**ACTION REQUEST FORM**

**DATE:** April 26, 2023  
**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 CHM Realty

**SUMMARY OF INFORMATION:**

Public hearing and consideration of zoning petition of CHM Realty, LLC from RS9 to RM18-S (Residential Building, Multi-Family; Residential Building, Townhouse; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Single Family; and Planned Residential Development); property is located on the south side of Lewey Lane, across from Belle Avenue and Alma Drive (Zoning Docket W-3577)

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** DENIAL  
**FOR:** GEORGE BRYAN, WALTER FARABEE, JASON GRUBBS, CHRIS LEAK, JACK STEELMAN  
**AGAINST:** CLARENCE LAMBE, SALVADOR PATIÑO, BRENTA SMITH  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO
CITY ORDINANCE - SPECIAL USE

Zoning Petition of CHM Realty, LLC, Docket W-3577

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 RS9 to RM18-S (Residential Building, Multi-Family; Residential Building, Townhouse; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Single Family; and Planned Residential Development) the zoning classification of the following described property:

PINs 6829-41-2985, 6829-42-1277, and 6829-41-7848

Section 2. This Ordinance is adopted after approval of the site plan entitled Lofts at Noel Apartments and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, 20___ to CHM Realty, LLC.

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 Lofts at Noel Apartments. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
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 CHM Realty, LLC, (Zoning Docket W-3577). 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 RM18-S (Residential Building, Multi-Family; Residential Building, Townhouse; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Single Family; and Planned Residential Development), approved by the Winston-Salem City Council the _____ day of _________________, 20____" and signed, provided the property is developed in accordance with requirements of the RM18-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. Developer shall cordon off all areas shown on the site plan as stream buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
  c. The developer shall obtain a driveway permit from the City of Winston-Salem DOT; additional improvements may be required prior to issuance of the driveway permits.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.

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

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3577</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Marc Allred</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>CHM Realty, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PINs 6829-41-2985, 6829-42-1277, and 6829-41-7848</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use rezoning</td>
</tr>
</tbody>
</table>
| Proposal     | The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential, Single Family – minimum 9,000 square foot lots) to RM18-S (Residential, Multifamily – 18 units per acre). The petitioner is requesting the following uses:  
- Residential Building, Multifamily; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; and Planned Residential Development. |
| Neighborhood Contact/Meeting | A summary of the petitioner’s neighborhood outreach is attached. |
| Zoning District Purpose Statement | The RM18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is appropriate for Growth Management Areas 1 and 2 and may be suitable for Growth Management Area 3 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available, and the site has direct access to a minor or major thoroughfare. |
| 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 in GMA 3 and has adequate access to public utilities and has direct access to a boulevard (University Parkway). |

# GENERAL SITE INFORMATION

<p>| Location                | South side of Lewey Lane, across from Belle Avenue and Alma Drive. |
| Jurisdiction            | Winston-Salem       |
| Ward(s)                 | Northeast           |
| Ward(s) July 2023       | Northeast           |
| Site Acreage            | ± 17.08 acres       |
| Current Land Use        | The site is currently undeveloped. |
| Surrounded Property Zoning and Use | Direction | Zoning District | Use |
|                         | North   | RS9         | Single family homes and vacant property |
|                         | East     | RS9         | Single family home and vacant property |</p>
<table>
<thead>
<tr>
<th>Rezoning Consideration from Section 3.2.19 A 16</th>
<th>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed multi-family residential use is compatible with the requested zoning district and with surrounding land uses. The site lies within GMA 3.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Physical Characteristics</th>
<th>The undeveloped site is heavily wooded and slopes toward the south.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Proximity to Water and Sewer</th>
<th>The site has access to public water from Belle Avenue and has public sewer access from the southeast.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Stormwater/Drainage</th>
<th>Runoff will be managed by one above-ground stormwater facilities in the southeast portion of the site.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Watershed and Overlay Districts</th>
<th>This 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 site is currently undeveloped and slopes downward to the south. The site has adequate access to public utilities and is not located within a water supply watershed.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>RELEVANT ZONING HISTORIES</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Case</td>
<td>Request</td>
</tr>
<tr>
<td>-----</td>
<td>---------</td>
</tr>
<tr>
<td>W-3212</td>
<td>RS9 to RM8-S</td>
</tr>
<tr>
<td>W-2703</td>
<td>RS9 to RM8-S</td>
</tr>
<tr>
<td>W-2338</td>
<td>RS9 to HB-S</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SITE ACCESS AND TRANSPORTATION INFORMATION</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Name</td>
<td>Classification</td>
</tr>
<tr>
<td>--------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Lewey Lane</td>
<td>Local Street</td>
</tr>
<tr>
<td>Proposed Access Point(s)</td>
<td>Site has one access across from the Belle Avenue and Lewey Lane intersection.</td>
</tr>
<tr>
<td>Proposed Road Improvements</td>
<td>The developer plans on the extension of Noel Drive along most of the property’s frontage to the Lewey Lane/Belle Avenue intersection. The extension will include curb, gutter, and a sidewalk. Additionally, a four-way stop will be installed at the intersection where Noel Drive, Lewey Lane, and Belle Avenue meet.</td>
</tr>
<tr>
<td>Trip Generation - Existing/Proposed</td>
<td>Existing Zoning: RS9 17.08 acres = 82 homes x 9.57 (single-family trip rate) = 785 trips per day</td>
</tr>
<tr>
<td>Proposed Zoning: RM18-S</td>
<td>Proposed Zoning: RM18-S 220 units x 6.65 (apartment trip rate) = 1,463 trips per day</td>
</tr>
</tbody>
</table>
Sidewalks

The site plan has internal sidewalks adjacent to the parking lots in front of the proposed apartments, and sidewalks between Building 100 and 200, connecting to proposed sidewalks on the southern side of Noel Drive.

Due to topographic constraints, a direct link for pedestrians to access the Walmart shopping center south of the site is not viable.

Transit

Along the stretch of East Hanes Mill Road that runs between University Parkway and Germanton Road, there are five transit stops. Of these, the one located at the intersection of University Parkway and East Hanes Mill Road is the closest to the proposed development. By extending Noel Drive, the distance between this transit stop and the proposed site would be 0.8 miles.

Connectivity

The proposed intersection of Noel Drive, Belle Avenue, and Lewey Lane provides a single access point to the site. The primary exit route from the area is through Noel Drive, which leads to University Parkway, a boulevard. Alternatively, residents can use other routes that pass through single-family neighborhoods to reach Old Hollow Road (a major throughfare) or Stanleyville Drive (a minor thoroughfare).

The extension of Noel Drive would considerably reduce the distance to the bus stop located at the intersection of University Parkway and East Hanes Mill Road, making it more accessible to pedestrians.

Transportation Impact Analysis (TIA)

A TIA is not required for this development.

Analysis of Site Access and Transportation Information

The proposed development will feature a single access point at the intersection of Noel Drive, Belle Avenue, and Lewey Lane. The most convenient access point to the site is via University Parkway using the extended Noel Drive. However, alternative routes through adjacent single-family neighborhoods allow access to Stanleyville Drive and Old Hollow Road.

