# 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 Vanguard Properties of Winston-Salem, LLC & Ramey Development Corporation

## SUMMARY OF INFORMATION:

Public hearing and consideration of zoning petition of Vanguard Properties of Winston-Salem, LLC & Ramey Development Corporation from RS9 and LI 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 east side of Cole Road, north of US 311 and south of Interstate 40 (Zoning Docket W-3578)

## PLANNING BOARD ACTION:

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO
CITY ORDINANCE - SPECIAL USE

Zoning Petition of Vanguard Properties of Winston-Salem, LLC & Ramey Development Corporation, Docket W-3578

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 and LI 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 6854-34-9337 and 6854-33-1619

Section 2. This Ordinance is adopted after approval of the site plan entitled Cole Highlands and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, 20___ to Vanguard Properties of Winston-Salem, LLC & Ramey Development Corporation.

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 Cole Highlands. 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 Vanguard Properties of Winston-Salem, LLC & Ramey Development Corporation, (Zoning Docket W-3578). 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. Developer shall obtain a driveway permit from WSDOT; additional improvements may include but are not limited to:
   - Installation of a 50-foot-long left and right turn storage lanes at both entrances along Cole Road.
   - Dedication of additional right-of-way per WSDOT requirements.
   - Provide fee-in-lieu for sidewalk installation along the frontage of Cole Road.

**PRIOR TO SIGNING OF FINAL PLATS:**

a. All documents, including covenants, restrictions, and homeowners’ association agreements, shall be recorded in the office of the Register of Deeds. Final plats must
show common open space declarations. Covenants relating to stormwater must be approved by the City of Winston-Salem Stormwater Division.

b. Developer shall build proposed streets to UDO street standards.
c. Final plat shall show lots, common areas, streets, and utilities.
d. Developer shall complete all requirements of the driveway permit.
e. The final plat shall include the dedication of a 40-foot greenway easement along the north side of Fiddlers Creek. The easement shall begin outside of the undisturbed portion of the required stream buffer per the Stormwater Management Ordinance.

- **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.
CITY-COUNTY PLANNING BOARD
STAFF REPORT

PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3578</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Bryan D. Wilson</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Vanguard Properties of Winston-Salem, LLC &amp; Ramey Development Corporation</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PINs 6854-34-9337 and 6854-33-1619</td>
</tr>
<tr>
<td>Address</td>
<td>The vacant site is currently unaddressed</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use Rezoning</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential, Single Family – 9,000 square foot minimum lot size) and LI (Limited Industrial) to RM18-S (Residential, Multifamily – 18 units per acre). The petitioner is requesting the following uses: Residential Building, Multi-Family; Residential Building, Townhouse; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Single Family; and Planned Residential Development</td>
</tr>
<tr>
<td>NOTE: General, Special Use Limited, and Special Use zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented. With a General Use request, all uses in the district must be considered.</td>
<td></td>
</tr>
<tr>
<td>Neighborhood Contact/Meeting</td>
<td>A summary of the petitioner’s neighborhood outreach is attached.</td>
</tr>
<tr>
<td>Zoning District Purpose Statement</td>
<td>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.</td>
</tr>
<tr>
<td>Rezoning Consideration from Section 3.2.19 A 16</td>
<td>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)? Yes, the site is within GMA 3, has adequate access to public utilities, and is located along a minor thoroughfare. The request proposes a density of less than 8 units per acre.</td>
</tr>
</tbody>
</table>

GENERAL SITE INFORMATION

| Location  | East side of Cole Road, north of US 311 and south of Interstate 40 |
| Jurisdiction | Winston-Salem |
| Ward(s) | Southeast |
| Ward(s) July 2023 | Southeast |
| Site Acreage | ± 55.95 acres |
### Current Land Use

The site is currently undeveloped.

### Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS9, RM12-S, and RM8-S</td>
<td>Interstate 40</td>
</tr>
<tr>
<td>East</td>
<td>RS9</td>
<td>Undeveloped property</td>
</tr>
<tr>
<td>South</td>
<td>RS9</td>
<td>Single-family homes and undeveloped property</td>
</tr>
<tr>
<td>West</td>
<td>RS9</td>
<td>Single-family homes</td>
</tr>
</tbody>
</table>

### Rezoning Consideration from Section 3.2.19 A 16

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

Yes, the site is largely surrounded by single-family zoning districts. The proposed multifamily apartments are located internally to the site, away from existing single-family homes. The western portion of the site is proposed to contain attached townhomes, which are generally considered to be a compatible land use with single-family zoning districts.

### Physical Characteristics

The undeveloped site has significant and varying sloping topography. There is one designated stream running through the western portion of the site.

