Property included in zoning request.

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

**MAP(S):**
- NEAREST BLDG:
- ACRES:
- GMA:
- STAFF:
- SCALE:
- PETITIONER:
- EXISTING ZONING:
- PROPOSED ZONING:
- DOCKET #:

(continued from 5/12/2022)

PROPERTY INCLUDED IN ZONING REQUEST.

500' MAIL NOTIFICATION RADIUS. PROPERTY NOT IN ZONING REQUEST.

**SCALE:** 1" represents 200'

**STAFF:** Colyer

**GMA:** 2

**ACRES:** 0.44

**NEAREST BLDG:** 8' south

**MAP(S):** 6844.02

**PETITIONER:**
Muhammad Azam and Iffet Saeed (Azam Property Office)

**EXISTING ZONING:**
RS9

**PROPOSED ZONING:**
NO-S
July 20, 2022

Iffet Saeed and
Muhammad Azam
2214 Cole Road
Winston-Salem, NC 27107

Re: Zoning Petition W-3415

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
# ACTION REQUEST FORM

**DATE:** July 20, 2022  
**TO:** The Honorable Mayor and City Council  
**FROM:** Chris Murphy, AICP/CZO, Director of Planning and Development Services

## COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning petition of Muhammad Azam and Iffet Saeed

## SUMMARY OF INFORMATION:

Public hearing and consideration of zoning petition of Muhammad Azam and Iffet Saeed from RS9 to NO-S (Offices and Residential Building, Single Family); property is located on the west side of Cole Road, south of Waughtown Street (Zoning Docket W-3415)

## PLANNING BOARD ACTION:

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO
BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from RS9 to NO-S (Offices and Residential Building, Single Family) the zoning classification of the following described property:

The property being all of PIN # 6844-98-6338.00 and a portion of PIN # 6844-98-6268.00, described for W-3415 on the survey titled “Lot 3 and Part of Lot 4, S.F. Yokeley Estate” prepared by Whitt Land Surveying, P.C., for Azam Properties, dated 6/28/2019, is correct and further action toward the rezoning of this property may continue. Survey is attached.
Section 2. This Ordinance is adopted after approval of the site plan entitled *Azam Property Office* and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of ________________, 20___ to Muhammad Azam and Iffet Saeed.

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 *Azam Property Office*. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Muhammad Azam and Iffet Saeed, (Zoning Docket W-3415). 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 NO-S (Offices and Residential Building, Single Family): approved by the Winston-Salem City Council the _____ day of _____________________, 20____" and signed, provided the property is developed in accordance with requirements of the NO-S zoning district of the Zoning Ordinance of the Unified Development Ordinances, the Erosion Control Ordinance, and other applicable laws.
DOCKET #: W-3415
(continued from 5/12/2022)

PROPOSED ZONING:
NO-S

EXISTING ZONING:
RS9

PETITIONER:
Muhammad Azam and Iffet Saeed (Azam Property Office)

SCALE: 1" represents 200'

STAFF: Colyer

GMA: 2

ACRES: 0.44

NEAREST BLDG: 8’ south

MAP(S): 6844.02
Southeast Winston-Salem Area Plan Update, 2013

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

Rezoning
Activity Center
Special Land Use Condition Areas

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

Proposed Growth Corridor
- Urban/Suburban Form - Single-Family Residential
- Suburban Form - Commercial/Office/Multifamily

Residential Opportunity Areas
- Low-Density Attached Residential (0-8 DU/Ac)

Southeast Suburban Area Plan Recommendations

Case W-3415

Area Plan Recommendations
## CITY-COUNTY PLANNING BOARD
### STAFF REPORT

## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3415</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Elizabeth Colyer</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Iffet Saeed and Muhammad Azam</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6844-98-6338 and a portion of PIN 6844-98-6268</td>
</tr>
<tr>
<td>Address</td>
<td>2214 Cole Road</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use rezoning from RS9 to NO-S</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-square foot minimum lot size) to NO-S (Neighborhood Office – Special Use). The petitioner is requesting the following uses:  
- Offices and Residential Building, Single Family |
| Continuance and Remandment History | The request was originally submitted as a General Use rezoning from RS9 to NO and was continued from the June 2019 Planning Board meeting to the July 2019 meeting, then to the August 2019 meeting, where it was recommended for denial. The request was heard by the City Council on October 7, 2019. At that time, the request was remanded to the Planning Board to allow the petitioner to convert the request to a Special Use rezoning petition. The revised request was submitted in November 2021 and automatically continued from the December 2021 Planning Board meeting to the January 2022 meeting. The second automatic continuance to the February 10, 2022 Planning Board meeting resulted in staff and Planning Board recommendations for denial. The Winston-Salem City Council remanded the case back to the Planning Board at its March 7, 2022 meeting. The petitioner submitted a revised site plan meeting the deadline for the May 12, 2022 Planning Board meeting, then requested the case be continued to the June 9, 2022 Planning Board meeting to meet the requirement for renewed community outreach. |
| Neighborhood Contact/Meeting | A summary of the petitioner’s neighborhood outreach is attached. |
| Zoning District Purpose Statement | The NO District is primarily intended to accommodate low intensity office uses within converted single family detached units. The district is intended to be located on the periphery of established residential areas, along major and minor thoroughfares. The district is established to provide convenient locations for offices, the size and operating characteristics of which require limited parking and generate little traffic. Standards are designed so that this district may serve as a transitional land use between residential districts and commercial districts. This district is intended for application in GMAs 2, 3 and 4. |
**Rezoning Consideration from Section 3.2.19 A 16**

