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

DOCKET #: W-3521
PROPOSED ZONING: Site Plan Amendment
EXISTING ZONING: RM8-S
PETITIONER: Covington-Ring, Incorporated (Murray Heights)

SCALE: 1" represents 500'
STAFF: Allred
GMA: 3
ACRES: 20.99
NEAREST BLDG: 0' southeast
MAP(S): 6818.01, 6818.02, 6818.03, 6818.04
April 20, 2022

Covington-Ring, Inc.
PO Box 20429
Winston-Salem, NC 27120

Re: Zoning Petition W-3521

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/CZO
Director of Planning and Development Services

pc: City Clerk’s Office, P.O. Box 2511, Winston-Salem, NC 27102
Nickie Parker, 2806 Reynolda Road #172, Winston-Salem, NC 27106
Rebecca Silberman, 5315 Shattalon Drive, Winston-Salem, NC 27106
<table>
<thead>
<tr>
<th>ACTION REQUEST FORM</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DATE:</strong></td>
</tr>
<tr>
<td><strong>TO:</strong></td>
</tr>
<tr>
<td><strong>FROM:</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COUNCIL ACTION REQUEST:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Request for Public Hearing on Site Plan Amendment of Covington-Ring, Incorporated</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SUMMARY OF INFORMATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public hearing and consideration of Site Plan Amendment of Covington-Ring, Incorporated for changes to convert a townhouse development to a single-family residential development in a RM8-S zoning district: property is located on the west side of Murray Road, across from Becks Church Road (Zoning Docket W-3521)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PLANNING BOARD ACTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MOTION ON PETITION:</strong> APPROVAL</td>
</tr>
<tr>
<td><strong>FOR:</strong>               UNANIMOUS</td>
</tr>
<tr>
<td><strong>AGAINST:</strong>           NONE</td>
</tr>
<tr>
<td><strong>SITE PLAN ACTION:</strong>  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 granting a Site Plan Amendment for changes to convert a townhouse development to a single-family residential development in a RM8-S zoning district and described as follows:

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 __________________, 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.
CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council
of the City of Winston-Salem

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-3521). 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, 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.
  c. The developer shall record a recombination for a portion of the property at 4826 Murray Road (PIN 6818-54-3926), as shown on the site plan.

- **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).
CITY-COUNTY PLANNING BOARD  
STAFF REPORT

PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3521</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Marc Allred</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>Site Plan Amendment</td>
</tr>
</tbody>
</table>

Proposal

The petitioner is requesting to amend the site plan approved with Zoning Docket W-3502. The approved plan was for a 107-unit townhouse development. The proposed plan would reimagine the site as an 83-lot detached Planned Residential Development (PRD).

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, 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

Location

West side of Murray Road, across from Becks Church Road

Jurisdiction

Winston-Salem

Ward(s)

North

Site Acreage

± 20.99 acres

Current Land Use

The site is currently undeveloped.

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>
<tr>
<td>West</td>
<td>MH</td>
<td>Manufactured housing development</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>The proposed uses are compatible with adjacent residential uses and the surrounding residentially zoned area.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Physical Characteristics</th>
<th>The site is currently undeveloped with heavy vegetation. The site is relatively flat with no water features. A stream follows the western border near Bright Oak Avenue.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Proximity to Water and Sewer</th>
<th>The site has access to water from Murray Road. Sewer is available from the west and south. As the request proposes extending sewer from the south, the petitioner will have to acquire a sewer easement from the property to the south (PIN 6818-44-6379) to access public sewer.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Stormwater/ Drainage</th>
<th>Stormwater runoff will be managed by two detention ponds with sand filters.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Watershed and Overlay Districts</th>
<th>The site is not located in a water supply watershed.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Analysis of General Site Information</th>
<th>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.</th>
</tr>
</thead>
</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>W-3502</td>
<td>RM12-S to RM8-S</td>
<td>Approved 12/6/2021</td>
<td>Current site</td>
<td>20.99</td>
<td>Approval Approval</td>
</tr>
<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 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 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>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

<table>
<thead>
<tr>
<th>W-3502 Site Plan:</th>
</tr>
</thead>
<tbody>
<tr>
<td>107 townhouses x 5.81 trips per home = 621.67 trips per day</td>
</tr>
</tbody>
</table>

**Proposed Amendment:**

83 detached homes x 9.57 trips per home = 794.31 trips per day

### Sidewalks

Sidewalks are proposed along one side of all internal streets.