### Proximity to Water and Sewer

This site has access to public water along this section of Cole Road and public sewer exists within the property along a stream bank.

### Stormwater/Drainage

Stormwater and runoff drainage will be managed by eight proposed devices located throughout the site.

### Watershed and Overlay Districts

The site is not located within a water supply watershed.

### Analysis of General Site Information

The site is currently undeveloped and heavily wooded. The site contains sloping topography and an identified stream. The site has adequate access to public utilities and is not located within a water supply watershed.

### Relevant Zoning Histories

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Staff</td>
</tr>
<tr>
<td>W-2786</td>
<td>RS9 to RM8-S</td>
<td>Denied 10/24/2005</td>
<td>Southwest</td>
<td>39.39</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2560</td>
<td>RS9 to RM12-S</td>
<td>Approved 8/5/2002</td>
<td>West</td>
<td>5.63</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2237</td>
<td>RS9 to LI</td>
<td>Approved 11/2/1998</td>
<td>Portion of current request and south</td>
<td>4.17</td>
<td>Approval</td>
</tr>
</tbody>
</table>
### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cole Road</td>
<td>Minor Thoroughfare</td>
<td>900 feet</td>
<td>1,654</td>
<td>15,636</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

- The proposed site plan shows two access points along Cole Road.

**Proposed Road Improvements**

- The developer will be required to provide left and right turn slip lanes with 50 feet of storage at both proposed entrances to accommodate anticipated traffic generation. The developer will also be required to dedicate 45 feet of additional right-of-way from the centerline of Cole Road along the frontage.

**Trip Generation - Existing/Proposed**

- **Existing Zoning:** RS9
  - 59.95 acres/9,000sf = 290 homes x 9.57 (single-family trip rate) = 2,777 trips per day

- **Proposed Zoning:** RM18-S
  - 354 units x 6.65 (apartment trip rate) + 78 units x 5.81 (residential townhouse trip rate) = 2,804 trips per day

**Sidewalks**

- The developer will provide fee-in-lieu for sidewalks along the site frontage of Cole Road.

**Transit**

- The closest transit stop is approximately 1.2 miles north of the site at the intersection of Broaday Drive and Waughtown Street. No other transit location is within the vicinity of the site.

**Connectivity**

- The proposed site plan shows two separate access points along Cole Road. There are two internal streets which would cross an unnamed stream to access the apartments in the eastern portion of the site. No new public streets are proposed within the proposed development.

**Transportation Impact Analysis (TIA)**

- The submitted TIA did not propose any additional improvements. WSDOT has required additional turn lanes with storage to provide safe turning movements into the development.

**Analysis of Site Access and Transportation Information**

- The proposed development includes two new access points, with two private streets crossing an unnamed stream to serve the apartments located on the eastern part of the site. Staff analyzed potential opportunities for future connectivity and found that on-site topography and natural features prevent any rational future connections to neighboring properties. Despite the lack of connectivity, the proposed development access points provide sufficient access to the site while minimizing potential negative impacts on the surrounding environment.
## 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>213,615sf; includes 78 townhome units and 3/4-story apartment buildings</td>
<td>All townhomes are located on the western portion of the site. All apartment buildings are located on the eastern portion of the site.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Units (by type) and Density</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Three-bedroom townhomes- 78 units</td>
<td></td>
</tr>
<tr>
<td>• One-bedroom apartments– 34 units</td>
<td></td>
</tr>
<tr>
<td>• Two-bedroom apartments– 107 units</td>
<td></td>
</tr>
<tr>
<td>• Three-bedroom apartments– 213 units</td>
<td></td>
</tr>
</tbody>
</table>

Total apartment units: 354
Total Units: 432

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td>821</td>
<td>889</td>
<td>Internal garages and head-in surface parking</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 feet</td>
<td>Three- and four-story buildings</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>80%</td>
<td>28.34%</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Section 4.5.14: RM18; Residential Multifamily District</td>
<td></td>
</tr>
<tr>
<td>• Section 5.2.71: Residential Building, Multifamily; Residential Building, Townhouse; or Residential Building, Twin Home (W) (use-specific standards)</td>
<td></td>
</tr>
<tr>
<td>• Table 6.1.2: Motor Vehicle and Bicycle Parking Space Requirements</td>
<td></td>
</tr>
</tbody>
</table>

### Complies with Section 3.2.11

<table>
<thead>
<tr>
<th>(A) Legacy 2030 policies:</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>(B) Environmental Ord.</td>
<td>N/A</td>
</tr>
<tr>
<td>(C) Subdivision Regulations</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Analysis of Site Plan Compliance with UDO Requirements

The proposed site plan illustrates nine multifamily apartment buildings with required open space on the eastern portion of the site and 78 townhomes on the western portion of the site. The plan proposes two entrances to the development and shows all required internal sidewalk connections. Additionally, the site plan shows a 20-foot Type II bufferyard around the perimeter of the site, as well as an additional 40-foot buffer along the Cole Road frontage to provide extra screening. Stormwater on site is proposed to be managed with eight separate stormwater devices.

