DOCKET #: W-3531

PROPOSED ZONING: RM8-S

EXISTING ZONING: LB

PETITIONER: Eagle Properties (Oak Village Townhomes)

SCALE: 1" represents 300'

STAFF: Allred

GMA: 3

ACRES: 2.79

NEAREST BLDG: 26' west

MAP(S): 6833.01
THE PURPOSE OF THIS SUBMITTAL IS FOR REZONING OF THE PROPOSED MVSA PLANTING REQUIREMENTS SUBJECT PROPERTY FROM LB TO RM8-S AND FOR APPROVAL OF THE PRELIMINARY SITE PLAN.

EXISTING 8" WATER LINE

EXISTING 8" SEWER LINE

2 LARGE VARIETY TREES & SHRUBS 18" TIP TO TIP

PLANTS MAY VARY BASED ON ACTUAL SIZE OF SHRUBS AT TIME OF PLANTING.
True Homes, LLC reserves the right to change or amend plans and specification without prior notice. Specifications may vary per plan. All dimensions are approximate and are rounded down to the nearest 3". Information is deemed to be correct but not guaranteed.
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THE BRIERFIELD II Elevation Matrix

Elevation E-E1

Elevation E-E2

Elevation E-E3

Elevation E-E4

Elevation E-E5

Elevation E-F1

Elevation E-F2

Elevation E-F3

Elevation E-F4

Elevation E-F5
July 20, 2022

Eagle Properties
Attn: James Taylor, Jr
2506 Reynolds Park Road
Winston-Salem, NC 27127

Re: Zoning Petition W-3531

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
Steve Causey, Allied Design, 4720 Kester Mill Road, Winston-Salem, NC 27103
Megan Bowers, 155 Wainwright Street, Winston-Salem, NC 27107
**ACTION REQUEST FORM**

<table>
<thead>
<tr>
<th>DATE:</th>
<th>July 20, 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>TO:</td>
<td>The Honorable Mayor and City Council</td>
</tr>
<tr>
<td>FROM:</td>
<td>Chris Murphy, AICP/CZO, Director of Planning and Development Services</td>
</tr>
</tbody>
</table>

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning petition of Eagle Properties

**SUMMARY OF INFORMATION:**

Public hearing and consideration of zoning petition of Eagle Properties from LB to RM8-S (Residential Building, Townhouse; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Multifamily; and Cottage Court): property is located on the south side of Arnold Avenue, between South Main Street and US 52 (Zoning Docket W-3531)

**PLANNING BOARD ACTION:**

<table>
<thead>
<tr>
<th>MOTION ON PETITION:</th>
<th>APPROVAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOR:</td>
<td>UNANIMOUS</td>
</tr>
<tr>
<td>AGAINST:</td>
<td>NONE</td>
</tr>
<tr>
<td>SITE PLAN ACTION:</td>
<td>CONFORMS TO THE REQUIREMENTS OF THE UDO</td>
</tr>
</tbody>
</table>
CITY ORDINANCE - SPECIAL USE

Zoning Petition of Eagle Properties, Docket W-3531

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

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

PIN 6833-36-2083

Section 2. This Ordinance is adopted after approval of the site plan entitled Oak Village Townhomes and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, 20___ to Eagle Properties.

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 Oak Village Townhomes. 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 Eagle Properties, (Zoning Docket W-3531). 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, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Multifamily; and Cottage Court), 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 improvements may be required prior to issuance of the driveway permits. Additional improvements include:
     - Payment of a fee in lieu of installing sidewalk along the South Main Street frontage;
     - Dedication of right-of-way 45 feet from the centerline of Arnold Avenue; and
     - Installation of sidewalk along the Arnold Avenue frontage.

- **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 20-foot Type II bufferyard along the shared boundary with PIN 6833-36-1113 except where the force main easement exists.
# PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3531</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Marc Allred</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Eagle Properties</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6833-36-2083</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 LB (Limited Business) 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 Cottage Court

## Neighborhood Contact/Meeting

The petitioner’s neighborhood outreach summary 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>South side of Arnold Avenue, between South Main Street and US 52</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 2.8</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>LB &amp; RS9</td>
<td>Vacant lot and single-family homes</td>
</tr>
<tr>
<td>East</td>
<td>RS9</td>
<td>US 52</td>
</tr>
<tr>
<td>West</td>
<td>LB and RS9</td>
<td>Single-family homes</td>
</tr>
<tr>
<td>South</td>
<td>RS9</td>
<td>Undeveloped</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 requested zoning district and are in conformance with Legacy, which encourages higher development densities and mixed-use development within GMA 3.

