall be 26 feet exclusive of shoulders (D103.1)
- Clear height requirements of not less than 13 feet, 6 in (503.2.1);
- For fire apparatus access roads when the dead-end length of the required access road is more than 150 feet an approved turn around must be provided; (503.2.5)
- Turn around must meet the design criteria of the fire code. (D103.4)
- Bridges and elevated surfaces that are part of the fire apparatus access road shall be constructed in accordance with AASHTO HB-17 and shall be designed for a live load sufficient to carry the imposed load of fire apparatus; (503.2.6)
- Fire apparatus access road grade shall not exceed 10%; (D103.2)
- Gates shall be not less than 20' in width for a single gate and 12' for a divided roadway. Methods of locking the gate shall be submitted for approval by the Forsyth County Fire Marshals office. (503.6)(D103.5)
- If the gates will be secured and a Knox Box type entry system will be utilized please contact our office to coordinate the requirements; 336-703-2550

  **One-Two Family Developments**; Projects having more than 30 dwelling units shall be equipped with two separate and approved access roads; (D107.1)

  - Where two fire apparatus access roads are required, they shall be placed at a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses; (D107.2)

  **Multiple Family Development**; Projects having more than 100 dwelling units shall be equipped with two separate and approved access roads; (D106.1)

  - Where two fire apparatus access roads are required, they shall be placed at a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses; (D106.3)

- An approved water supply capable of supplying the required fire flow for fire protection shall be provided. (507.1)

- Types of water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains, or other fixed systems capable of providing required fire flow. (507.2)

- Private fire service mains (Hydrants) shall be installed in accordance to NFPA 22, and will require a permit from our office prior to installation: (507.2.1)

  - 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. Fire flow requirements for buildings and facilities shall be determined by the ISO Fire Suppression Rating Schedule, NFPA 1142, Appendix B or other approved method. (Below is Appendix B requirements to assist) (507.3) If water is unavailable to your site, you can contact our office if you have questions and the options available can be discussed. 336-703-2550

  **For one or two family dwellings**  (Appendix B table B105.1 (1))
  0-3600 square Feet- 1000 GPM for 1 hour
  3601 or greater square feet- Values in Table B105.1(2)

  **Type V-B Construction**  (B105.1(2))
  0-3600 Square feet- 1500 GPM for 2 hours
  3601- 4800 Square feet- 1750 GPM for 2 hours
  4801- 6200 Square feet- 2000 GPM for 2 hours

  For larger square footage, please contact our office 336-703-2550. Also note that if sprinklers are installed a reduction in the required fire flow can be applied to the project.

  - Indicate locations of fire hydrants if applicable (existing and proposed) to demonstrate compliance with fire code section 507.5.
For the minimum number of hydrants and required spacing please refer to table C102.1;

If you have to install fire hydrants notify our office once they are installed so that an acceptance test can be witnessed. (507.4)

The Construction Document submission for this project has been reviewed for compliance with the North Carolina Fire Code (NCFC), and other portions of the Codes as appropriate for the project.

The designer is responsible for full compliance with all requirements of the Code, referenced Standards, and other criteria legally applicable to this project. While our reviews are intended to be thorough and accurate, they do not include all aspects of the Code, nor do they relieve the need for designers to thoroughly check their plans for Code compliance before submittal.

Any subsequent Addenda, Change Orders, selection of Alternates, or other actions that may have any possible bearing on Code Compliance or fire/life safety-related features must be re-submitted to us for review and approval, in accordance with General Statutes.

### 55. Fire Department Access Road

<table>
<thead>
<tr>
<th>Forsyth County Fire Department</th>
<th>D105.1 Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For the purposes of this section, the highest roof surface shall be determined by the measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of a parapet wall, whichever is greater.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Buwalda</td>
<td>D105.2 Aerial fire apparatus roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.</td>
</tr>
<tr>
<td><a href="mailto:buwaldrp@forsyth.cc">buwaldrp@forsyth.cc</a></td>
<td></td>
</tr>
<tr>
<td>2/14/22 3:04 PM</td>
<td></td>
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### 53. Addressing & Street Naming

<table>
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<tr>
<th>Forsyth County Government</th>
<th>Street names approved are Red Fir St, Red Ivy Rd, Red Dogwood Dr and Red Spruce St.</th>
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</thead>
<tbody>
<tr>
<td>Gloria Alford</td>
<td></td>
</tr>
<tr>
<td>3367032337</td>
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<td><a href="mailto:alfordgd@forsyth.cc">alfordgd@forsyth.cc</a></td>
<td></td>
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<tr>
<td>2/14/22 11:00 AM</td>
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</table>