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</td>
<td>Yes, the site is within GMA 2 and located along a minor thoroughfare. The property could also be viewed as a transitional site between residential properties and commercially zoned properties.</td>
</tr>
</tbody>
</table>

**GENERAL SITE INFORMATION**

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Cole Road, south of Waughtown Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Southeast</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>±.44 acre</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The property is currently used as a single-family home.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounding Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>North</td>
<td>HB</td>
<td>El Paisano Restaurant</td>
</tr>
<tr>
<td></td>
<td>East</td>
<td>RS9</td>
<td>Undeveloped lot and a single-family home</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>RS9</td>
<td>Single-family home</td>
</tr>
<tr>
<td></td>
<td>West</td>
<td>HB</td>
<td>Single-family home</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? | Yes, given the modest size of the subject property, the proposed office and residential uses are compatible with the uses permitted on the adjacent RS9 and HB zoned properties. |

<table>
<thead>
<tr>
<th>Physical Characteristics</th>
<th>The developed site has a gentle slope upward toward the northeast.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to Water and Sewer</td>
<td>The site has access to public water and sewer along Cole Road.</td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>No known issues.</td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not located within a water supply watershed.</td>
</tr>
</tbody>
</table>

| Analysis of General Site Information | The site is currently developed with a single-family home and a parking area. It is positioned between use-intense HB properties that front on Waughtown Street and RS9 properties containing other single-family homes. The site appears to have no 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>W-3004</td>
<td>RS9 to HB-S</td>
<td>Withdrawn 2/2/2009</td>
<td>100 feet west</td>
<td>1.99</td>
<td>Denial</td>
</tr>
</tbody>
</table>

Staff | CCPB |
------|------|
Denial | Denial |
## 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>Cole Road</td>
<td>Minor Thoroughfare</td>
<td>129 feet</td>
<td>1,600</td>
<td>13,800</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

The site will continue to be accessed from Cole Road.

**Trip Generation - Existing/Proposed**

- **Existing Zoning: RS9**
  
  \[
  \pm 0.44 \text{ acre} / 9,000 = 2 \text{ units} \times 9.57 \text{ (SFR trip rate)} = 19 \text{ trips per day}
  \]

- **Proposed Zoning: NO-S**
  
  \[
  1,557 \text{ sf} / 1,000 \text{ sf} = 1.56 \times 11.01 \text{ (Offices trip rate)} = 17 \text{ trips per day}
  \]

**Sidewalks**

Sidewalks are located along both sides of Cole Road.

**Transit**

WSTA Route 101 runs along Cole Road in front of the subject property.

**Analysis of Site Access and Transportation Information**

The site is located on Cole Road, a minor thoroughfare with ample capacity, and is served by public transit and sidewalks. Due to the modest size of the subject property and the limited intensity of the proposed uses, staff does not foresee any transportation-related issues associated with the request.

## 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></td>
<td>1,557</td>
<td>Northeast portion</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4 spaces</td>
<td>4 spaces</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>40 feet</td>
<td>15 feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60 percent</td>
<td>21.8 percent</td>
</tr>
</tbody>
</table>

**UDO Sections Relevant to Subject Request**

- Section 4.2.4: Supplementary Standards for Nonresidential Development in the GMA 2 Area
- Section 4.6.1: NO Neighborhood Office District

**Complies with Section 3.2.11**

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

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

The site is currently developed with a single-family home and a parking area. It is positioned between intense HB-zoned properties that front along Waughtown Street and RS9 properties containing other single-family homes. The site appears to have no development constraints. The proposed site plan meets all UDO requirements and Neighborhood Office supplementary district standards, including bufferyards and other required landscaping.
**Legacy 2030 Growth Management Area**

Growth Management Area 2 - Urban Neighborhoods

**Relevant Legacy 2030 Recommendations**

- Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods.
- Encourage quality infill development on both vacant land and redeveloped sites with an emphasis on conforming to the existing neighborhood character and scale.
- Discourage inappropriate commercial encroachment into neighborhoods.