### Transit

WSTA Route 97 stops south of the subject property at the intersection of Shattalon Drive and Murray Road.

### Connectivity

There are no internal stub streets proposed because there are no opportunities for connectivity in the surrounding area.

### Transportation Impact Analysis (TIA)

A TIA is not required for this request.

### Analysis of Site Access and Transportation Information

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.

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

#### Units (by type) and Density

83 units/20.99 acres = 3.95 units per acre

#### Parking

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 spaces per dwelling unit</td>
<td>3 spaces per dwelling unit</td>
<td>Garage parking with driveways connecting to public streets</td>
</tr>
</tbody>
</table>

#### Building Height

<table>
<thead>
<tr>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>45 feet</td>
<td>N/A</td>
</tr>
</tbody>
</table>

#### Impervious Coverage

<table>
<thead>
<tr>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>85 percent</td>
<td>35.07 percent</td>
</tr>
</tbody>
</table>

#### UDO Sections Relevant to Subject Request

- Section 4.5.12: RM-8 Residential Multifamily District
- Section 5.2.66: Planned Residential Development (use-specific standards)

#### Complies with Section 3.2.11

- **(A) Legacy 2030 policies:** Yes
- **(B) Environmental Ordinance:** Yes
- **(C) Subdivision Regulations:** Yes

#### Analysis of Site Plan Compliance with UDO Requirements

The proposed site plan shows 83 detached residential lots facing internal public streets. Sidewalks are shown on one side of the internal streets, along with a centrally located common recreation area. The proposed site plan also includes required bufferyards, two stormwater control measures, two active recreational areas, and an additional emergency access.
<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** | • Provide purposeful open space through planned residential developments.  
• Large tree area provides good protection for the stream that is on the western edge of the property. |
| **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. |
| **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. |
| **Comprehensive Transportation Plan Information** | 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. |
| **Addressing** | Addresses will be assigned during final platting. |
| **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 |
The request is a Site Plan Amendment to convert the previously approved 107-unit townhouse development to an 83-lot Planned Residential Development (PRD). The proposed density would be 3.95 dwelling units per acre. Public utilities and 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 proposes a density much lower than the recommended density, and its scale is comparable to the surrounding area.

The request proposes a decrease in density compared to the previously approved plan; however, due to the change to detached residential development, vehicle trips are expected to increase compared to the previous 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>A large tree save area is proposed to protect the stream on the western edge of the property.</td>
<td>This request does not propose any connections to neighboring development.</td>
</tr>
<tr>
<td>The request would provide recreational space (active open space) for residents to enjoy as an amenity of the development.</td>
<td></td>
</tr>
<tr>
<td>The request will not drastically increase traffic along Murray Road.</td>
<td></td>
</tr>
<tr>
<td>The request is in keeping with the development pattern of the residential area north of Shattalon Drive.</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:**
- 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.
- 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:**
- Developer shall record a negative access easement along the Murray Road frontage.

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

**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.**
Marc Allred presented the staff report.

Melynda asked for clarification regarding a proposed condition to acquire property from the adjoining owner to the north. Desmond indicated that the land would provide additional buffering to the north. The previously approved plan showed a 15-foot-wide Type II bufferyard, which would have been required between the multi-family zoning and single-family zoning. Because the new request is for a Planned Residential Development (PRD), a 30-foot buffer is required. Having the extra room allows the petitioner to fit in the required plantings and have more buffer space between the access road and the northern property.

Walter Farabee added that he believes WSDOT needs to add the Murray Road area to its study list.