On the south side of the proposed extension of Noel Drive, a sidewalk is proposed that would connect to the intersection of Noel Drive and Nita Drive. Transit is available approximately 0.8 miles away from the site at the University Parkway and East Hanes Mill Road intersection.

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>119,615 SF; includes seven 3-story apartment buildings and one community center</td>
<td>Various locations on the site</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Units (by type) and Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>• One bedroom unit – 33 units</td>
</tr>
<tr>
<td>• Two-bedroom units – 97 units</td>
</tr>
<tr>
<td>• Three-bedroom units – 90 units</td>
</tr>
<tr>
<td>• Total units = 220 units</td>
</tr>
</tbody>
</table>
### Parking

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vehicle – 400</td>
<td>Vehicle – 400</td>
<td>90-degree parking</td>
</tr>
<tr>
<td>Bicycle – 28</td>
<td>Bicycle – 28</td>
<td></td>
</tr>
</tbody>
</table>

### Building Height

<table>
<thead>
<tr>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>60’</td>
<td>39’</td>
</tr>
</tbody>
</table>

### Impervious Coverage

<table>
<thead>
<tr>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>80%</td>
<td>32.4%</td>
</tr>
</tbody>
</table>

### UDO Sections Relevant to Subject Request

- Section 4.5.14: RM18; Residential Multifamily District
- Section 5.2.71: Residential Building, Multifamily; Residential Building, Townhouse; or Residential Building, Twin Home (W) (use-specific standards)
- Table 6.1.2: Motor Vehicle and Bicycle Parking Space Requirements

### 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 proposed site plan depicts seven multifamily buildings and one community center that is situated at the intersection of Belle Avenue and Mill Creek Lane. The site also features a centrally located common recreation area. To comply with the UDO, the plan designates a 15’ Type II Bufferyard next to the adjoining RS9-zoned properties located to the east.

Although the developer considered providing a greenway easement to the shopping center to the south, it was not feasible due to topography. However, a sidewalk connection will provide pedestrian access to the University/Hanes Mill Activity Center, along the extension of Noel Drive.

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy 2030 Growth Management Area**

- Growth Management Area 3 – Suburban Neighborhoods

**Relevant Legacy 2030 Recommendations**

- Facilitate land use patterns that offer a variety of housing choices and convenient access to neighborhood shopping, schools, parks, and other services.
- Promote the use of moderate-density residential and office transitional uses between intense business and residential uses.

**Relevant Area Plan(s)**

- *North Suburban Area Plan Update (2014)*

**Area Plan Recommendations**

- The area plan recommends single-family residential development at up to eight dwelling units per acre.
- Install sidewalks and/or traffic calming measures, where feasible, to make neighborhoods more pedestrian friendly.
- Multifamily developments should incorporate the following design features: Building façade articulation; Open space that is accessible, safe, and functional.

<table>
<thead>
<tr>
<th>Site Located Along Growth Corridor?</th>
<th>The site is not located along a growth corridor.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Located within Activity Center?</td>
<td>The site is not within an activity center.</td>
</tr>
<tr>
<td>Comprehensive Transportation Plan Information</td>
<td>Roads adjacent to this site are not mentioned for improvement within the CTP.</td>
</tr>
<tr>
<td>Greenway Plan Information</td>
<td>The applicant was not able to connect to any adjacent greenway easements due to topography.</td>
</tr>
</tbody>
</table>
| 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 request is to rezone an approximately 17.08-acre site from RS9 to RM18-S to construct 220 apartment units. |
| | The proposed development density of 12.88 units per acre exceeds the recommendation of the *North Suburban Area Plan Update (2014)*, which recommends single-family residential at up to eight dwelling units per acre. |
| | The site is adjacent to the University/Hanes Mill Activity Center and has access to this activity center through the extension of Noel Drive. *Legacy* supports land use patterns that provide residents easy access to shopping centers and increase the variety of housing types in an area. |
| | While the site plan contains positive design features such as easily accessible open spaces located in the middle of the development, staff would recommend the developer propose two-story buildings along the eastern side of the property to improve the relationship between this site and adjacent single-family development. |
| | Despite this concern, staff believes the proposed development provides needed housing variety in the area and serves as a transition between surrounding single-family development and the HB-S shopping center to the south. |
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>This proposal increases the variety of housing types in the area.</td>
<td>The proposed site plan locates three-story apartment buildings next to single-family homes.</td>
</tr>
<tr>
<td>The proposed extension of Noel Drive gives residents direct access to University Parkway.</td>
<td>The proposed multifamily residential use is not recommended by the North Suburban Area Plan Update.</td>
</tr>
<tr>
<td>This proposal would provide increased connectivity to the University/Hanes Mill Activity Center, as recommended by Legacy.</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. Developer shall cordon off all areas shown on the site plan as stream buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
  c. The developer shall obtain a driveway permit from the City of Winston-Salem DOT; additional improvements may be required prior to issuance of the driveway permits.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.

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

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.

George Bryan asked if the proposed development has a connection to the nearby Walmart. Staff explained that a connection was not feasible due to the topography of the area.

PUBLIC HEARING

FOR:
Davis Ray, representative of Wynnfield Properties.

- Mr. Ray stated the developers met with the neighbors, and concerns were raised regarding the extension of Noel Drive at Belle Avenue. An adjustment was made to the proposed site plan to include this extension.

George Bryan asked what other concerns neighbors may have, to which Mr. Ray stated that concerns related to devaluing property, crime, traffic, and road extension issues. Mr. Ray cited national articles, the company’s relationship with local law enforcement, and adjustments to the proposed plans in response to the neighbors’ concerns. Further discussion ensued regarding access and connectivity to University Parkway.

AGAINST:
Shelli Tordé

- Ms. Tordé stated her concerns with the proposed multifamily development. She noted that the staff report mentioned the proposed development is close to single family homes and is not recommended by the North Suburban Area Plan, which provides guidance to the area. She noted University Parkway does not have sidewalks, and this area needs walkable, bikeable neighborhoods. She also expressed concerns with crime, trash, transients, and the lack of lighting in the proposed parking areas.

Tina Lawson

- Ms. Lawson stated she is concerned with an increase of crime related to the proposed development. She commented on the lack of room on local roads for emergency vehicles.
and the need for speed humps due to traffic. She recently commissioned a market analysis that projected a decrease in nearby property values if this project was approved.

Will Easter

- Mr. Easter stated he is a real estate agent; he agrees the proposed development will not bring value to the neighboring single-family homes. He expressed confusion with the various versions of the site plan being circulated.

Jenise Martinez

- Ms. Martinez stated her concerns with the proposed development related to crime, traffic, and a potential decline of area wildlife.

Joanne Harris

- Ms. Harris commented that the proposed multi-story buildings will have views into neighbors’ homes. She noted the proposal will bring an increase of crime and traffic.

Elif Erginer

- Ms. Erginer stated that Walmart is separated from the site by the woods, and the neighborhood does not want a connection to the shopping center. She noted that her neighborhood is safe, and the proposed development will change that by bringing in crime and more traffic.