## CONFORMITY TO PLANS AND PLANNING ISSUES

### Legacy 2030 Growth Management Area

Growth Management Area 3 – Suburban Neighborhoods

### Relevant Legacy 2030 Recommendations

- Encourage a mixture of residential densities and housing types through land use recommendations.
- Create new and enhance existing neighborhoods, emphasizing connectivity, walkability, a variety of land uses, and access to services and institutional uses.
- Design to preserve the natural features of a site, such as its topography and views, when developing land.

<table>
<thead>
<tr>
<th>Relevant Area Plan(s)</th>
<th>Southeast Suburban Area Plan Update (2016)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Plan Recommendations</td>
<td>• The area plan recommends industrial uses for the subject property.</td>
</tr>
<tr>
<td>Site Located Along Growth Corridor?</td>
<td>The site is not located along a growth corridor.</td>
</tr>
<tr>
<td>Site Located within Activity Center?</td>
<td>The site is not located within an activity center.</td>
</tr>
<tr>
<td>Comprehensive Transportation Plan Information</td>
<td>The Comprehensive Transportation Plan recommends sidewalks on both sides of this section of Cole Road.</td>
</tr>
<tr>
<td>Greenway Plan Information</td>
<td>The Greenway Plan Update recommends a future greenway expansion along this section of Fiddler’s Creek. The developer has provided the required 40-foot easement as a part of this request.</td>
</tr>
<tr>
<td>Rezoning Consideration from Section 3.2.19 A 16</td>
<td>Have changing conditions substantially affected the area in the petition? No. Is the requested action in conformance with Legacy 2030? Yes.</td>
</tr>
<tr>
<td>Analysis of Conformity to Plans and Planning Issues</td>
<td>The request is to rezone an approximately 55.95-acre site from RS9 and LI to RM18-S. The request proposes a mixture of 354 apartment units and 78 townhomes. The proposed density of 7.72 units per acre is comparable to that of an RM8 district, but the petitioner has requested the RM18 district to allow for a maximum building height of 60 feet. The proposed plan is sensitive to the surrounding single-family homes, with all nine apartment buildings located on the eastern portion of the site and the townhome units located to the west. Although the Southeast Suburban Area Plan Update recommends industrial land use at this location, further analysis by staff found that the site’s topography, streams, and limited access constrain its ability to support future industrial development. Additionally, the site is close to existing single-family homes and other multifamily development to the west. Legacy encourages the development of a mixture of housing types throughout the serviceable land area.</td>
</tr>
</tbody>
</table>
While the request is expected to significantly increase traffic near the site, Cole Road will still be under capacity even if this site is developed as proposed.

## 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 would provide needed additional housing in the serviceable land area.</td>
<td>The request is not consistent with the specific land use recommendation of the area plan.</td>
</tr>
<tr>
<td>The request is generally consistent with the recommendations of Legacy 2030.</td>
<td></td>
</tr>
<tr>
<td>The request would not significantly impact the traffic capacity of Cole Road.</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. Developer shall obtain a driveway permit from WSDOT; additional improvements may include but are not limited to:
    - Installation of a 50-foot-long left and right turn storage lanes at both entrances along Cole Road.
    - Dedication of additional right-of-way per WSDOT requirements.
    - Provide fee-in-lieu for sidewalk installation along the frontage of Cole Road.

- **PRIOR TO SIGNING OF FINAL PLATS:**
  - a. All documents, including covenants, restrictions, and homeowners’ association agreements, shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations. Covenants relating to stormwater must be approved by the City of Winston-Salem Stormwater Division.
  - b. Developer shall build proposed streets to UDO street standards.
  - c. Final plat shall show lots, common areas, streets, and utilities.
  - d. Developer shall complete all requirements of the driveway permit.
e. The final plat shall include the dedication of a 40-foot greenway easement along the north side of Fiddlers Creek. The easement shall begin outside of the undisturbed portion of the required stream buffer per the Stormwater Management Ordinance.

- 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.

**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.**
Bryan Wilson presented the staff report.

George Bryan asked if there were any site issues with the proposed development, to which Bryan replied he is not aware of any.