Physical Characteristics

The undeveloped site drops off approximately 10 feet between Arnold Avenue and the northern property boundary. From the northern boundary line, the property slopes toward the south.

Proximity to Water and Sewer

The site has access to public water from Arnold Avenue. The developer proposes to manage sewer by installing a force main to connect to an existing sewer line in the right-of-way for South Main Street.

Stormwater/Drainage

Stormwater runoff will be managed by a stormwater control measure in the southern 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 has a significant drop-off from Arnold Avenue and a small area along South Main Street. Most of the property is behind other properties fronting on South Main Street that are zoned for limited business uses but are used as single-family homes.

<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</td>
</tr>
<tr>
<td>W-3477</td>
<td>LB to GB-L</td>
<td>Withdrawn</td>
<td>North</td>
<td>0.53</td>
<td>N/A</td>
</tr>
<tr>
<td>W-2673</td>
<td>LB-S to RM12</td>
<td>Approved 5/3/2004</td>
<td>West</td>
<td>13.07</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2593</td>
<td>LB to HB-S</td>
<td>Approved 2/3/2003</td>
<td>North</td>
<td>2.48</td>
<td>Denial</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>South Main Street</td>
<td>Minor Thoroughfare</td>
<td>± 80 feet</td>
<td>6,300</td>
<td>15,800</td>
</tr>
<tr>
<td>Arnold Avenue</td>
<td>Collector Street</td>
<td>± 267 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 Arnold Avenue.

Planned Road Improvements

No road improvements are required.

Trip Generation - Existing/Proposed

Existing Zoning: LB
The site is currently undeveloped; therefore, no trips are generated.

Proposed Zoning: RM8-S
18 units x 5.81 (residential townhouse trip rate) = 104.58 trips per day

Sidewalks

Internal sidewalks are proposed along both sides of Oak Village Drive, and public sidewalks are proposed on the south side of Arnold Avenue.

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 Arnold Avenue and includes sidewalks on both sides of Oak Village Drive and on the south side of Arnold Avenue. South Main Street has ample capacity to handle the expected additional trips, and the access on Arnold Avenue 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>1,800 (three six-unit buildings)</td>
<td>Various locations</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Units (by type) and Density</th>
<th>18 units / 2.8 acres = 6.4 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>36 spaces</td>
<td>36 spaces</td>
<td>90-degree head-in</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>45 feet</td>
<td>31 feet (two stories)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>70 percent</td>
<td>32.5 percent</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Section 4.5.12: RM-8 Residential Multifamily District</td>
</tr>
<tr>
<td>• Section 5.2.71: Residential Building, Multifamily; Townhouse; or Twin Home (use-specific standards)</td>
</tr>
</tbody>
</table>

#### Complies with Section 3.2.11

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

### Analysis of Site Plan Compliance with UDO Requirements

The proposed site plan includes 18 attached dwellings fronting on one internal private street (Oak Village Drive). Sidewalks are proposed on both sides of the street, along with access to a common recreation area. The proposed plan shows the required 30-foot thoroughfare overlay buffer along the US 52 frontage, and additional Type II bufferyards are shown along the southern and western boundaries of the property.

### CONFORMITY TO PLANS AND PLANNING ISSUES

#### Legacy 2030 Growth Management Area

Growth Management Area 3 – Suburban Neighborhoods

#### Relevant Legacy 2030 Recommendations

- Encourage higher development densities and mixed-use development within the serviceable land area.
- Facilitate land use patterns that offer a variety of housing choices.
- Promote land use compatibility through good design and create healthy mix of land uses in proximity to one another. Move away from the separating and buffering of some land uses and toward transitioning and
Relevant Area Plan(s) | South Suburban Area Plan Update (2017)
---|---
Area Plan Recommendations | • The area plan recommends the subject property for office/low-intensity commercial use.
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 facility upgrade for South Main Street that would create a two-lane undivided road with paved shoulders and sidewalks.
Addressing | Addresses will be assigned prior to the issuance of building permits.
Rezoning Consideration from Section 3.2.19 A 16 | Have changing conditions substantially affected the area in the petition?
| Yes. Demand for office space has shifted in the wake of the global pandemic, which should allow for some reevaluation to areas that were proposed as offices before the pandemic.
| Is the requested action in conformance with Legacy 2030?
| Yes
Analysis of Conformity to Plans and Planning Issues | The request is to rezone a 2.8-acre tract from LB to RM8-S to accommodate 18 townhome units. The proposed density would be 6.4 dwelling units per acre.