**Relevant Area Plan(s)**

*Southeast Winston-Salem Area Plan Update (2013)*

**Area Plan Recommendations**

The subject property is recommended for low-density residential use.

**Site Located Along Growth Corridor?**

The site is not located along a growth corridor, although it is situated approximately 180 feet south of the Waughtown Street Growth Corridor.

**Site Located within Activity Center?**

The site is not located within an activity center; however, the site adjoins the Southeast Plaza Activity Center.

**Rezoning Consideration from Section 3.2.19 A 16**

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 developed with a single-family home abutting HB zoning to the north and west. The character of this area of Cole Road, a minor thoroughfare, is largely residential.

The area plan recommends low-density residential use of the site. The NO district has supplementary design requirements for landscaping, signage, lighting, and parking location to minimize off-site impacts to adjoining residentially zoned properties.

The NO district allows for residential uses, in addition to modestly sized (4,000 square feet building maximum) office and institutional uses. Due to the adjacent HB zoning, the subject property could be an appropriate transition to the NO-S zoning district.
The request could provide a reasonable transition between HB properties and RS9 properties.

The site fronts on a minor thoroughfare with ample capacity and is served by transit and sidewalks.

No increase in traffic generation is anticipated.

The area plan recommends no change for the subject property.

**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 questions from Melynda Dunigan about development limitations for the petitioner if the rezoning is approved.

**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.
SECONDE: Jason Grubbs
VOTE:
   FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Jack Steelman
   AGAINST: None
   EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.
SECONDE: Jason Grubbs
VOTE:
   FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Jack Steelman
   AGAINST: None
   EXCUSED: None
USES ALLOWED IN THE EXISTING RS9 ZONING DISTRICT
Winston-Salem Jurisdiction

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
- Adult Day Care Home
- 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

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
- Urban Agriculture

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

^SUP not required if standards of Section 5.2.2A are met
W-3415 Azam Property Office (Special Use Rezoning)

Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101

Phone: 336-747-7040
Fax: 336-748-3163

City of W-S Planning

Waqs Azam
Azam properties llc
611 Waughtown st
Winston Salem , NC 27107

Project Name: W-3415 Azam Property Office (Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 541180

Wednesday, November 17, 2021

The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Thursday two weeks before (14 days prior to) the Planning Board meeting.

<table>
<thead>
<tr>
<th>Open Issues: 13</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Engineering</strong></td>
</tr>
<tr>
<td><strong>General Issues</strong></td>
</tr>
<tr>
<td>22. No comment</td>
</tr>
<tr>
<td><strong>City of Winston-Salem</strong></td>
</tr>
<tr>
<td>Matthew Gantt</td>
</tr>
<tr>
<td>336-727-8000</td>
</tr>
<tr>
<td><a href="mailto:matthewg@cityofws.org">matthewg@cityofws.org</a></td>
</tr>
<tr>
<td>11/3/21 1:17 PM</td>
</tr>
<tr>
<td>01.03) Rezoning-Special Use District - 3</td>
</tr>
<tr>
<td>No new driveways or access points onto City streets are proposed. No comment from Engineering</td>
</tr>
</tbody>
</table>

Erosion Control
General Issues

21. Erosion Control Plan Needed

If the proposed project creates more than 10,000 sq. ft. of land disturbance (20,000 sq. ft. of land disturbance for Single-Family Dwelling construction), a Grading/Erosion Control Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through the electronic plan review portal as application type 04.02 Grading/Erosion Control Permit at the following link: https://winston-salem.idtplans.com/secure/

Fire/Life Safety

General Issues

26. Notes

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

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.
Provide location of fire hydrant, in relation to the building, on site plan.

MapForsyth Addressing Team

General Issues

31. Addressing & Street Naming

Forsyth County Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
11/15/21 8:33 AM
01.03) Rezoning-
Special Use District - 3

If new address is needed, it will be issue at permitting.

Planning

General Issues

23. Design

City of Winston-Salem
Gary Roberts
336-747-7069
gary@cityofws.org
11/3/21 2:20 PM
01.03) Rezoning-
Special Use District - 3

Elaborate on parking calcs/how number of required spaces were derived. Five foot (GMA 2) streetyard required?