**PUBLIC HEARING**

**FOR:**
Steve George, representative with CSC Group, the petitioner.

- Mr. George stated he is available to answer any questions, and that this is his company’s first development venture in Winston-Salem.

George Bryan asked if the neighbors had expressed any concerns to Mr. George, who replied that there were only a few residents who participated in the neighborhood outreach calls. One neighbor expressed a desire to sell an adjacent property to the developer.

**AGAINST:**
John Mark Hendrick

- Mr. Hendrick stated there are already several multifamily developments in the area. He noted that this is a high crime area. His other concerns related to an increase in crime and traffic, and a decrease in property values.

Greg Richardson

- Mr. Richardson stated his family has lived on Cole Road for multiple generations. He is concerned with the crime in the area and feels it will increase with approval of the proposed development.

Andrew Warrington

- Mr. Warrington recently moved to the area and commented on the high crime rate caused by the local apartments and is concerned about increased crime due to the proposed development. He is also concerned about an increase of traffic.
WORK SESSION

Board members discussed the community’s concerns with crime and traffic in the area.

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, Jason Grubbs, Clarence Lambe, Chris Leak, Salvador Patiño, Brenda Smith, Jack Steelman
  AGAINST: None
  EXCUSED: None

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

Chris Murphy, AICP/CZO
Director of Planning and Development Services
Printed: 3/13/2023

DOCKET #: W-3578

PROPOSED ZONING: RM18-S

EXISTING ZONING: RS9 & LI

PETITIONER: Vanguard Properties of Winston-Salem, LLC & Ramey Development Corporation (Cole Highlands)

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

SCALE: 1" represents 600'

STAFF: Wilson

GMA: 3

ACRES: 55.95

NEAREST BLDG: 3' south

MAP(S): 6854.01; 6854.02; 6854.03; 6854.04
Southeast Suburban Area Plan Update, 2016
(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)
- Intermediate-Density Residential (8.1-18 DU/Ac)
- High-Density Residential (over 18 DU/Ac)
- Commercial
- Industrial
- Institutional
- Open space
- Utilities

W-3578
Area Plan Recommendations

Southeast Suburban Area Plan
Area Plan Recommendations
Elevation TH

Elevation B Left

Elevation B Right
3-STORY APARTMENT BUILDING ELEVATION
USES ALLOWED IN THE LI ZONING DISTRICT
City of Winston-Salem Jurisdiction

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

- Academic Biomedical Research Facility
- Academic Medical Center
- Animal Shelter, Public
- Arts and Crafts Studio
- Banking and Financial Services
- Building Contractors, General
- Building Contractors, Heavy
- Building Materials Supply
- Car Wash
- Child Care, Drop-In
- Church or Religious Institution, Community
- Church or Religious Institution, Neighborhood
- College or University
- Fish Hatchery
- Fuel Dealer
- Furniture and Home Furnishings Store
- Government Offices, Neighborhood Organization, or Post Office
- Hospital or Health Center
- Institutional Vocational Training Center
- Kennel, Indoor
- Manufacturing A
- Manufacturing B
- Micro-Brewery or Micro-Distillery
- Motor Vehicle, Body or Paint Shop
- Motor Vehicle, Rental and Leasing
- Motor Vehicle, Repair and Maintenance
- Motor Vehicle, Storage Yard
- Motorcycle Dealer
- Nursery, Lawn and Garden Supply Store, Retail
- Offices
- Outdoor Display Retail
- Park and Shuttle Lot
- Parking, Commercial
- Police or Fire Station
- Postal Processing Facility
- Recreation Facility, Public
- Recreation Services, Indoor
- Recycling Center
- School, Vocational or Professional
- Services, A
- Services, B
- Signs, Off-Premises
- Special Events Center
- Storage Services, Retail
- Terminal, Bus or Taxi
- Testing and Research Lab
- Transmission Tower
- Urban Agriculture

Utilities
- Warehousing
- Wholesale Trade A
- Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

- Adult Day Care Center
- Child Care, Sick Children
- Child Day Care Center
- Landfill, Construction and Demolition
- Landfill, Land Clearing/Inert Debris

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

- Borrow Site
- Dirt Storage
- Helistop
- Solid Waste Transfer Station

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

- Access Easement, Private Off-Site
- Shelter for Homeless

5SUP not required if standards of Section 5.2.2A are met
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
W-3578 Cole Highlands(Cole Highlands (Vanguard Prop & Ramey Dev Corp))(Special Use Zoning from RS9 & LI to RM8-S)

Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
Phone: 336-747-7040
Fax: 336-748-3163

City of W-S Planning

Panth Naik
Morris & Ritchie Associates of NC, PC
5605 Chapel Hill Road
Suite 112
Raleigh, NC 27607