The proposed site plan depicts three, six-townhouse buildings along with a common recreation area. The petitioner has volunteered to extend the required Type II bufferyard around PIN 6833-36-1113 despite it being zoned LB. While most of the existing tree stands are proposed to be removed, the proposed plan shows a required 20-foot Thoroughfare Overlay buffer along US 52, which would provide additional viewshed screening from the highway.

The South Suburban Area Plan Update recommends office/low-intensity commercial use of the site. However, the area has been zoned for commercial use since the early 1970s with little or no change from the areas that are currently being used as single-family residences. Given the general lack of demand for office space and this site’s lack of frontage along South Main Street, staff sees the request as a reasonable way to accommodate different housing types at a similar density to the underlying zoning of some of the surrounding properties. At the same time, development of the proposed townhomes could encourage additional commercial activity in the district that was created decades ago.
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 is not in keeping with the land use recommendation(s) of the South Suburban Area Plan Update.</td>
</tr>
<tr>
<td>The proposed development would be in line with the recommended residential density of the surrounding area.</td>
<td></td>
</tr>
<tr>
<td>The request could encourage more commercial activity for the Limited Business district surrounding the intersection of South Main Street and Konnoak Drive.</td>
<td></td>
</tr>
</tbody>
</table>

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:

- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
  a. The developer shall submit a stormwater management study for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
  b. The developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permits. Additional improvements include:
     - Payment of a fee in lieu of installing sidewalk along the South Main Street frontage;
     - Dedication of right-of-way 45 feet from the centerline of Arnold Avenue; and
     - Installation of sidewalk along the Arnold Avenue frontage.

- **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 20-foot Type II bufferyard along the shared boundary with PIN 6833-36-1113 except where the force main easement exists.
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.

**PUBLIC HEARING**

FOR:
Steve Causey, Allied Design, 4720 Kester Mill Road, Winston-Salem, NC 27103

We know we didn’t follow the area plan, we just didn’t think the office use could continue. We felt like the multifamily use was a good transition. The interstate represents a good physical barrier from further encroachment of multifamily to the east. Traffic counts for the current zoning are at 104 or 105 trips per day. We don’t feel like the multifamily zoning proposes much more impact than what is otherwise allowed. We anticipate a lot of traffic movements would lead to site exits to the west and probably north on South Main Street.

Melynda asked why private sewer was necessary for the development.

Mr. Causey indicated that development of the property had likely been prohibitive in the past because it sits down below the road about 10 – 15 feet. Pumping to the sewer main under South Main Street was more desirable and feasible than obtaining an easement across properties to the south.

AGAINST:
Megan Bowers, 155 Wainwright Street, Winston-Salem, NC 27107

I live at the corner of South Main and Wainwright Street. The main reason I’m here today is because this entire south side of Arnold Avenue dead ends. Our only exits are through Arnold Avenue or continuing north on Lexwin Street and coming out on the opposite side of US 52 onto Clemmonsville Road. Obviously, it doesn’t take a lot longer, but when you are in a rush, it does create a lot of extra time. With the townhomes they want to build, they are doing 36 parking spots, and if everyone in the townhomes owns two cars, then that’s perfect. But, if they have guests or kids, then there are going to be more cars parked on the side of the road if they don’t have anywhere else to park. This will cause more traffic congestion for people on the south side of Lexwin to get through. I just moved in, and I love my little neighborhood because it is secluded. The neighborhood hasn’t exploded into the city like a lot of other places have.
**WORK SESSION**

Jason Grubbs commended the developers for pursuing infill development in an underutilized area. He added that it was created way of spurring development and thought the Board would be seeing similar proposals in the future.

Jack Steelman asked staff to confirm that two parking spaces per unit meets the ordinance requirement.