Monica Moretz

- Ms. Moretz expressed that the proposed development will change the area considerably.

WORK SESSION

George Bryan shared his thoughts on walkability and the inconsistent information regarding sidewalks in the surrounding area. Jeff Fansler with WSDOT commented that the site plan shows that sidewalks will not continue to University Parkway. Mr. Bryan asked if there are any sidewalks in bond in that area, which Jeff responded he would have to research.

Brenda Smith asked about connectivity and traffic flow to and from the proposed development. Jeff responded that the connection to University Parkway will dramatically change travel patterns and discussed the peak hour traffic analysis for the development.

Jack Steelman inquired about the width of the right-of-way of Noel Drive, which staff discussed.

Jason Grubbs asked staff about the density of the proposed development. Chris Murphy commented on the rationale behind staff’s decision to support this request. Jason discussed the
noticeable changes to this area over time. He stated that the proposed density is too high and commented that the property will be developed in some way. Further discussion related to the density of future development in this area. Chris Murphy also explained the evolution of the project site plan and why multiple versions existed.

MOTION: Clarence Lambe recommended that the Planning Board find that the request is inconsistent with the comprehensive plan.
SECOND: Jason Grubbs
VOTE:
   FOR: George Bryan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Salvador Patiño, Brenda Smith, Jack Steelman
   AGAINST: None
   EXCUSED: None

MOTION: Clarence Lambe recommend approval of the ordinance amendment.
SECOND: Brenda Smith
VOTE:
   FOR: Clarence Lambe, Salvador Patiño, Brenda Smith
   AGAINST: George Bryan, Walter Farabee, Jason Grubbs, Chris Leak, Jack Steelman
   EXCUSED: None

MOTION: Jason Grubbs recommended denial of the ordinance amendment.
SECOND: Walter Farabee
VOTE:
   FOR: George Bryan, Walter Farabee, Jason Grubbs, Chris Leak, Jack Steelman
   AGAINST: Clarence Lambe, Salvador Patiño, Brenda Smith
   EXCUSED: None

____________________________
Chris Murphy, AICP/CZO
Director of Planning and Development Services
DOCKET #: W-3577

PROPOSED ZONING: RM18-S

EXISTING ZONING: RS9

PETITIONER: CHM Realty, LLC (The Lofts at Noel)

SCALE: 1" represents 400'

STAFF: Allred

GMA: 3

ACRES: 17.08

NEAREST BLDG: 13' northeast

MAP(S): 6829.03; 6829.04
North Suburban Area Plan Update, 2014

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
- Utilities

Proposed Growth Corridor
- Suburban Form - Commercial/Office/Multifamily

Area Plan Recommendations

Case W-3577
University / Hanes Mill

500 Feet

0 250 500

Feet
USES ALLOWED IN THE RS9 ZONING DISTRICT
City of 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
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: 21**

<table>
<thead>
<tr>
<th>Engineering</th>
<th>General Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>29. General comments</td>
</tr>
</tbody>
</table>

Thursday, March 23, 2023
The following item is required before the driveway permit may be reviewed:

1. A City driveway permit would be required for the permanent connection to Lewey Lane. To obtain a driveway permit, complete and sign a City driveway permit application and submit it, along with a copy of the site plan to the Engineering Division for review. A review fee of $200 is also required. All items may be submitted through IDT plans.

The following items are required as part of the detailed plan review:

2. Design calculations would be required for any proposed storm drainage systems. Calculations may be shown on the plan sheets in tabular form. Storm drainage pipes used in an existing or proposed right-of-way must be a minimum Class III 15” RCP pipe.

3. Construction details would need to be shown for storm drainage elements, sidewalks, curbing, wheelchair ramps, road cross sections for Lewey Lane, and dumpster pads. Please include construction detail V-13 from the City IDS Manual for a commercial driveway.

4. Please include a construction detail for any proposed dumpster pads. Dumpster pads must be constructed using a 4,000 psi concrete mix and have a minimum thickness of 8”. The concrete must be placed over 6” of compacted ABC stone. Additionally, the concrete driveway aprons must also be constructed using a 4,000 psi concrete mix.

6. Please provide turning radii for the entrances off of Lewey Lane.

Erosion Control

General Issues

23. Grading/Erosion Control Permit and Erosion Control Plan needed

If the proposed project creates more than 10,000 sq. ft. of land disturbance, 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/

24. 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).
28. Sketch Plans and Site Plans

Future construction plans shall 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. Fire apparatus access must extend to within 200 ft of all portions of the exterior of the building for sprinklered buildings or 150 ft for non-sprinklered buildings. Buildings 600 and 700 do not meet this requirement in the provided document. 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.
MapForsyth Addressing Team

General Issues

31. Addressing & Street Naming

- Forsyth County Government
  - Gloria Alford
  - 3367032337
  - alfordgd@forsyth.cc
  - 3/22/23 9:28 AM
  - 01.03) Rezoning - Special Use District - 2

Planning

LOFTS NOEL BASEMAP3-6-2023.pdf [7 redlines] (Page 1)

- Forsyth County Government
  - Gloria Alford
  - 3367032337
  - alfordgd@forsyth.cc
  - 3/15/23 4:13 PM
  - 01.03) Rezoning - Special Use District - 2

General Issues

1. COUNCIL MEMBER CONTACT

- City of Winston-Salem
  - Marc Allred
  - 336-727-8000
  - marca@cityofws.org
  - 2/28/23 9:37 AM
  - 01.11) Pre-submittal Application for Special Use-Limited District Zoning Map Amendment - 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
CM Burke was contacted and discussed our proposal.

### 26. Historic Resources

**City of Winston-Salem**

Heather Bratland  
336-727-8000  
heatherb@cityofws.org  
3/9/23 10:24 AM  
01.03) Rezoning-Special Use District - 2

No comments

### 34. Environmental Features/Greenways

**City of Winston-Salem**

Amy Crum  
336-747-7051  
amyc@cityofws.org  
3/20/23 3:41 PM  
01.03) Rezoning-Special Use District - 2

Greenway: A greenway is proposed along the northern end of Mill Creek in the *Greenway Plan Update*. A 40' greenway easement is request along the north side of the creek along the southern property line of both parcels. The greenway easement shall begin outside of the undisturbed portion of the required stream buffer per the Winston-Salem Stormwater Management Ordinance.

Wetlands: N/A  
Farmland/VAD: N/A  
Natural Heritage: N/A

### 37. RM18 - Noel Drive

**City of Winston-Salem**

Marc Allred  
336-727-8000  
marca@cityofws.org  
3/21/23 2:17 PM  
01.03) Rezoning-Special Use District - 2

UDO Section: 4.5.14.A.2 RM-18 Purpose Statement: This district is appropriate for GMAs 1 and 2 and may be suitable for GMA 3 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available and the site has direct access to a minor or major thoroughfare.

For the reason above, staff recommends extending Noel Drive so the development can have direct access to University Parkway.