Project Name: W-3578 Cole Highlands(Cole Highlands (Vanguard Prop & Ramey Dev Corp))(Special Use Zoning from RS9 & LI to RM8-S)
Jurisdiction: City of Winston-Salem
ProjectID: 962608

Thursday, March 23, 2023

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

Engineering

General Issues

45. General comments
The following item is required before the driveway permit may be reviewed:

1. A City driveway permit would be required for the three permanent connections to Cole Road. 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. As part of the driveway permit submittal, please include design calculations, construction details, and profiles for all public streets, proposed storm water systems. Clearly label storm drainage structures that will correspond to design information. Summary tables for storm drainage design may be included on the plan sheets. Design information will be required for the culverts beneath Mill Gate Avenue and Misty Rise Lane. Culverts may not be designed "by others".

3. Include construction details for sidewalks, wheelchair ramps, driveway connections, etc., within the plan. Where possible, use construction details provided in the City IDS Manual. Construction detail V-13 for a commercial driveway must be used for the entrances to the project off of Cole Road.

4. For the three entrances along Cole Road, please show permanent connections according to construction detail V-13 from the City IDS Manual. Provide turning radii for each entrance. Also, show 10’ x 70’ sight triangles for each entrance, particularly for the south entrance at Misty Rise Lane.

5. It is recommended that the north project entrance off of Cole Road be used as the project construction entrance. Construction traffic would have a greater sight distance along Cole Road in this area.

6. Garbage collection areas shown on the final plan will require a construction detail that shows the following: 4,000 psi concrete will need to be used for the dumpster pads. The pads must have a minimum thickness of 8" and be placed on top of 6" of compacted ABC stone. Concrete driveway aprons must also be constructed using 4,000 psi concrete.

7. Design information will be required for any proposed retaining walls throughout the project. This would also include any proposed retaining walls over the tributary to Fiddler’s Creek. Any retaining wall over 10 feet in height will need to be approved by the Assistant City Manager.

8. For any transition from a public street to a private street within the development, please indicate that a 8’ wide concrete strip will be used to denote the differentiation between the two.

9. Site note #5 states that the streets will be located in public right-of-way. However, the site plan shows private streets. Please clarify.

10. The permanent stormwater control measures have been shown located on fill slopes. In the permanent design phase, please show these ponds constructed using retaining walls or underground detention systems.
## Erosion Control

### General Issues

<table>
<thead>
<tr>
<th>40. Grading/Erosion Control Permit and Erosion Control Plan needed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City of Winston-Salem</strong></td>
</tr>
<tr>
<td>Matthew Osborne</td>
</tr>
<tr>
<td>336-747-7453</td>
</tr>
<tr>
<td><a href="mailto:matthewo@cityofws.org">matthewo@cityofws.org</a></td>
</tr>
<tr>
<td>3/9/23 10:28 AM</td>
</tr>
<tr>
<td>01.03 Rezoning- Special Use District - 2</td>
</tr>
<tr>
<td>If the proposed project creates more than 10,000 sq. ft. of land disturbance (20,000 sq. ft. of land disturbance for Single-Family Dwelling construction), a Grading/Erosion Control Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through the electronic plan review portal as application type 04.02 Grading/Erosion Control Permit at the following link: <a href="https://winston-salem.idtplans.com/secure/">https://winston-salem.idtplans.com/secure/</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>41. Floodplain Development Permit</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City of Winston-Salem</strong></td>
</tr>
<tr>
<td>Matthew Osborne</td>
</tr>
<tr>
<td>336-747-7453</td>
</tr>
<tr>
<td><a href="mailto:matthewo@cityofws.org">matthewo@cityofws.org</a></td>
</tr>
<tr>
<td>3/9/23 10:29 AM</td>
</tr>
<tr>
<td>01.03 Rezoning- Special Use District - 2</td>
</tr>
<tr>
<td>There are regulated floodplain areas within the limits of this proposed project. Be aware that any proposed development in the regulated floodplain area will require approval of a Floodplain Development Permit and compliance with Winston-Salem/Forsyth Co. UDO, Chapter 8, Section 1 - Floodway and Flood Fringe Regulations. Please be mindful of this ordinance requirement as you continue with plans to develop this parcel. Application for a Floodplain Development Permit must be submitted through the electronic plan review portal as application type 04.04 Floodplain Development Permit at the following link: <a href="https://winston-salem.idtplans.com/secure/">https://winston-salem.idtplans.com/secure/</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>42. Erosion Control Plan Review to NCDEQ - DEMLR</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City of Winston-Salem</strong></td>
</tr>
<tr>
<td>Matthew Osborne</td>
</tr>
<tr>
<td>336-747-7453</td>
</tr>
<tr>
<td><a href="mailto:matthewo@cityofws.org">matthewo@cityofws.org</a></td>
</tr>
<tr>
<td>3/9/23 10:32 AM</td>
</tr>
<tr>
<td>01.03 Rezoning- Special Use District - 2</td>
</tr>
<tr>
<td>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).</td>
</tr>
</tbody>
</table>

## Fire/Life Safety

### General Issues

| 47. 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. 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 [link](https://www.isomitigation.com/siteassets/downloads/guidedeterminerequiredfireflow.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.