Melynda asked whether staff might recommend the area for an activity center or for mixed use. In the future, would the recommendation allow for more residential development?

Chris Murphy indicated that it is time to take a fresh look at all of staff’s land use recommendations, especially in the context of the new comprehensive plan and any area plans that may follow. He did not think that an activity center recommendation was necessarily appropriate, but that residential development at a mixture of densities may be likely.

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

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

____________________________

Chris Murphy, AICP/CZO
Director of Planning and Development Services
Property included in zoning request.
500' mail notification radius. Property not in zoning request.

MAP(S): 6833.01

DOCKET #: W-3531

PROPOSED ZONING: RM8-S

EXISTING ZONING:
LB

PETITIONER:
Eagle Properties (Oak Village Townhomes)

SCALE: 1" represents 300'

STAFF: Allred

GMA: 3

ACRES: 2.79

NEAREST BLDG: 26' west

MACARTHUR ST
LEXWIN AV
ARNOLD AV
WAINWRIGHT ST
PATTON AV
KONNOAK DR
S MAIN ST
KONNOAK VILLAGE CR
CARNES RD
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)
- Office
- Office/Low-Intensity Commercial
- Commercial
- Industrial
- Institutional
- Park
- Commercial Recreation
- Utilities

W-3531 Area Plan Recommendations

Case W-3531
True Homes, LLC reserves the right to change or amend plans and specification without prior notice. Specifications may vary per plan. All dimensions are approximate and are rounded down to the nearest 3’.

Information is deemed to be correct but not guaranteed.
TrueHomes ELEMENTS COLLECTION

THE BRIERFIELD II Elevation Matrix

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# USES ALLOWED IN THE EXISTING LB ZONING DISTRICT

## Winston-Salem Jurisdiction

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

- Animal Shelter, Public
- Arts and Crafts Studio
- Banking and Financial Services
- Bed and Breakfast
- Car Wash
- Child Care, Drop-In
- Church or Religious Institution, Community
- Church or Religious Institution, Neighborhood
- Club or Lodge
- Combined Use
- Convenience Store
- Food or Drug Store
- Funeral Home
- Furniture and Home Furnishings Store
- Government Offices, Neighborhood Organization, or Post Office
- Habilitation Facility A
- Habilitation Facility B
- Habilitation Facility C
- Kennel, Indoor
- Library, Public
- Limited Campus Uses
- Micro-Brewery or Micro-Distillery
- Motor Vehicle, Rental and Leasing
- Motor Vehicle, Repair and Maintenance^2
- Motorcycle Dealer
- Museum or Art Gallery
- Nursery, Lawn and Garden Supply Store, Retail
- Offices
- Outdoor Display Retail^2
- Park and Shuttle Lot
- Parking, Commercial
- Police or Fire Station
- Recreation Facility, Public
- Recreation Services, Indoor
- Restaurant (without drive-through service)
- Retail Store
- School, Vocational or Professional Services, A
- Shopping Center
- Shopping Center, Small
- Special Events Center
- Transmission Tower (see use-specific standards in UDO ClearCode)
- Urban Agriculture
- Utilities
- Veterinary Services

### USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

- Adult Day Care Center
- Child Care, Sick Children
- Child Day Care Center
- School, Private
- School, Public

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

- Transmission Tower (see use-specific standards in UDO Clearcode)

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

- Access Easement, Private Off-Site^3
- Storage Services, Retail Internal

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^2See Section 4.6.7C

^3SUP 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: 25

| Engineering | General Issues | 9. General comments |
Comments to be addressed by the presubmittal deadline for Planning Board:

1. A City driveway permit will be required for the permanent connection to Arnold Avenue. Please complete a driveway permit application and submit it, along with a copy of the site plan, for approval. A $200 processing fee will also be required. Please submit all items through IDT plans.

Comments to be addressed during Permitting review:

1. Please submit storm drain design calculations for all proposed storm drainage systems. Also include calculation designs for gutter spread at all street curb inlets.

2. Submit construction details for all proposed storm drainage systems, sidewalks, wheelchair ramps, and street design. Where possible, please use construction details from the City IDS Manual. In particular, please include detail V-13 for the connection to Arnold Avenue.

3. For the proposed dumpster location, please note that eight inches of 4,000 psi concrete will be used for the dumpster pads. The pad must be placed over six inches of compacted ABC stone. Since dumpster traffic will be present, also specify the use of 4,000 psi concrete for the driveway apron located off of Arnold Avenue.