### NCDOT

#### General Issues

#### 52. NCDOT Comments
- Driveway permit required. Randy Ogburn is the primary point of contact – rogburn@ncdot.gov
- Encroachment agreements are required for any work or utility ties within the right of way. Thomas Scott is the contact person – ntscott@ncdot.gov
- Since there are roadway improvements proposed, detailed plans will be required for the submittal on both the driveway permit and encroachments. One uniform set of plans is preferred for both applications. These plans should include, but are not limited to, road widening details, a typical section for the widening, milling and overlay limits, proposed drainage, existing and proposed utilities, and a standalone pavement marking plan. Both the widening plan and the pavement marking plan should also include stations, dimensions of all lane widths, taper lengths, and storage lengths. The pavement marking plan should be a stripped-down version of a regular plan (with all extraneous layers turned off), showing mainly the roadway features, the proposed striping, and how the new markings tie with any existing markings. In addition, the color, type of material, line widths, and thickness of the product should be specified.

Planning

45. Council Member Contact  B

City of Winston-Salem
  Bryan Wilson
  336-747-7042
  bryandw@cityofws.org
  1/25/22 4:28 PM
  Pre-Submittal Workflow - 2

While this property is within Forsyth County, you may consider contacting Council Member James Taylor Jr., as his ward in the WS jurisdiction surrounds the property. This is not a requirement.

Civil & Environmental Consultants, Inc.
  Erik Messina
  980-260-2108
  emessina@cecinc.com
  1/28/22 2:11 PM
  Pre-Submittal Workflow - 2

He already has been included in all discussions to date and attended the Neighborhood Meeting as submitted on the application.

General Issues

49. Historic Resources

City of Winston-Salem
  Heather Bratland
  336-727-8000
  heatherb@cityofws.org
  2/3/22 10:18 AM
  01.03) Rezoning-Special Use District - 3

No comments

62. Site Plan Requirements
You must change your zoning district to allow this design (i.e. RM8-S) or only have 4 units per building to proceed with RM5-S.

- Verify PIN 6832-7381 is not included in your request. Please include adjacent property owner information.
- Consider connecting the two northern streets for better internal connectivity and easier navigation for emergency service vehicles.
- If connecting the two northern streets you can potentially include more units.
- Continue the 15’ buffer along S. Main Street and Jones Road frontage.

Ensure all changes are made and site plan is submitted by issue resolution deadline (Feb. 24)

Utilities

General Issues

50. General Comments

Any existing water/sewer connection not intended for reuse must be terminated at the main. Water/sewer interior to the site will be private. Site will be master metered with a Reduced Pressure Assembly Backflow Preventer matching the meter size. Water meters purchased through COWS. System development fees due at the time of meter purchase. Force Main in S. Main St. R/W will need a NCDOT Encroachment Agreement. The FM must be at least 10’ horizontally away from the 12” public water main and it must cross underneath the 12” line with at least 24” vertical clearance.

Zoning

General Issues

61. Zoning

Zoning issues to be resolved by the Interdepartmental resolution deadline date February 24, 2022:

- Is the PIN 6832-73-4281.000 also part of this request? If it is, then please list that PIN on the site plan legend, and if not, then please revise the site plan accordingly and remove that small parcel. And show the bufferyard around the correct property line.
- Add all proposed uses for the rezoning request to the site plan legend in correct UDO terminology.
- Ensure that all Use-Specific Standards in Section 5.2.70 Residential Building, Multifamily; Townhouse; or Twin Home (F) are met.
- See Section 7.6.1 Common Recreation Areas (CRAs) that are required for the use of Residential Building, Multifamily. This is different from Common Open Space. The calculation shown is correct at 100 sf per unit. The following additional standards also apply to CRAs:
  - The total common recreation area may be divided into areas not less than four thousand (4,000) square feet each where the average length of the space does not exceed twice the average width. Label the square footage of each CRA on the site plan and show any known details of any playgrounds, benches, gazebos, etc., that will be located within.
  - Common recreation areas shall be easily accessible by pedestrian walkways so they can be conveniently and safely reached and used.
  - Common recreation areas shall be constructed on land where the average finished
grade of the slope does not exceed five percent (5%), is well drained, and is otherwise capable of serving the purposes intended.