### MapForsyth Addressing Team

#### General Issues

**50. Addressing & Street Naming**

The road names approved are Mill Gate Av, Misty Rise Ln and Rock Castle (with two words) you need to pick a street type. Not approved is Caraway Ct, Southwold. You will need four more names for these plans. Contact me at alfordgd@forsyth.cc

---

**Planning**

**01 C0.0 COVER.pdf** *(1 redline)* **(Page 1) [1] C0.0 COVER**

**59. Planning Comments** **B**
Garage/driveway parking can be counted in calculation

Label which town homes are 2-story and which are 3-story. Verify that you have access to any rear access garages.

Revise Passive and Active open space labels and calculations to reflect required common recreation area and the remainder common open space. See UDO use specific standards

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

Noted.
### 51. Environmental Features/Greenways

**City of Winston-Salem**

**Amy Crum**  
336-747-7051  
amyc@cityofws.org

3/20/23 10:39 AM  
01.03) Rezoning-Special Use District - 2

- **Greenway:** A greenway is proposed along Fiddler's Creek in the *Greenway Plan Update*. A 40’ greenway easement is requested along the west side of the creek/eastern property line. 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

---

### 54. Reduce parking and move apartment building

**City of Winston-Salem**

**Marc Allred**  
336-727-8000  
marca@cityofws.org

3/21/23 8:46 PM  
01.03) Rezoning-Special Use District - 2

- **Reduce number of parking spaces and move apartment buildings closer to central pocket park.**

---

### 56. Greenway

**City of Winston-Salem**

**Marc Allred**  
336-727-8000  
marca@cityofws.org

3/21/23 8:57 PM  
01.03) Rezoning-Special Use District - 2

- **Provide a 40’ greenway easement in the 100’ stream buffer. Needs to be outside the 50’ stream buffer.**
- **Provide a pedestrian connection from the greenway easement to the development.**

---

### 57. Apartment and Townhome Elevations

**City of Winston-Salem**

**Marc Allred**  
336-727-8000  
marca@cityofws.org

3/21/23 8:58 PM  
01.03) Rezoning-Special Use District - 2

- **Need three and a half story elevations and three story elevations of apartments.**
  - On the bottom floor of the apartment elevations, is that parking or storage? State on site plan. And if parking, has this been added to your overall parking calculations?
  - Need to know the average height of the three and a half story building. If average height is below 45 feet, then the rezoning request can be RM8-S instead of RM18-S.

Three-story townhome elevations, there is no parking being shown on the elevations, but your square footage is stating garages. You will need to show parking in your elevations and/or on your site plan.

---

### 58. retaining wall
### Sanitation

#### General Issues

**49. General Comments**

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Helen Peplowski</td>
<td></td>
</tr>
<tr>
<td>336-727-8000</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:helenp@cityofws.org">helenp@cityofws.org</a></td>
<td></td>
</tr>
</tbody>
</table>

### Stormwater

#### General Issues

**39. Stormwater Management Permit Required**

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joe Fogarty</td>
<td>The water quality provisions of the ordinance apply once more than 1 acre of disturbance is proposed during construction which will obviously be the case here. A development is considered a high density development in terms of those provisions if it exceeds 24% impervious area. The plan states that the impervious percentage shall be 28.34% and thus this development will be considered a high density development. High density developments are required to manage the first inch of runoff from the development in an approved stormwater management system. The water quality provisions also require stream buffers to be provided off of all intermittent and perennial streams that may be located on the property. There appears to be a number of such conveyances located on this property. You do appear to be indicating the stream buffers but you have not stated the width unless I'm overlooking it. The width is required to be 50' and from measuring your buffers this appears to be the case. Just ensure the width is actually stated on the plan. No impervious area will be permitted in the buffer zones. The outer half of a buffer may be disturbed for construction grading purposes but the inner half of a buffer closest to the stream bank must remain undisturbed at all times. It appears you are meeting this requirement.</td>
</tr>
<tr>
<td>336-747-6961</td>
<td>The water quantity provisions of the ordinance apply once more than 20,000 sq.ft or more of new impervious area is created which again is the case here. Those provisions require that the post developed peak runoff rates from the 2, 10 and 25 year storm events of minimum 6 hour duration are managed in an approved stormwater management system to at, or below, the pre developed rates and also that the increase in the pre versus post 25 year volume be stored in the stormwater management system and this volume released over a 2 to 5 day period.</td>
</tr>
<tr>
<td><a href="mailto:josephf@cityofws.org">josephf@cityofws.org</a></td>
<td>Your plan is showing eight proposed Stormwater Control Measures (SCM's) so my</td>
</tr>
</tbody>
</table>