**PUBLIC HEARING**

FOR:

Nickie Parker, 2806 Reynolda Road #172, Winston-Salem, NC 27106
- I basically want to say that this is going from townhomes to single-family homes.

AGAINST:

Rebecca Silberman, 5315 Shattalon Drive, Winston-Salem, NC 27106
- I am all for the change of development. I want to bring up some of the concerns that you all are bringing up. I just want to see infrastructure increase the same way housing developments are.

**WORK SESSION**

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Walter Farabee

VOTE:
- FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Brenda Smith
- AGAINST: None
- EXCUSED: None
MOTION: Clarence Lambe recommended approval of the ordinance amendment.
SECOND: Walter Farabee
VOTE:
   FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Brenda Smith
   AGAINST: None
   EXCUSED: None

____________________________
Chris Murphy, AICP/CZO
Director of Planning and Development Services
DOCKET #: W-3521

PROPOSED ZONING: Site Plan Amendment

EXISTING ZONING: RM8-S

PETITIONER: Covington-Ring, Incorporated (Murray Heights)

SCALE: 1" represents 500'

STAFF: Allred

GMA: 3

ACRES: 20.99

NEAREST BLDG: 0' southeast

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.*

**W-3521**

**Area Plan 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

---

**Case W-3521**

---

*Legend*

- **Rezoning**
- **Activity Center**
- **Special Land Use Condition Areas**

---

*Map Details*

- MURRY RD
- HUTCHINS ST
- JOAN DARO
- JOAN DARO
- FEET
- MURRAY RD
- HUTCHINS ST
- JOAN DARO
- JOAN DARO
- FEET

---

*Scale*

- 0 to 500 Feet

---

*Legend Details*

- **Proximity:**
  - Near
  - Far

---

*Data Source*

- North Suburban Area Plan Update, 2014

---

*Special Notes*

- See area plan for specific recommendations.

---

*Map Credits*

- Created by: [Map Creator]
- Date: [Date]

---

*Contact Information*

- For more information, contact: [Contact Information]
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: 10**

<table>
<thead>
<tr>
<th>Engineering</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Issues</td>
</tr>
<tr>
<td>17. General comments</td>
</tr>
</tbody>
</table>
1. A City driveway permit is required for the permanent connection to Murray Road. Concrete driveway aprons will be required on either end of the fire access 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, please include a review fee of $200. All items may be submitted through IDT plans.

2. Please show all proposed storm drainage design calculations and construction details. Design calculations for the storm water system may be submitted on the plan sheets in tabular form.

3. Please show all proposed permanent storm drainage easements that will be needed throughout the project. Also include permanent access points for detention pond maintenance.

4. When submitting construction details, please include driveway apron construction details V-13 and V-14 from the City IDS Manual.

Erosion Control

General Issues

15. 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/
Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.

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

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

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

As part of your construction plan submittal, include the calculations for needed fire flow for this project and indicate the approved method of calculation in use. Buildings that are equipped with sprinkler systems throughout are exempt from this requirement. Refer to Section 507 of the 2018 NC Fire Code for further information. Approved calculation methods include the following options:

- Appendix B of the 2018 NC Fire Code; or
- the ISO Fire Suppression Rating Schedule (as described in [https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf](https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf)).

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

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/1/22 3:21 PM
Pre-Submittal Workflow - 1

Please ensure that you have contacted the appropriate Council Member and/or the Community Assistance Liaison for their office prior to the Planning Board Hearing. Be advised that Council Members may want to participate in any community outreach efforts. Information for each Council Member can be found on their website here: https://www.cityofws.org/564/City-Council

Latham-Walters Engineering, Inc.
Meredith Hammill
704-895-8484
meredith@lwengineer.com
3/7/22 11:29 AM
Pre-Submittal Workflow - 1

I made the applicant aware of this requirement which he was familiar with from the original site plan approval