### 38. Alma Drive

**City of Winston-Salem**

Marc Allred  
336-727-8000  
marca@cityofws.org  
3/21/23 2:19 PM  
01.03) Rezoning-Special Use District - 2

Is Alma Drive connecting to Lewey Lane in the site plan? If not, the connection needs to be made.

### 40. Building Type
City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
3/21/23 8:35 PM
01.03) Rezoning-Special Use District - 2

Staff recommends two-story apartment buildings close to Lewey Lane in the northeast part of the property and close to the single-family residential neighborhood in the eastern portion of the property.

[Ver. 2] [Edited By Marc Allred]

41. Community Outreach

City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
3/21/23 9:04 PM
01.03) Rezoning-Special Use District - 2

Staff recommends doing a 500’ community outreach at the minimum. A community outreach summary is due before April 5th.

[Ver. 2] [Edited By Bryan Wilson]

42. TIA

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/21/23 9:03 PM
01.03) Rezoning-Special Use District - 2

If a TIA is still required by WSDOT, please furnish a copy (via IDT or email) to Planning Staff. If a TIA has not been submitted to them, it may be necessary to continue the case so that one can be provided and analyzed by all relevant departments.

[Ver. 2] [Edited By Bryan Wilson]

43. Resubmittal

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/21/23 9:05 PM
01.03) Rezoning-Special Use District - 2

Resubmittal deadline for any needed site plan changes is by March 30th.

[Ver. 2] [Edited By Bryan Wilson]

Sanitation

General Issues

33. General Comments

City of Winston-Salem
Helen Peplowski
336-727-8000
helenp@cityofws.org
3/20/23 9:14 AM
01.03) Rezoning-Special Use District - 2

Recycling option not noted. As this is an optional residential service that can be set up at a later time, staff approves plan for recycling discipline.

Stormwater

General Issues

25. Stormwater Management Permit Required
This development will be required to apply for and be issued with a Post Construction Stormwater Management permit that shows compliance with the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions.

The plan states that the impervious percentage will be 32.4% and there will be 12.88 units per acre. Since this exceeds 24% and 2 units per acre then this will be considered a high density development under the water quality provisions of the ordinance. High density developments have to manage the first inch of runoff in an approved stormwater management system. The water quality provisions also require that stream buffers be provided off of all intermittent and perennial streams. There appears to be at least one such stream on this property. You are showing a 50’ buffer on your plan and this is the correct buffer width for this development. No impervious area is permitted within the buffer zone. The inner half of the buffer closest to the creek bank cannot be disturbed but the outer half may be disturbed for the purposes of grading during construction.

The plan also shows that the impervious area created will exceed 20,000 sq.ft. and so the water quantity provisions of the ordinance also will apply. These 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 in an approved stormwater management system back to at, or below, the pre developed rates and also that the increase in the 25 year volume from the pre to the post developed condition be stored in the stormwater management system and this volume released over a 2 to 5 day period.

Your plan is showing one proposed wet detention stormwater management device so its likely you are already planning on addressing these requirements.

The stormwater management permit will require a non refundable financial surety that equals 4% of the estimated construction cost of the stormwater management system to be provided to the City at the time of permitting. This is the surety required in the case where the developer will remain the entity responsible for the long term operation and maintenance of the stormwater management system which will be the case if these are going to be rental units which I would assume is the case here. If for some reason these units will be privately owned and the developer intends to establish a Home Owners Association to be the long term Operation and Maintenance 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 and also having an escrow agreement approved by the City at the time of permitting and once approved recorded at The Forsyth County Register of Deeds office.

An Operation and Maintenance Agreement must also be approved by the City at the time of permitting and once approved recorded at The Forsyth County Register of Deeds office.
Submit any public water/sewer extension plans to utilities plan review for permitting/approval. Tie water from Lewey Ln. to Belle Ave. Public water should extend the entire frontage of the property, if the COWS requires a public road along the frontage. Public water should also tie to the stub on Alma Drive if road is required to be extended. Water/sewer interior to the site will be private. Site will be master metered with a reduced pressure assembly backflow preventer matching the meter size. Water meters purchased through COWS. System development fees due at the time of meter purchase. COWS not responsible for obtaining any easements to get to the public sewer to the south of the property. That is the sole responsibility of the owner/developer.

WSDOT

General Issues

39. General Comments

- Extend lewey In along entire frontage and build to city standard with curb and gutter and sidewalk (27" wide back to back of curb). Provide right of way for across the entire frontage for future extension
- Wsdot recommends that the missing curb and gutter and sidewalk between the existing and this site on lewey should be installed
- Provide taper on belle ave and alma back to ribbon pavement
- Line up centerline of belle ave and entrance
- Median not allowed for entrance road will need to be city standard 27"
- All way stop required at entrance

Zoning

General Issues

35. Zoning

- Clarify the tree save numbers. Labels the sf. of each tree save area. The chart shows 62 new trees are being used for credit and will need to be shown on the plan.
- Common recreation areas require one large variety tree for every two thousand five hundred (2,500) square feet of common recreation area.

The following are not needed for a rezoning but commercial plan review will require a detail landscape plan and lighting plan.

Any proposed exterior site lighting (including parking lot), other than required emergency egress lighting must, at minimum, meet the standards of UDO Section 6.6. A lighting plan meeting these requirements will be required. A lighting plan prepared by a lighting certified (LC) lighting professional or a professional engineer licensed in the State of North Carolina shall demonstrate that all exterior lighting is designed, located, and installed in such a manner that light levels measured at the residential property line and the public right-of-way do not exceed one-half (1/2) footcandle
Community Outreach Summary
The Lofts at Noel

Submitted by: Wynnefield Properties, Inc
The meeting was held at the North Forsyth High School, 5705 Shattalon Dr, Winston-Salem, NC 27105 which is in close proximity to the site.

The sign in sheet is attached as Attachment 1.

Also in attendance was Davis Ray of Wynnefield Properties, Inc.. Mr. Ray opened the meeting with an introduction of Wynnefield Properties, Inc, the plan and vision for the property.

A notification letter dated and mailed on March 21, 2023 was sent to 61 parties. The recipient list to which it was mailed is labeled as Attachment 2, as provided by the City of Winston-Salem/Forsyth County Planning and Development Services department. The notification letter is attached as Attachment 3.

Wynnefield Properties, Inc. displayed 3 easels which included a preliminary site plan layout of each site and three photos of existing buildings (Kirkwood Crossing) to provide examples of the building materials and quality. All presentation easels were 24” X 36”. All three presentation pieces are provided as Attachment 4.

Mr. Ray opened the meeting with a brief introduction and welcomed each of the attendees. He then went on to inform the attendees the purpose of the meeting and welcomed any and all questions and conversation regarding the proposed use. Once the information regarding the proposed project had been given, Mr. Ray proceeded to give some background of Wynnefield Properties, Inc. and the company’s history in development, construction and property management.

After discussing the proposed use and the company’s plans for development on the site, Mr. Ray reinforced the fact that all of the plans currently in place were preliminary and no development would proceed without approval through all of the appropriate groups and agencies.
The meeting was then opened up to the citizens and attendees for questions/comments which addressed the following concerns from multiple neighbors.