---

**City of Winston-Salem**
Bryan Wilson
336-747-7042
bryandw@cityofws.org

**3/21/23 9:08 PM**
**01.03) Rezoning-
Special Use District - 2**

Planning staff may recommend a condition of approval related to the retaining wall in excess of 10' in height.
guess is you are likely aware of the above requirements and you have determined that these eight SCM's will be enough to meet them. I would like to point out that most, if not all, of these SCM's are shown currently in fill areas and the grading shown doesn't reflect placement and construction of these SCM's. My guess is you are going to have to some significant retaining walls required to construct these SCM's. You may want to check with Planning Department staff to see if such retaining walls will be required to be shown on the plan for the purposes of the Planning Board meeting especially considering that there will be lots of them potentially and they may be significant in height. I'm also concerned that once such walls are accounted for will there be adequate access provided to these SCM's? Some in particular, for example the SCM's on the east side of this plan, are placed in close proximity to buildings and have very steep slopes on each side so you may want to ensure that you can have adequate and safe access for heavy machinery and personnel to all of these SCM's for future maintenance requirements. I'm personally o.k. with the walls not been shown for now as I will be ensuring the SCM's are adequately designed at the time of permit review and that access is adequate and safe to each SCM and that they can work/fit in the locations you have shown them, but again, other Departments such as Planning may have different opinions on that.

Any stormwater management system will require a financial surety to be provided and set up at the time of permitting. If the developer intends to remain as the long term Operation and Maintenance (O&M) entity for the system then the surety shall consist 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 the developer intends to establish a Home Owners Association (HOA) to be 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 be obliged to add further funds in later years per the ordinance requirements for such an escrow account. The developer will also have to have an escrow agreement approved by the City and once approved recorded at The Forsyth County Register of Deeds office.

Finally, the stormwater management system will also need to have an O&M Agreement approved by the City at the time of permitting and once approved recorded at The Forsyth County Register of Deeds office. If the developer is to be the long term O&M entity of the system, then it will be a 2 party agreement between the City and the Developer. If there will be a HOA as the long term O&M entity for the system then the agreement will be a 3 party agreement between the City, the Developer and the HOA.
### WSDOT

#### General Issues

**46. General Comments**

- **City of Winston-Salem**
  - **David Avalos**
  - 336-727-8000
davida@cityofws.org
  - 3/21/23 2:38 PM
  - 01.03) Rezoning-Special Use District - 2

  - Dedicate right of way 45’ from center along Cole Rd
  - Fee in lieu of sidewalk along cole rd frontage
  - **Which internal streets are public and which are private?**
  - **TIA comments pending review.**
  - All internal streets should be built to city standard with curb and gutter and sidewalk on one side
  - **Townhomes driveways need to be a minimum of 25’ from the right of way. May need to remove the townhomes closest to cole rd.**
  - Show building envelope
  - Show mail kiosk

[Ver. 4] [Edited By David Avalos]

### Zoning

#### General Issues

**52. Zoning**

- **City of Winston-Salem**
  - **Amy McBride**
  - 336-727-8000
amym@cityofws.org
  - 3/22/23 10:24 AM
  - 01.03) Rezoning-Special Use District - 2

  - **NOTE:** If considering RM8 note the following
  - 2. **THREE STORY STRUCTURES** Three story structures must be setback a minimum of fifty (50) feet from adjacent properties zoned for single family residential development.
  - The townhomes do not appear to meet this as proposed.

  - Tree save calculations on chart are correct. Please clearly show the tree save areas and sf. on the plan.

  - You have 2 types of required buffers. A 20’ Type II Thoroughfare buffer is required where the property is adjacent to 40. Please label this buffer as such.

  - A min 15’ Type II buffer is required where the property is adjacent to RS9. You can proposed a 20’ if you prefer.

  - You have a 40’ street yard buffer labeled adjacent to Cole Road. This isn't required but if the developer wants to volunteer it that is fine.