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**Erosion Control**

**General Issues**

7. 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/Owning ship (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/

8. 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).

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**Fire/Life Safety**

**General Issues**

17. 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
- 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.
Oak Village Dr is approved for the road name.

**Planning**

### General Issues

#### 3. COUNCIL MEMBER CONTACT

**City of Winston-Salem**  
Bryan Wilson  
336-747-7042  
bryandw@cityofws.org  
4/26/22 1:22 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

**Allied Design, Inc.**  
Steve Causey  
336-765-2377  
scausey@allied-engsurv.com  
4/28/22 5:49 PM  
Pre-Submittal Workflow - 1

- noted

**10. Historic Resources**

**City of Winston-Salem**  
Heather Bratland  
336-727-8000  
heatherb@cityofws.org  
5/5/22 11:30 AM  
01.03) Rezoning-Special Use District - 2

No comments

**11. Environmental Features/Greenways**

**City of Winston-Salem**  
Elizabeth Colyer  
336-747-7427  
elizabethrc@cityofws.org  
5/10/22 9:04 AM  
01.03) Rezoning-Special Use District - 2

No comments.

**29. Add Uses**
30. Additional Buffer

City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
5/17/22 3:59 PM
01.03) Rezoning-
Special Use District - 2

Add buffer around the rear lot and side lot of PIN # 6833-36-1113 until it gets into conflict with your force main easement.

This is a residential house.

31. Switch Dumpster with Fire Turnaround

City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
5/17/22 4:00 PM
01.03) Rezoning-
Special Use District - 2

Is it possible to switch dumpster and fire turnaround so that the playground is not beside the dumpster?

32. Timeline/Due Dates

City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
5/17/22 4:01 PM
01.03) Rezoning-
Special Use District - 2

- Corrections are due May 26.
- Community Outreach is due June 1.
- Planning Board is June 9 at Arnold G. King Public Meeting Room on the fifth floor of the Bryce Stuart Municipal Building, 100 East First Street, Winston-Salem, North Carolina, at 4:30 P.M.

[Ver. 2] [Edited By Marc Allred]
This development will be required to apply for and be issued with a Post Construction Stormwater Management permit that shows compliance with all of the applicable provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance.

The plan states that the impervious percentage will be 32.5% and the units/acre will be 6.45. Therefore, since these exceed 24% impervious and 2 units per acre it will be considered a high density development in terms of the water quality provisions of the ordinance. The high density provisions require that the first inch of runoff from the development be managed in an approved Stormwater management system.

The water quantity provisions of the ordinance will also apply as more than 20,000 sq.ft. of new impervious area will obviously be created by this development and that is the threshold for the quantity provisions to become applicable. The quantity provisions require that the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration be managed back to at, or below, the pre developed rates and also that the increase in the pre versus post developed 25 year volume be stored in the management system and released over a 2 to 5 day period.

Your plan does appear to be showing one Stormwater Control Measure (SCM) so its likely that you are aware of the requirements to manage both for quality and quantity of Stormwater runoff. The type of SCM is not labeled so you may want to do that so members of the Planning Board know what type of SCM will actually be used/implemented and hence approved by them.

The Stormwater management permit will require a financial surety to be provided at the time of permitting. The surety type and amount will depend on who the long term Operation and Maintenance (O&M) entity is proposed to be. If the developer is to be that long term O&M entity then the surety shall consists of a one time non refundable payment made to the city at the time of permitting that equals 4% of the estimated construction cost of the Stormwater management system. If a Home Owners Association (HOA) is proposed as the long term O&M entity then the surety shall consist of the developer establishing an escrow account and depositing 15% of the estimated construction cost of the Stormwater management system into that account. The HOA will then be required to add further funds in future years to this account. An escrow agreement in the case of HOA involvement will also have to be provided to the city for approval and once approved recorded at The Forsyth County Register of Deeds office.