- **Increased and Unsafe Traffic** – the neighbors in the surrounding single family residential neighborhoods voiced concerns with the increased traffic and how it would impact their quiet neighborhood environment.
  - Wynnefield advised that no plan would move forward without the approval from multiple governing agencies including local and state transportation departments

- **Crime** – citizens from the local neighborhood voiced concerns related to a large development bringing in crime to the area. The concern is that the proposed development (being 220 units) would invite crime and criminal activity to their community. Some of those in attendance brought up examples about HUD housing and how it was higher in crime rates and had experienced shootings at some of those affordable housing communities.
  - Wynnefield spoke of the property management practices both on site and the experience over the last number of years throughout the state of North Carolina including the process of tenant selection and the approval process. Additionally, it was brought up that the partnership between Wynnefield and the local police department was an integral part of the process and keeping the community free of criminal activity.

- **Density** – the neighbors stated that the large impact on this land is not what they were told when they bought there homes as it was planned to be an extension of the single family neighborhood
  - Wynnefield stated that the current property owner was willing to sell the property and was not aware of previous plans for the property

- **Home Values** – multiple neighbors stated that the addition of affordable housing in their community would diminish the property values of their neighborhood
  - Wynnefield responded to the statement with feedback related to multiple national articles stating that is not true and offered to provide copies of the articles. Additionally, the Wynnefield representative gave examples of communities where a similar development helped spark the revitalization of an entire corridor.

- **Notification Letters** – Some of those in attendance wanted to know why we didn't notify more of the community and why we only did the ‘bare minimum’
  - Wynnefield explained that the addresses provided were those from the City of Winston-Salem/Forsyth County Planning and Development services department and were the 500’ list.

Submitted by

Wynnefield Properties, Inc.
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Terry Valerie Reich</td>
<td>5460 Leslie Drive</td>
</tr>
<tr>
<td>Connor Wozman</td>
<td>5510 Cymadie Drive</td>
</tr>
<tr>
<td>Rebekah Morris</td>
<td>120 Single Leaf Ct.</td>
</tr>
<tr>
<td>Sally Nelson</td>
<td>5843 Alma Dr.</td>
</tr>
<tr>
<td>Lauren P. Nelson</td>
<td>5547 Alma Dr.</td>
</tr>
<tr>
<td>Tanya &amp; Ricky Greerham</td>
<td>5325 Lewey Lane</td>
</tr>
<tr>
<td>Monica E. Murray</td>
<td>5400 Lewey Lane</td>
</tr>
<tr>
<td>William Vazquez</td>
<td>0 Hillcraft Drive</td>
</tr>
<tr>
<td>Edith Jackson Cobell</td>
<td>5634 Harrington Village Drive</td>
</tr>
<tr>
<td>Sheryl Bryant</td>
<td>5435 Leslie Dr.</td>
</tr>
<tr>
<td>Richard &amp; Stelli Tordi</td>
<td>5470 Axel Oaks</td>
</tr>
<tr>
<td>Margaret Collins</td>
<td>5555 Belle Ave.</td>
</tr>
<tr>
<td>D. William Secoy</td>
<td>5525 Alma Dr.</td>
</tr>
<tr>
<td>Ernest Martinoz</td>
<td>5320 Lewey Lane.</td>
</tr>
<tr>
<td>Emily Druck</td>
<td>5547 Alma Dr.</td>
</tr>
<tr>
<td>Jeffery Woods</td>
<td>515 Single Leaf Ct.</td>
</tr>
<tr>
<td>Jeffrey Woods</td>
<td>125 Single Leaf Ct.</td>
</tr>
<tr>
<td>Name</td>
<td>Address</td>
</tr>
<tr>
<td>---------------------------</td>
<td>----------------------------------</td>
</tr>
<tr>
<td>Jerry &amp; Marlene Moore</td>
<td>5320 Angel Oaks Dr, Winston-Salem, NC 27105</td>
</tr>
<tr>
<td>Erik &amp; Simmons</td>
<td>5628 Harrington Villas Dr, Winston-Salem, NC 27105</td>
</tr>
<tr>
<td>Caleb Vailie</td>
<td>5532 Almy Dr.</td>
</tr>
<tr>
<td>Joya Brown</td>
<td>5570 Angel Oaks Dr, Winston-Salem, NC 27105</td>
</tr>
<tr>
<td>Joanne Pike Harris</td>
<td>5585 Angel Oaks Dr, Winston-Salem, NC 27105</td>
</tr>
<tr>
<td>Elif Erginer</td>
<td></td>
</tr>
<tr>
<td>Daniel &amp; Tashia Harrison</td>
<td>5345 Angel Oaks Dr, Winston-Salem, NC 27105</td>
</tr>
<tr>
<td>Name</td>
<td>Address</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>ALMA DRIVE LLC</td>
<td>1012 DANIEL DR</td>
</tr>
<tr>
<td>AMH NC PROPERTIES LP</td>
<td>23975 PARK SORRENTO STE 300</td>
</tr>
<tr>
<td>BANNISTER ANNISHA R</td>
<td>5622 HARRINGTON VILLAGE DR</td>
</tr>
<tr>
<td>BRYANT SHERYL S</td>
<td>5435 LESLIE DR</td>
</tr>
<tr>
<td>CABBELL ERIC T</td>
<td>5634 HARRINGTON VILLAGE DR</td>
</tr>
<tr>
<td>CHM REALTY LLC</td>
<td>1510 ROBERTSON RIDGE RD</td>
</tr>
<tr>
<td>CHRYSKIOS TIMOTHY T</td>
<td>5450 LESLIE DR</td>
</tr>
<tr>
<td>Cope Marcia Hudson</td>
<td>PO BOX 950</td>
</tr>
<tr>
<td>Creasman David L</td>
<td>5510 GYDDIE DR</td>
</tr>
<tr>
<td>Eaton Colin Tyler</td>
<td>5460 ANGEL OAKS DR</td>
</tr>
<tr>
<td>Escobar Jose Guadalupe</td>
<td>5516 GYDDIE DR</td>
</tr>
<tr>
<td>Fannie Mae</td>
<td>950 E PACES FERRY NE RD STE</td>
</tr>
<tr>
<td>FKII SFR PROP CO D LP</td>
<td>1850 PARKWAY PLACE SUITE 900</td>
</tr>
<tr>
<td>Flores Frank E</td>
<td>5441 BELLE AVE</td>
</tr>
<tr>
<td>Flores Barbara Jean</td>
<td>5520 ANGEL OAKS DR</td>
</tr>
<tr>
<td>Fueell Cassandra</td>
<td>5623 HARRINGTON VILLAGE DR</td>
</tr>
<tr>
<td>Gamble Bobbiette Allen</td>
<td>5530 ANGEL OAKS DR</td>
</tr>
<tr>
<td>Gilmore Larry D</td>
<td>5550 ANGEL OAKS DR</td>
</tr>
<tr>
<td>Gray Brenda Reich</td>
<td>5450 LESLIE DR</td>
</tr>
<tr>
<td>Gray Brenda Reich</td>
<td>5540 ANGEL OAKS DR</td>
</tr>
<tr>
<td>Harris Fred Otto</td>
<td>5495 LESLIE DR</td>
</tr>
<tr>
<td>Hernandez Escobar Ruben</td>
<td>5430 NITA DR</td>
</tr>
<tr>
<td>Hill George W</td>
<td>5500 ANGEL OAKS DR</td>
</tr>
<tr>
<td>Kiger Kathryn</td>
<td>5465 LESLIE DR</td>
</tr>
<tr>
<td>Lackey L William</td>
<td>5525 ALMA DR</td>
</tr>
<tr>
<td>Levey Leslie A</td>
<td>2912 RHNSWOD DR</td>
</tr>
<tr>
<td>Love Darryl Lamont</td>
<td>5401 GYDDIE DR</td>
</tr>
<tr>
<td>MCH SFR NC Owner 1 LP</td>
<td>14355 COMMERC WAY</td>
</tr>
<tr>
<td>McKnight Lona J</td>
<td>5410 GYDDIE DR</td>
</tr>
<tr>
<td>Miron Gustavo A</td>
<td>5401 GYDDIE DR</td>
</tr>
</tbody>
</table>
YOUNG MICHELLE D
5640 HARRINGTON VILLAGE DR
WINSTON SALEM NC 27105
March 21, 2023