18. Historic Resources

City of Winston-Salem
Heather Bratland
336-727-8000
heatherb@cityofws.org
3/14/22 9:21 AM
01.13) Application for Site Plan Amendment - 2

No comments

Stormwater

General Issues

16. Stormwater Management Permit Required
**City of Winston-Salem**

Joe Fogarty  
336-747-6961  
josephf@cityofws.org  
3/10/22 3:55 PM

01.13) Application for Site Plan Amendment - 2

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

The development will be subject to the water quality provisions of the ordinance. The site is proposed to be greater than 2 units per acre (3.95 on plan) and greater than 24% impervious area (35.07% when pavement and building percentages are added). Developments that exceed more than 2 units per acre and exceed 24% BUA are considered to be high density developments and are required to manage the first inch of runoff in an approved Stormwater management system.

The site is also creating more than 20,000 sq.ft. of new impervious area and therefore the water quantity provisions of the ordinance will also apply. These require the site to be managed so that the peak runoff rates for the post developed 2, 10 and 25 year storm events of minimum 6 hour duration shall be at, or below, the pre developed rates and also that the increase in the 25 year volume shall be stored in the Stormwater management system and released over a 2 to 5 day period. You have a note on your plan that states these requirements will be met so you are already aware of this by the looks of things.

The Stormwater management system that is permitted will require a non-refundable financial surety to be provided by the developer at the time of permitting. If the developer intends to establish a Home Owners Association (HOA) to be the entity responsible to assume the long term operation and maintenance (O&M) responsibilities for the system then the developer must establish and have approved an escrow agreement with the city and the developer must deposit into this escrow account a non-refundable surety amount equal to 15% of the estimated construction cost of the Stormwater management system. The HOA will then be required to add further funds in the future in accordance with the ordinance provisions. If the developer shall be the entity to assume the long term O&M of the system then the surety shall equal 4% of the estimated construction cost of the Stormwater management system and shall be deposited into a city maintained account with no need for an escrow agreement. An O&M Agreement will also be required to be approved and recorded at The Forsyth County Register of Deeds office as part of the permitting process. If there is to be an HOA involved then the agreement shall be a 3 party agreement between the City, the developer and the HOA whereas if there is to be no HOA involved then it shall just be a 2 party agreement between the City and the developer.

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**Utilities**

**General Issues**

21. **General Comments**

City of Winston-Salem  
Robert Wall  
336-727-8000  
robertw@cityofws.org  
3/17/22 1:57 PM

01.13) Application for Site Plan Amendment - 2

Submit water/sewer extension plans, in IDT, to utilities plan review for permitting/approval. Water meters purchased through COWS. System development fees are due at the time of meter purchase for both water and wastewater. If an easement is required across another property, it is the sole responsibility of the owner to obtain the easement. COWS will not assist in the acquisition. Please place a Hydrant on the end of the water line. All Hydrants and connections must be located on R/W line.

[Ver. 2] [Edited By Robert Wall]
20. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
3/23/22 8:35 AM
01.13) Application for
Site Plan Amendment - 2

- 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).
  - Site will be disapproved by WSDOT until addressed.
- Curb and Gutter and Sidewalk at intersection of Murray and Becks Church needs to wrap around the radius and the curb ramp needs to be relocated to better serve both crossing in the future.

Zoning

24. Zoning

City of Winston-Salem
Amy McBride
336-727-8000
amym@cityofws.org
3/21/22 7:49 PM
01.13) Application for
Site Plan Amendment - 2

No Comments
March 29, 2022

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 for this site is RM-8S, the new zoning request will be 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
MURRAY RD./CASE # W-3502

*Letters were mailed out on Tuesday March 29, 2022
*We mailed Rezoning Letters to 71 residents of Murray.

There were no phone calls nor emails in regard to the rezoning letter sent out.
Hey Marc,

Thanks for taking the time to talk with me this morning. Here is the letter I wish to send to the Planning Board and put in the public record.