27. Historic Resources

City of Winston-Salem
Heather Bratland
336-727-8000
heatherb@cityofws.org
11/4/21 4:16 PM
01.03) Rezoning-
Special Use District - 3

No comments

2214 Cole Rd.pdf [31 redlines] (Page 2)

19. COUNCIL MEMBER CONTACT B

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
4/27/21 3:06 PM
Pre-Submittal Workflow
- 1

Please ensure that you have contacted your appropriate Council Member prior to arranging any community outreach meeting. This meeting is to take place prior to the Planning Board Hearing.
Sanitation

**Azam Office Site Layout 10142021-Signed & Sealed.pdf [1 redline]**

24. **No Comments**

City of Winston-Salem
Jennifer Chrysson
336-727-8000
jenniferc@cityofws.org
11/3/21 2:21 PM
01.03) Rezoning-
Special Use District - 3

Stormwater

**General Issues**

20. **Stormwater Management - No Comments**

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
11/3/21 9:41 AM
01.03) Rezoning-
Special Use District - 3

Utilities

**General Issues**

28. **Back Flow Preventer**

City of Winston-Salem
Charles Jones
336-727-8000
charlesj@cityofws.org
11/8/21 10:42 AM
01.03) Rezoning-
Special Use District - 3

WSDOT

**General Issues**

29. **General Comments**
- Provide pedestrian connection from the building to the public sidewalk.
Interdepartmental review comments:

NO supplemental district standards:

Required off-street parking may be reduced by 15% from the required 1 space per 300 square feet of gross floor area, with a minimum of 2 bicycle spaces required that are no more than 50 feet from a principal building entrance and not located in the parking lot. Please show the location of the proposed bicycle rack and complete the parking calculation in the legend.

Ten (10) feet of the front yard in the NO District shall be landscaped with plant materials to provide a grassed lawn or other maintained landscaping, please ensure that this standard is clearly noted on the site plan.

Any proposed dumpster(s) shall be enclosed on three (3) sides with walls at least eight (8) feet high and constructed of the same material as the principal building on the zoning lot; the fourth side of the enclosure shall be a permanent gate of wood or other opaque material. Dumpsters must be a minimum of 50 feet from any residential property line.

Type I plantings will be provided in the required 5 foot wide Streetyard. Please delineate a 5 foot wide Streetyard between the parking and public right of way along Cole Road. It appears that some existing parking surface will need to be removed to meet this standard.

Only one sign per structure will be permitted in NO Districts, either an attached wall, or on-premises freestanding ground sign limited to 8 square feet for either option. Please show the location of any proposed freestanding sign on the site plan.

Please label the width of all proposed or existing driveways, drive aisles, and sidewalks. Please label all existing building setbacks in relation to the existing and proposed property lines.

Please label all dimensions of the parking typical. All parking surfaces must be consistent in Growth Management Area (GMA) 2. All existing and proposed parking surface must be of the same material, with the exception of ADA compliant parking surfaces. If gravel will be the parking surface type, then anchored wheel stops are required.

Please demonstrate that all parking spaces are within 75 feet of a large variety tree.

Permitting review:

Building permits will be required to upgrade the residential structure to a commercial structure. Any questions regarding this should be directed to Glenn Johnson glennj@cityofws.org 336-727-2328. Any required grading permit will require a completed Tree Save Area legend and a landscape plan that demonstrates how the standards are to be met. The landscape plan will also need to show the plant types, height at the time of planting, caliper and spacing required for the bufferyard, Streetyard and any required MVSA trees.

Exterior lighting on the property shall not be installed at a height of more than eight (8) feet above the finished grade and shall be so shielded as to cast no direct light upon adjacent property. Additionally, any proposed exterior lighting requires a photometric plan submitted for review with building permits that meet the standards of UDO Section 6.6.
Re: [EXTERNAL] Re: 2214 Cole Rd. W-3415 rezoning case

Kaz Azam <kacch554@gmail.com>
To: Elizabeth R. Colyer

You replied to this message on 5/31/2022 1:00 PM.

W-3415 Location Map.pdf
1007 KB

2022 Calendar of Significant Dates (External).pdf
41 KB

*** CAUTION! EXTERNAL SENDER *** STOP, EVALUATE, VERIFY. Were you expecting this email? Does the content make sense? Can you verify the sender? If the email is suspicious: Do not click links or open attachments. Click the Report Message button in Outlook to notify information systems.

Ms. Elizabeth,

I sent letters out on 05/16/22 to 46 addresses that were within 500 feet of the property. I held meeting at the property 05/20/22 at 6-7pm. No one showed up. I also spoke with James Taylor about it. If you have any questions please feel free to give me a call at 336-747-6692

Sent from my iPhone

On May 31, 2022, at 8:34 AM, Elizabeth R. Colyer <elizabethrc@cityofws.org> wrote:

Hi Mr. Azam,

Case W-3415 was continued to the June 9 Planning Board, per your request. Please send the new neighborhood outreach and summary for the case by June 1, 2022, that is tomorrow. Please let me know if you have any questions.

Thank you,

Elizabeth

Elizabeth Colyer, CZO
Project Planner
City of Winston-Salem/Forsyth County
Planning and Development Services Dep't
336-747-7427
elizabethrc@cityofws.org