Re: Property located off Belle Avenue, Winston-Salem, NC

Dear Neighbor:

Wynnefield Forward, LLC is a local real estate development firm dedicated to developing and managing quality housing in the state of North Carolina. Realizing there is a strong need in the Winston-Salem area for this type housing, our group is considering the purchase, development and ongoing management of residential sites located off Belle Avenue, Winston-Salem, NC. A map is attached detailing the subject properties. Our proposed design will be based on previous developed properties that have been very successful and well received by their communities. These properties are available for review.

The community will be attractive, well designed and constructed to very high standards and the landscaping details will be extensive. Our Property Management firm (Wynnefield Properties, Inc.), with 30 plus years’ experience, will provide for the continued assurance of a well maintained community asset.

We would like to know how you, as a local area resident, feel regarding our proposed facility being located in your area. This letter is to serve as notification of our request to rezone this property to accommodate our proposed development. We will hold a Citizen Information Meeting on Tuesday, March 28, 2023 at 5:30pm located at North Forsyth High School (5705 Shattalon Dr, Winston-Salem, NC 27105). This meeting is open to the public and your participation is encouraged.

We are available by telephone (336) 822-0765 and will be happy to personally meet with you should you choose to consider this matter or you may contact the Planning and Development Services department at the City of Winston-Salem (336.747.7040).

Sincerely,

[Signature]

Davis Ray
As a resident of Harrington Village Dr., adjacent to the proposed 'Noel' apartment complex, I hereby state that I am opposed to the rezoning requested (W-3577). There will be an environmental issue with the removal of the trees which generate oxygen, there will be increased traffic on local roads probably not designed to handle an additional 200 or so vehicles, there will be an increase in the demand for police and emergency support which will either tax the existing resources or demand increased resources and will negatively affect local property values.

Sincerely,
Warren Mahaly
I live on the corner of both streets. And I definitely don't want those apartments to go up because my house will depreciate as will every house in the area. All the counsel members want is money in their pockets. I SAY NO.
Dear Elected City Representatives,

I am writing to let you know that I am very opposed to rezoning case # W-3577, the proposed rezoning at the south side of Lewey Lane, across from Belle Avenue and Alma Drive. While the local community may be unable to prevent development, that will be detrimental to the area, nearly all residents in the Clayton Acres and St. Andrews neighborhoods are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, not provide essential infrastructure to low-income residents, destroy local wildlife habitat, and potentially lower the property values of the existing community.

Traffic and the safety of pedestrians are major areas of concern. Traffic would increase by at least 200% with all traffic directed through a residential area. Many people in these areas have young children, walk their dogs, or walk for general exercise. There is already a huge concern about drivers not complying with the speed limits and threatening the neighborhood’s safety. The addition to the apartment complex would put the residents in a dangerous area for daily activities. As well as safety, the roads are not maintained by the city, and since the city does not have the funding to repave the roads, this traffic would deteriorate the roads at a much higher rate and bring the area’s aesthetic down.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned property development should consider the impact on local wildlife habitat.

Property values will likely decrease in the area if multi-family apartments are built. Multi-family dwellings are inconsistent with the neighborhoods developed in the area. I was disappointed that only notices were mailed within a 500-foot distance when the development would impact multiple neighborhoods as a whole.

I urge you to disapprove of the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support of our communities.

Warm Regards,

Shelli L. Tordé

5470 Angel Oaks Drive, Winston Salem
Dear Mr. Allred:

I am writing to oppose the proposed apartment complex (Zoning #W-3577 - Lewey Ln/Belle Ave.). As a resident of the Angel Oaks neighborhood, I am concerned that the only outlet for an apartment complex of 220 units would be through our residential neighborhood streets with approximately 160 households.

There are approximately 160 single-family houses surrounding the land for the proposed apartment complex. The apartment would add 220 households to these same residential streets, more than doubling the traffic and activity on these quiet, narrow streets without adding any other outlets. These neighborhoods are filled with children skating and riding bikes, people walking dogs, and people (like me) who walk regularly for exercise. A large influx of traffic without any other place to go would destroy our quality of life and greatly increase the chances of a tragic accident.

Also, the roads in these neighborhoods are not well maintained by the city; in many areas, the edges of the roads are crumbling, and there are no sidewalks on most of these streets. Adding apartment complex traffic will degrade the road quality even further.

The increased traffic through the area and the transient nature of apartment residents would also likely bring other issues, such as an increase in crime. My next-door neighbor has already had expensive property stolen right out of his driveway in broad daylight.

My neighbors and I bought houses in this neighborhood due to its quiet and tranquil atmosphere. At the meeting with the developer’s representative, we were told that this property was one of several being considered for this complex. However, for those of us in this neighborhood, our houses are the only property we have, and we have worked hard for it. We only want to protect our quality of life and our property values. As tax-paying citizens, we deserve for the city to look out for our physical and financial well-being. Vote against this apartment complex proposal.

Thank you for your consideration of this important issue.

Sincerely,
Rebekah Morris
120 Single Leaf Ct.
Winston-Salem, NC 27105
(336) 409-7321
I am writing to let you know that I am extremely opposed to rezoning case #W-3577, the proposed rezoning at the south side of Lewey Lane, across from Belle Avenue and Alma Drive. As a resident of the St. Andrews neighborhood and completely opposed to the addition of the multi-family housing that will cause traffic and safety problems, not provide essential infrastructure to low-income residents, destroy local wildlife habitat, and potentially lower the property values of the existing community.