Dear Winston Salem Planning Board, Mayor Joines, Mayor Pro Tempore Adams and the city council of Winston Salem,

I live at 5315 Shattalon Drive (parcels 6818-34-9646.000 and 6818-44-1776.000) with my partner, Charles Bates. We are new to the area and happy to be surrounded by kind neighbors, old trees and a variety of wildlife in the North Ward.

I have a few concerns about the revised plan of Covington-Ring’s proposed housing development on the West side of Murray Road, across from Beck's Church Road.

1. These 20.99 acres are currently a mature forest with trees over 100 ft tall visible from our property line. I know both myself and neighbors reap the benefits of this area in the form of cleaner air, wildlife diversity, erosion control, water retention, and privacy. I am concerned that clearcutting will have devastating effects on the aforementioned benefits this forest provides and ask of the developers two things: plan a more robust water retention system and save as many old-growth trees as possible within your design plan. Old trees are just better at absorbing water and pollutants! I appreciate that the Planning Committee has asked the developer to submit a stormwater management study for
review. *I want to advocate for continued due diligence and oversight of these plans. I would like to encourage a more robust infrastructure in order to protect the residents, landscape, property and Shattalon Drive itself from the increasing threat of 50 year storms.*

2. The revised plan reduces the tree save area by 13,668 S.F. and drastically changes the location of one of the Sandfilter BMP & Detention Ponds. (Original Tree Save Area: ±129,651 S.F. Revised Tree Save Area: ±115,983 S.F.) See point above regarding the stormwater system. This detention pond and construction site are northeast and uphill from our property. To the west, running South along Bright Oak Ave is the beginning of Mill Creek, which becomes Muddy Creek, which flows into the Yadkin River. Although this area is not a water supply watershed, I am concerned about construction pollution given the proximity to Mill Creek. *I'd like to advocate that the developer submit a construction and pollution mitigation plan to ensure the waterway and adjoining properties remain clear of construction runoff and debris.*

3. In the City Council meeting on December 6th, 2021 when the initial rezoning request was passed, concerned citizens brought up the issue of dangerous traffic conditions and the need for a 4-way traffic signal at Becks Church Road and Murray Road to improve safety and flow. I’m reiterating the need for this infrastructure, and ask that it be in place when the Murray Heights development opens. I would also like to elaborate on the concern. Traffic on Shattalon Drive has increased, even in my short time living here -- this development, and others nearby, will exacerbate that. Per the report, the development estimated 794.31 trips per day. Murray Rd. feeds directly into Shattalon Drive, and Shattalon is a major, single-lane thoroughfare that can easily get clogged accommodating commuters, industry trucks, city and school buses, school drop off/pick up, etc. I also see congestion as Shattalon intersects with the much larger University Ave. *I'd like to see roads and infrastructure developing at the same rate that additional housing is built.*

I understand this development is happening and I welcome the new residents. *I'd like to request that the developers reach out to the surrounding neighborhood to share a timeline of the project -- groundbreaking, clear cutting, building, anticipated completion, etc.*

Thank you for your attention and for keeping the well-being of the North Ward ecosystems and residents top of mind.

Warmly,
Rebecca Silberman

--
RASilberman@gmail.com
864.230.4215
Zoning Case No.: W-3521

Property Address: 0 Murray Road

Parcel Identification Number(s): 6818-44-8854

Hereinafter referred to as the “Property”

WRITTEN CONSENT TO CONDITIONS
PURSUANT TO 160D-703

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 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.
     c. The developer shall record a recombination for a portion of the property at 4826 Murray Road (PIN 6818-54-3926), as shown on the site plan.

   • **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).

3. I acknowledge that this written consent is a condition precedent to placement of the Property into a special use district.
This the 21st day of April, 2022.

By: Robert Weidl
Name: Robert Weidl
Title: Member Manager
Date: April 21, 2022

NICKIE PARKER
NOTARY PUBLIC
FORSYTH COUNTY
STATE OF NORTH CAROLINA
MY COMMISSION EXPIRES 04-12-2026

*commission expires: 04-12-2026