  - The plan notes Active/Passive Open Space which is a requirement of a PRD not multi-family.
You are required to have Common Recreation Area. Please show the calculations and label the area and sf. as such.

7.6.1 COMMON RECREATION AREAS-
A minimum of one hundred (100) square feet per unit shall be devoted to common recreation areas.

The total common recreation area may be divided into areas not less than four thousand (4,000) square feet each where the average length of the space does not exceed twice the average width.

Common recreation areas shall be easily accessible by pedestrian walkways so they can be conveniently and safely reached and used.

Common recreation areas shall be attractively landscaped and provided with sufficient natural or constructed screening to minimize any negative impacts upon adjacent residences within the development. Additionally, one large variety tree shall be required for every two thousand five hundred (2,500) square feet of common recreation area.

Common recreation areas shall be constructed on land where the average finished grade of the slope does not exceed five percent (5%), is well drained, and is otherwise capable of serving the purposes intended.

Bicycle parking is required at the rate of 0.125 spaces per dwelling unit in development; 2 space minimum per building, 20 space maximum per development.

You are not required to show MVSA landscaping for rezoning. Please check over the tree coverage spacing to make sure it works if you need to make any site design changes to the parking islands. One large variety tree is required per every 5,000 square feet of proposed MVSA. All proposed parking spaces must be within 75 feet of a large variety tree trunk. A tree must have a min of 600 sf. planting area to count towards this.

[Ver. 9] [Edited By Amy McBride]
Cole Highlands (Winston-Salem Project Number 962608)

Outreach Summary

Public outreach for the Cole Highlands project has been conducted in the form of a virtual neighborhood meeting that was held by the CSC Group, LLC, of whom Steve George was present, and the Engineer on Record, Jeremy Keeny, PE, PLS of Morris & Ritchie Associates of NC, PC. Meeting notification letters which included the Site Plan were sent to property owners within 500-feet of the subject parcel. The meeting was held on Thursday, March 30th, 2023 from 5 PM-7 PM. Individuals in attendance are listed below alongside questions that were asked and the respective answers given.

Participant Roster

1. Steve George (CSC Group, LLC)
2. Jeremy Keeny, PE, PLS (Morris & Ritchie Associates of NC, PC)
3. Panth Naik (Morris & Ritchie Associates of NC, PC)
4. Yolanda Taylor (Councilman’s Representative)
5. CM (full name unspecified)
6. Anthony (Last name Unspecified)

Unspecified Participants (Phone Call-Ins)

7. 336-813-6902

Questions Asked

1. Question: What will be the price range of the Townhome offerings and the rent ranges for the Apartments.

   Answer: This is still being evaluated, but Townhomes will tentatively start in the $200,000 range and apartment rents will tentatively range from $1,800-$2,000.

2. Question: Will this development include government assistance housing.

   Answer: No

3. Question: When will construction start.

   Answer: Construction is tentatively expected to start Spring/Summer of 2024.
4. **Question: What are the next steps for the project.**

   Answer: The Site Plan has been resubmitted back to the Town to address Staff comments. The project is expected to go to Planning Board April 13, 2023. Depending on the outcome of the Public Meeting, the project will progress to the City Council, who will render a decision on the rezoning request.
Zoning Case No.: W-3578

Property Address: 0 Cole Road

Parcel Identification Number(s): 6854-34-9337 and 6854-33-1619

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 cord on 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. Developer shall obtain a driveway permit from WSDOT; additional improvements may include but are not limited to:
     • Installation of a 50-foot-long left and right turn storage lanes at both entrances along Cole Road.
     • Dedication of additional right-of-way per WSDOT requirements.
     • Provide fee-in-lieu for sidewalk installation along the frontage of Cole Road.
• PRIOR TO SIGNING OF FINAL PLATS:
  a. All documents, including covenants, restrictions, and homeowners' association agreements, shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations. Covenants relating to stormwater must be approved by the City of Winston-Salem Stormwater Division.
  b. Developer shall build proposed streets to UDO street standards.
  c. Final plat shall show lots, common areas, streets, and utilities.
  d. Developer shall complete all requirements of the driveway permit.
  e. The final plat shall include the dedication of a 40-foot greenway easement along the north side of Fiddlers Creek. The easement shall begin outside of the undisturbed portion of the required stream buffer per the Stormwater Management Ordinance.

• 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:
  Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.

This the ______ day of April, 2023.

By: ____________________________
Name: __________________________
Title: ___________________________
Date: __________/________/_______

STATE OF NORTH CAROLINA
COUNTY OF ____________

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: _____________________________.

Notary Public: ___________________________
Printed Name: ___________________________
Commission Expires: __________/________/_______