- Common recreation areas shall be attractively landscaped and provided with sufficient natural or constructed screening to minimize any negative impacts upon adjacent residences within the development. (F)

- Common recreation areas shall not include streets, access easements, rights-of-way, parking areas, required perimeter bufferyards or Streetyards or required building setbacks; shall be closed to motor vehicle traffic except for maintenance and service vehicles; and shall not be located over a septic system drainage field.

A minimum of a 3.5 foot wide landscaped area shall be provided between any parking area and building wall that provides access into the unit(s).

Vehicular use landscaping requirements of Section 6.2.2, Landscaping Standards – Forsyth County, must be met for multifamily developments containing more than four (4) units.

Three-and four-unit buildings are the only type of multifamily or townhouse residential buildings permitted in the RM-5 Zoning District.

The commercial leasing office/maintenance building requires commercial parking, not a residential driveway, to serve as parking. The adjacent street parking may be used with an ADA compliant sidewalk connection to the leasing office. Please revise the plans accordingly and remove the residential driveway to that leasing office unit.

See Table 6.1.3.B Parking Dimensions if drive aisles for the proposed guest parking spaces or commercial parking for the leasing office/maintenance building will be required.

See Table 6.1.3.6 Sidewalk Treatments for any proposed commercial parking spaces that abut a sidewalk, and revise, if applicable.

Bicycle parking is required for this use at 0.125 spaces per unit or 15 spaces in GMA 3. When a development has 10 or more individual buildings, a maximum of 2 spaces may be allowed for each of 10 selected buildings. Show the required bicycle parking calculations in the legend and show the location(s) of the bicycle rack(s) on the site plan.

Label the width/length typical for the proposed unit driveways, if not already done. Label the width of all proposed drive aisles, sidewalks, and entrance access points on South Main Street and Jones Road.

Consider revising the sidewalk/crosswalk system proposed to better accommodate pedestrian circulation and access to any CRA.

Provide MVSA calculations for all the streets, and parking areas shaded on the site plan. One large variety tree is required for every 5,000 square feet of MVSA proposed. Demonstrate that all parking spaces are within 75 feet of a large variety tree trunk on the site plan.

A Type II bufferyard is required around the entire perimeter of the site that is adjacent to residentially zoned land. The design width is 15 feet, revise the delineated bufferyard width accordingly and label all portions of the 15 foot Type II bufferyard. The entire road frontage along South Main Street will require the delineated and labelled Type II 15 foot wide bufferyard as a condition of approval of the rezoning request.

All portions of freestanding signs must be outside of sight distance triangles and setback a minimum of 1.5 feet from any property line. Revise the plans to include 10’ x 70’ sight distance triangles from the property lines and relocate the sign to be outside of the triangles.
At the time of permitting, any site lighting, including lighting along the proposed private roads, must meet the standards of UDO 6.6. A photometric plan will be required for review with commercial building permits for the site.
F-1615 Community Outreach Summary

Letters were sent out to 72 neighboring properties within a 500-foot radius of the subject property. A virtual Neighborhood Meeting was held at 6pm on Thursday January 20th, 2022. It was attended by Rad Schneider & Michael McClelland of Redwood, Erik Messina of CEC, Councilman James Taylor Jr., Yolanda Taylor, and Ms. Manameavi. Rad Schneider presented the Redwood information and proposed development to those who attended. No questions were asked by the public at the meeting. Information was sent out to those neighbors who requested but could not attend the meeting.

Per electronic application information received from Rad Schneider on 2/16/2022
Zoning Case No.: F-1615

Property Address: 0 S Main Street

Parcel Identification Number(s): 6832-63-9870 (portion)

Hereinafter referred to as the “Property”

1. I hereby certify that authority has been given to me, by all owners of the Property, to consent to the conditions of the special use district approval.

2. I hereby consent to the following conditions, as required by North Carolina General Statute 160D-703:

   • PRIOR TO ISSUANCE OF GRADING PERMITS:
     a. The developer shall obtain a driveway permit from the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permits.

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

   • OTHER REQUIREMENTS:
     a. As shown on the proposed site plan, the developer shall install a 15-foot Type II bufferyard along the entire frontage of S Main Street and Jones Street.

3. I acknowledge that this written consent is a condition precedent to placement of the Property into a special use district.

This the ___ day of March, 2022.
By: [Signature]
Name: [Name]
Title: [Title]
Date: [Date]

MILAGROS HARRIGAN
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
October 28, 2023

[Signature]