Traffic and the safety of the pedestrians are a major concern. Traffic will increase with all being directed through a residential area. Many of us in the area have young children, grandchildren, general and dog walkers. The addition of the apartment complex would put residents in a dangerous area while completing daily activities. The roads are not maintained by the city, and since the city does not have the funding to repave the roads, the traffic alone would deteriorate the roads at a much higher rate.

Again, please take in consideration what any planned property development would mean to the wildlife that my family and I have grown to love viewing. The property values that will likely decrease in the area. Multi-family dwellings are inconsistent with the neighborhoods developed in the area.

I urge you to disapprove the proposed rezoning. I know my opinion are shared by many in the neighborhood.

Thank you for your continued service and support of our communities.

Sincerely,

A very concerned St. Andrews resident!

4/4/23
Subject: FW: [EXTERNAL] Opposition of Zoning Request W-3577

Dear Elected City Representatives,

I am writing to express my strong opposition to rezoning case # W-3577, the proposed rezoning at the south side of Lewey Lane, across from Belle Avenue and Alma Drive. While the local community may be unable to prevent development, that will be detrimental to the area, nearly all residents in the Clayton Acres and St. Andrews neighborhoods are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, not provide essential infrastructure to low-income residents, destroy local wildlife habitat, and potentially lower the property values of the existing community.

Traffic and the safety of pedestrians are major areas of concern. Traffic would increase by at least 200% with all traffic being directed through a residential area. Many people in these areas have young children, walk their dogs, or walk for general exercise. There is already a huge concern about drivers that do not comply with the speed limits and threaten the neighborhood's safety. The addition to the apartment complex would put the residents in a dangerous area for daily activities. As well as safety, the roads are not maintained by the city, and since the city does not have the funding to repave the roads, this traffic would deteriorate the roads at a much higher rate and bring the area’s aesthetic down.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned property development should consider the impact on local wildlife habitat.

Property values will likely decrease in the area if multi-family apartments are built. Multi-family dwellings are inconsistent with the neighborhoods developed in the area. I was disappointed that only notices were mailed within a 500-foot distance when the development would impact multiple neighborhoods as a whole.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and email.

Thank you for your continued service and support of our communities.

Sincerely,

Daniel Harrison
5345 Angel Oaks Drive

Sent from my iPhone
Dear elected officials,

I am very opposed to Case W-3577, rezoning my neighborhood, which is made up of 150 single family homes, to one with 220 three-story apartments right in the middle of it. Developers want to change the entire face of our neighborhood by destroying the woods at the corner of Lewey Lane and Belle Avenue to build an apartment complex with low-income housing. It will be surrounded on three sides by our homes and will use our existing neighborhood streets to access their only driveway/apartment complex entrance. Our area doesn't have bus routes or even a grocery store, so building apartments here doesn't even make sense.

This will create multiple issues, including more than doubling the traffic in our neighborhood; destroying the serenity of a neighborhood where folks are invested in buying their homes and knowing their neighbors; destroying the habitat for wildlife that live here; causing deterioration of the roads with more than double the existing traffic; driving down property values; creating noise issues by going from the serenity of woods to (at least) doubling our population in one small space; and most importantly, creating a less safe and more transient area.

I am a single mom of three young kids (10, 10, and 13) and I purposely bought a home in a safe, walkable, friendly, diverse, established neighborhood. I actively searched for a home that wasn't on main roads and by apartment complexes because I wanted to raise my kids where they knew their neighbors and could safely play outside. I bought in a place with trees and friendly neighbors for a reason. Because the population of apartments is much more transient by nature, that creates risks I didn't sign up for when purchasing my home in a single family home neighborhood.

I know that my neighbors feel the same way. We have talked and every person I have spoken with opposes this rezoning. We all bought our homes to live in a safe place where we can walk, ride bikes, and get to know our neighbors. Building this behemoth right in the middle of our friendly, safe, serene neighborhood will change all of that for the worst. Please vote NO to rezoning our neighborhood!

Best,
Elif Erginer
5585 Angel Oaks Drive
Subject: FW: [EXTERNAL] W-3577: Rezoning Opposition

From: Gus Torde <rgtorde@gmail.com>
Sent: Thursday, April 6, 2023 11:04 PM
To: Marc Allred <marca@cityofws.org>; Barbara Hanes Burke <bhburke@cityofws.org>; marlina@cityofws.org
Subject: [EXTERNAL] W-3577: Rezoning Opposition

Dear Elected City Representatives,

I am writing to express my strong opposition to rezoning case # W-3577, the proposed rezoning at the south side of Lewey Lane, across from Belle Avenue and Alma Drive. While the local community may be unable to prevent development, which will be detrimental to the area, nearly all residents in the Clayton Acres and St. Andrews neighborhoods are completely opposed to the addition of multi-family housing. This proposed rezoning, and eventual build, will cause traffic and safety problems, not provide essential infrastructure to low-income residents, destroy local wildlife habitat, and potentially lower the property values of the existing community. We already have a homeless camp adjacent to our neighborhood which causes undesirable foot traffic throughout our dead end streets. Many residents have told us stories about homeless breaking into homes, squatting and stealing. As a community, we desire to make this a safe and better place for all the current and future residents. We do not see how a low income, 200+ unit, complex would achieve that.

Traffic and the safety of pedestrians are major areas of concern. Traffic would increase by at least 200% with all traffic being directed through a residential area. Many people in these areas have young children, walk their dogs, or walk for general exercise. There is already a huge concern about drivers that do not comply with the speed limits and threaten the neighborhood's safety. The addition to the apartment complex would put the residents in a dangerous area for daily activities. As well as safety, the roads are not maintained by the city, and since the city does not have the funding to repave the roads, this traffic would deteriorate the roads at a much higher rate and bring the area's aesthetic down.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned property development should consider the impact on local wildlife habitat.

Property values will likely decrease in the area if multi-family apartments are built. Multi-family dwellings are inconsistent with the neighborhoods developed in the area.

I urge you to disapprove the proposed rezoning. From recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.
Thank you for your continued service and support of our communities.

Gus Torde
Angel Oaks Dr
Winston-Salem
I am writing to let you know that I am very opposed to rezoning case # W-3577, the proposed rezoning at the south side of Lewey Lane, across from Belle Avenue and Alma Drive. While the local community may be unable to prevent development, that will be detrimental to the area, nearly all residents in the Clayton Acres and St. Andrews neighborhoods are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, not provide essential infrastructure to low-income residents, destroy local wildlife habitat, and potentially lower the property values of the existing community.

Traffic and the safety of pedestrians are major areas of concern. Traffic would increase by at least 200% with all traffic directed through a residential area. Many people in these areas have young children, walk their dogs, or walk for general exercise. There is already a huge concern about drivers not complying with the speed limits and threatening the neighborhood’s safety. The addition to the apartment complex would put the residents in a dangerous area for daily activities. As well as safety, the roads are not maintained by the city, and since the city does not have the funding to repave the roads, this traffic would deteriorate the roads at a much higher rate and bring the area’s aesthetic down.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned property development should consider the impact on local wildlife habitat.