The permit will also require than an O&M Agreement be approved as part of the permit process and once approved recorded also at the Forsyth County Register of Deeds office. If the long term O&M entity is to be the developer then the agreement shall be a 2 party agreement between the developer and the city. If a HOA is to be the long term O&M entity then the agreement shall be a 3 party agreement between the developer, the city and the HOA.
### General Issues

#### 12. General Comments

- **City of Winston-Salem**
  - Chris Jones
  - 336-747-7499
  - charlesj@cityofws.org
  - 5/11/22 10:03 AM
  - 01.03) Rezoning - Special Use District - 2

  Submit water extension plans in IDT to Utilities Plan Review. Water meters purchased through COWS. System development fees due at the time of meter purchase. Label easement as 20’ Public Water Easement.

- **Sewer interior to the site will be private.**

#### [Ver. 2] [Edited By Chris Jones]

### WSDOT

#### General Issues

#### 15. General Comments

- **City of Winston-Salem**
  - David Avalos
  - 336-727-8000
  - davida@cityofws.org
  - 5/13/22 2:08 PM
  - 01.03) Rezoning - Special Use District - 2

  - sidewalk required on arnold ave frontage. (6’ sidewalk at back of curb is an option.
  - fee in lieu of sidewalk on main st frontage.
  - dedicate 45’ of right of way from center along main st frontage.
  - Show ada accommodations
  - pedestrian connection required from internal sidewalk to public sidewalk

#### [Ver. 4] [Edited By David Avalos]

### Zoning

#### General Issues

#### 19. Zoning

- **City of Winston-Salem**
  - Amy McBride
  - 336-727-8000
  - amym@cityofws.org
  - 5/17/22 11:36 AM
  - 01.03) Rezoning - Special Use District - 2

  A streetyard is required along Arnold where the parking is within 100’ of the ROW.
  - Correct the tree save calc to show the number of new tree planting.
  - Correct the TO buffer to be a 20’ Type II.
  - Show location of the existing billboard.

#### [Ver. 2] [Edited By Amy McBride]

### 25. Elevations

- **City of Winston-Salem**
  - Marc Allred
  - 336-727-8000
  - marca@cityofws.org
  - 5/17/22 1:54 PM
  - 01.03) Rezoning - Special Use District - 2

  Need side elevations

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Created with [idtPlans Review](https://www.idtplans.com)
### 34. Connect Sidewalks

**City of Winston-Salem**

Marc Allred  
336-727-8000  
marca@cityofws.org  
5/18/22 10:33 AM  
01.03) Rezoning-Special Use District - 2

Connect sidewalk from townhome development to proposed sidewalk on Arnold Avenue.

### 2022-04-28 Issued for Planning Board Review.pdf [12 redlines]  (Page 1)  [1] PRELIMINARY

**20. Text Box B**

**City of Winston-Salem**

Amy McBride  
336-727-8000  
amym@cityofws.org  
5/17/22 11:37 AM  
01.03) Rezoning-Special Use District - 2

Per UDO 4.9.3.B.5.g the TO bufferyard shall be met using a 20’ Type II bufferyard

**21. Text Box B**

**City of Winston-Salem**

Amy McBride  
336-727-8000  
amym@cityofws.org  
5/17/22 11:37 AM  
01.03) Rezoning-Special Use District - 2

? Revise this number

**22. Text Box B**

**City of Winston-Salem**

Amy McBride  
336-727-8000  
amym@cityofws.org  
5/17/22 11:37 AM  
01.03) Rezoning-Special Use District - 2

Show existing billboard location

**23. Text Box B**

**City of Winston-Salem**

Amy McBride  
336-727-8000  
amym@cityofws.org  
5/17/22 11:37 AM  
01.03) Rezoning-Special Use District - 2

Streetyard required where parking is within 100’ of the ROW

**24. Text Box B**
Streeway calculations needed
Marc Allred

From: scausey allied-ensus.com <scausey@allied-engsurv.com>
Sent: Tuesday, May 31, 2022 3:30 PM
To: Marc Allred
Subject: [EXTERNAL] FW: W-3531 Height of Townhomes

*** 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.

Marc, please see neighborhood outreach summary below provided by Mr. Taylor.

Will this work for you?

From: James Taylor <james.taylorjr@live.com>
Sent: Wednesday, May 25, 2022 12:04 PM
To: scausey allied-ensus.com <scausey@allied-engsurv.com>
Subject: Re: W-3531 Height of Townhomes

On May 4 and May 24, we canvassed the neighborhood to meet directly with all surrounding property owners and residents on site. We met with a total of 12 people, who were all supportive of our request to rezone the subject property.