Property values will likely decrease in the area if multi-family apartments are built. Multi-family dwellings are inconsistent with the neighborhoods developed in the area. I was disappointed that only notices were mailed within a 500-foot distance when the development would impact multiple neighborhoods as a whole.

I urge you to disapprove of the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support of our communities.

Sincerely,

Tanya Banner, 5325 Lewey Lane
Thank you for the below. This proposal will be only a few feet away from my home I purchased 12 years ago. Please do not recommend the building of apartments in our single family residential neighborhood. I had an opportunity to look at 2 similar properties here in Winston Salem built/owned by this same company and neither area seems to be similar to ours. One set of apartments is located near offices off a main street and the other is located next to another apartment complex near a main street. Neither seemed to be in the middle of an existing residential neighborhood. Per the builder, they are targeting individuals making 80% of the median income. This will automatically decrease our already fairly low median. Please allow us the opportunity to have a builder use the land to build other detached single family houses that would better align with our current neighborhood and continue to increase our median income, if there is a strong need to develop the land. Thanks!

Kind Regards,
Annisha Bannister

On Wednesday, March 29, 2023, Marc Allred <marca@cityofws.org> wrote:

Attached is the site plan you requested.

Marc Allred

Winston-Salem/Forsyth County Planning & Development Services

100 E First St, Winston-Salem, NC, 27101

336-747-7069
As longtime residents of the community, we are protesting the rezoning for apartments. This is a residential neighborhood and is no place to put apartments. The traffic in and out will cause a big problem let alone the increased crime, foot traffic, and safety of the current residents. We take walks around the neighborhood and it will not be safe with the additional traffic coming in and out. It is a known fact that apartments bring more crime especially low income apartments. I know the city just wants more revenue but please consider the problems these apartments will cause to the existing neighborhood. I’m sure the developers can find a more suitable location for their apartments. We want to keep our neighborhood like it is so we are asking that you please deny this zoning request.
Good Afternoon Mr. Allred,

I wish to record my objection to the rezoning request made by CHM Realty, LLC, for property located directly adjacent to my property on Leslie Drive. Docket W-3577.

My family has lived at this address since 1976, at which time neither Angel Oaks nor Harrington Village subdivisions existed.

Since these properties have been added over the years, the increase in cars, crime and foot traffic has lessened the tranquility of an otherwise peaceful, and safe neighborhood; however, we have come to be a close-knit community who takes pride in their homes and that of their neighbors. The addition of over 200 units of low-income housing in the middle of well-established single-family communities will decrease overall single-family housing value and bring more traffic and crime.

The thought of 200+ neighbors living in my back yard is somewhat disconcerting. In viewing the site elevation plans for the project, there seems to be a difference of only 3 feet in the construction elevation and by backyard. Currently, the project has no plans for a privacy fence, or barrier between the construction, and the existing houses on Leslie Drive.

This will only increase the ability for foot traffic to be a problem, for those who wish to take a shortcut through the yards of residents on Leslie Drive.

Please consider the request to deny a rezoning request to multi-family dwellings for W-3577.

Kind Regards,

Valerie Reich
5460 Leslie Drive, WS 27105
Mr. Allred,

I recently purchased a 1.3-acre wooded lot on the north end of Leslie Drive with the intention of building a small retirement home. The purchase was made based on the fact that the adjacent land was wooded and zoned for single family homes. I do not wish to live near a busy apartment complex.

I am frustrated that the Planning Board has scheduled the meeting for 4:30 pm as that time will preclude many residents who work until 5 or later from attending and sharing their input and opinions.

I am writing to express my concerns and objections to the proposed zoning change of 17.8 acres that abut my property on Leslie Drive. Those acres, along with the rest of the area, are zoned for single family dwellings. That decision was made by the planning board of the City of Winston-Salem for good reason and should remain as they were intended.

Should that zoning be amended to allow for Multifamily Special Use, it is my understanding from a conversation with Mr. Davis Ray that more than 200 units will be built on that site. Given those numbers and considering the need for parking space in addition to the apartments, the complex will need to include three- or four-story buildings. The presence of an apartment complex in an otherwise single-family home neighborhood will decrease the value of existing nearby properties.

Despite Mr. Ray's assertions in his letter of March 21 of this year that Wynnefield Properties "will provide for the continued assurance of a well-maintained community asset," pretty lawns and landscaping will not mitigate that fact that woods have been replaced with apartments.

If the 17 acres were to be rezoned and apartments built on the site, debris eroded by wind and machinery during construction would end up in the homes of nearby residents, a health concern as most of the residents on Leslie Drive are older than 60 years old.

Those are the least of my concerns, though not small considerations.

Of greater concern is the potential effect to the local water table. The homes on Leslie Drive rely on wells as their water source. The removal of 17 acres of forest could cause a drop in the water table creating a shortage in local wells, further decreasing home values and necessitating new costs to home owners for drinking water or water for laundry and bathing.

Additionally, the use of heavy machinery and construction on the bare site could cause contamination of the local water supply. We have been through this in a previous location. When a toxic waste site forced
the installation of a public water system, the cost of construction and installation and connection to the system was borne by local homeowners, followed by a new monthly water bill.

Even if the City or CHM Realty or future property owners vow to provide public water service to residents of Leslie Drive, the loss of clean well water and the cost of a monthly water bill is more than local residents should have to bear so that developers can make a profit at our expense.

The last of my concerns is the increased traffic and noise that would be created by the addition of 200+ new residents. The properties on Leslie Drive are small homes on wooded lots. The homes to the north of the 17 acres on Belle Ave and Alma Drive are also wooded 0.5 to 1 acre lots.

I am strongly opposed to the proposal to rezone the 17.8 acres adjacent to my property and that of my neighbors from RS-9 to RM18-S. The area on the north edge of the city was set aside for single family homes and the City Planning Board, in good faith, should maintain that zoning designation.

Respectfully,  Julia M. Pearsall
I live on the corner of Gyddie Dr. and Belle Ave. As a resident of this neighborhood for over 35 years I ask that the request be denied. We don’t need more traffic on our streets. When the last housing was developed, Angel Oaks, our streets took on tremendous traffic, littering, and not obeying traffic signs which endangers children and adults that walk for health. Please don’t allow this to happen. I am disabled and unable to attend the meeting so I am sending my voice to you. Thank you for giving people like me a chance to voice our opinion. Lona McKnight

Sent from Mail for Wind
Zoning Case No.: W-3577

Property Address: 0 Lewey Lane

Parcel Identification Number(s): 6829-41-2985, 6829-42-1277, and 6829-41-7848

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:

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

- **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. Developer shall cordon off all areas shown on the site plan as stream buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
  c. The developer shall obtain a driveway permit from the City of Winston-Salem DOT; additional improvements may be required prior to issuance of the driveway permits.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  a. The developer shall complete all requirements of the driveway permit(s).
  b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
This the 14th day of April, 2023.

By: _______________________

Name: C. Craig Stone

Title: President

Date: April 14, 2023

STATE OF NORTH CAROLINA
COUNTY OF Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: C. Craig Stone

Notary Public: _______________________

Printed Name: Colleen H Beard

Commission Expires: 8-31-27