Let me know if you think we need to do anything else.

James Taylor

Get Outlook for iOS

From: scausey allied-ensus.com <scausey@allied-engsurv.com>
Sent: Wednesday, May 25, 2022 8:36:44 AM
To: James Taylor <james.taylorjr@live.com>
Subject: RE: W-3531 Height of Townhomes

James, the excerpt below outlines the requirements for the neighborhood outreach.

Neighborhood Outreach Disclaimer

In an effort to provide good communication in a timely manner with residential areas which are close to pending rezoning requests, neighborhood outreach is a requirement when any rezoning or site plan amendment request is filed where the subject property is located within 500’ of residentially zoned property.

Petitioners are required to conduct some form of neighborhood outreach i.e. neighborhood meeting, sending mailed letters, and/or door-to-door communication.

Petitioners are then required to provide a written summary of their outreach efforts to Planning staff at least eight (8) days prior to the scheduled Planning Board public hearing. This summary will be included in the Staff Report provided to the Planning Board and Elected Body.
The summary shall describe the scope of outreach along with the issues discussed. Please include the “who, what, when, and where”.

**Example #1:**
On July 14 we mailed 17 letters to property owners in the general area surrounding our site informing them of the proposed rezoning and asking them to contact us by August 1 if they had any questions or concerns to express. We heard back from 3 individuals who had questions about how our request may impact traffic in the area and what type of buffering or screening we were going to provide. We responded to their concerns to the best of our ability.

**Example #2:**
On July 14 at 7pm, we held a neighborhood meeting (i.e. on site, or at the Civic Club located at 1430 North Main Street). We had contacted a total of 12 surrounding property owners by a combination of going door to door and mailing letters making them aware of the meeting. We did this approximately 7 days prior to the meeting. Four people attended the meeting. Two of the attendees did not seem to be supportive of our request.

If the petitioner fails to submit the required summary at least eight (8) days prior to the Planning Board meeting, their request will be automatically continued to the next Planning Board meeting. This allows staff the ability to advise any neighbors that the item is automatically continued and therefore relieves them of having to make arrangements to attend the Planning Board meeting.

Staff also encourages all applicants to contact their respective Council Member to discuss their request and also to include the respective Council Member on invitations for any planned neighborhood meetings. **By entering their full name below, the applicant/owner attests that they have read and understand the material listed above and that Planning staff has adequately addressed any questions. The undersigned hereby accepts responsibility for communicating the information listed above to all applicants/owners/petitioners associated with this zoning request.**

---

From: James Taylor <james.taylorjr@live.com>
Sent: Tuesday, May 24, 2022 7:11 PM
To: scausey allied-ensurv.com <scausey@allied-ensurv.com>
Subject: Fwd: W-3531 Height of Townhomes

Good evening. You will find the elevations attached.

James Taylor

Get Outlook for iOS

From: Eric McKnight <EMcKnight@truehomesusa.com>
Sent: Tuesday, May 24, 2022 6:19 PM
To: James Taylor <james.taylorjr@live.com>
Subject: RE: W-3531 Height of Townhomes

Here you go.

From: James Taylor <james.taylorjr@live.com>
Sent: Tuesday, May 24, 2022 5:04 PM
To: Eric McKnight <EMcKnight@truehomesusa.com>
Subject: Fwd: W-3531 Height of Townhomes
Eric,

We are being pressed for the height and side elevations, and we will need to respond quickly. Please advise.

James Taylor

Get Outlook for iOS

From: scausey allied-engsurv.com <scausey@allied-engsurv.com>
Sent: Tuesday, May 24, 2022 4:14 PM
To: James Taylor <james.taylorjr@live.com>
Subject: FW: W-3531 Height of Townhomes

James, can your folks at True help with the question below. The height was not labeled on the elevations.

From: Marc Allred <marca@cityofws.org>
Sent: Tuesday, May 24, 2022 4:10 PM
To: scausey allied-engserv.com <scausey@allied-engsurv.com>
Subject: W-3531 Height of Townhomes

What is the height of the townhomes?

Marc Allred
Winston-Salem/Forsyth County Planning & Development Services
100 E First St, Winston-Salem, NC, 27101
336-747-7069

City of Winston-Salem
ONE TEAM
Committed to Excellence

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