DATES TO REMEMBER:

May 11, 2023 - 4:30 P.M. Public Hearing
May 25, 2023 - 4:30 P.M. Work Session
June 8, 2023 - 4:30 P.M. Public Hearing
June 22, 2023 - 4:30 P.M. Work Session
Rules and Procedures

• Persons supporting the zoning request have up to 12 minutes total.
• Persons opposing the rezoning request have up to 12 minutes total.
• There are no rebuttals.
• During the work session, no one is permitted to speak unless the Planning Board asks them a specific question.
• For general use zoning requests, the Planning Board must consider the full range of uses allowed in the zoning district being requested. The petitioner may not refer to a specific intended use of the property.
• For special use district zoning requests, the petitioner must identify the intended use or uses of the site and give specific details on how the site will be developed.
• Most requests listed under agenda item “B” require final action by an elected body (the City Council for cases within the City of Winston-Salem zoning jurisdiction and the Board of Commissioners for cases within Forsyth County zoning jurisdiction). As such, votes taken by the Planning Board concerning these items are recommendations which are considered by the elected bodies during their review of the requests.

Please Turn Off All Cell Phones and Two-Way Communication Devices.

This agenda is available in alternative media forms for people with disabilities. Individuals with disabilities who require assistance or special arrangements to participate in programs and activities of the Planning and Development Services Department are encouraged to contact the Department at least 72 hours in advance so that proper accommodations can be arranged. For information, call 336-747-7040 (727-8319 TTY).
CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES
   • April 13 Public Hearing
   • April 27 Work Session

B. PUBLIC HEARING ITEMS

1. Zoning petition of Group 4 Investments, LLC from City of Winston-Salem RS9 and Forsyth County RS9 to City of Winston-Salem RM8-S (Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Duplex; Residential Building, Townhouse; Planned Residential Development; Adult Day Care Home; Child Day Care, Small Home; Family Group Home A; Child Care, Sick Children; Swimming Pool, Private; Access Easement, Private Off-Site; Parking, Off-Site, for Multifamily or Institutional Uses; and Utilities); property is located on the west side of Styers Ferry Road, south of Woodcove Drive. (Zoning Docket W-3565).

   CONTINUANCE HISTORY: March 9, 2023, April 13, 2023, to May 11, 2023

   This is automatically withdrawn per the applicant's request and the Planning Board's By-Laws.

2. Zoning petition of The Liberty Group, LLC from LI to PB-L (Academic Biomedical Research Facility; Academic Medical Center: Adult Day Care Home; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Boarding or Rooming House; Building Contractors, General; Car Wash; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motorcycle Dealer; Museum or Art Gallery; Nursing Care Institution; Offices; Park and Shuttle Lot; Parking,
CONTINUANCE HISTORY: April 13, 2023, to May 11, 2023

a. Zoning Recommendation.

3. Zoning petition of Daniel Calhoun and Olivia Calhoun from RS7 to RSQ; property is located at the south side of Crestwood Drive, between Hutton Street and Granville Drive. (Zoning Docket W-3573).

CONTINUANCE HISTORY: April 13, 2023, to May 11, 2023

a. Zoning Recommendation.

4. Zoning petition of Linda Needham and Scott Needham from LB-L, HB-S, and RS12 to HB-S (Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Car Wash; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Club or Lodge; Convenience Store; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood, Organization, or Post Office; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Offices; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center, Small; Signs, Off-Premises; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; and Easement, Private Off-Site); property is located at southeast intersection of University Parkway and Laura Avenue. (Zoning Docket W-3574).

CONTINUANCE HISTORY: April 13, 2023, to May 11, 2023

This is automatically continued to the June 8, 2023, meeting, per the Planning Board’s By-Laws.

5. Zoning petition of Taylor Development Group, LLC from RM18, RM8 and RS9 to RS7; property is located on the east side of North Cliffdale Drive, between Country Club Road and Guinevere Lane. (Zoning Docket W-3580).
C. SPECIAL USE PERMITS

1. Special Use Permit request of Crestview Baptist Church and Crestview Baptist Church Trust (Crestview Baptist Transmission Tower) for a Transmission Tower in AG, South side of Union Cross Road, between Talton Drive and Piedmont Memorial Drive. (Zoning Docket W-3579).

CONTINUANCE HISTORY: April 13, 2023, to May 11, 2023

This is automatically continued to the June 8, 2023, meeting, per the Planning Board’s By-Laws.

D. PLANNING BOARD REVIEWS

1. PBR 2023-06, Urban Development Group LLC (Salem Crest Apartments); Both sides of Salem Crest Lane, east of Legacy Park Lane; 153 Apartment units in a RM18 District; 12.9 acres.

CONTINUANCE HISTORY: April 13, 2023, to June 8, 2023

2. PBR 2023-09, Shamrock Capital Partnership Chandler Corporation (Chandler Pointe Phase 6); At the terminus of Capstone Court and at the terminus of Weatherend Drive; 95-lot PRD in a RS9 District; 21.79 acres.

3. PBR 2023-10, Thyme Properties, LLC (Crescent Hill); At the eastern terminus of Monarch Way, east of Caradco Road and Mercia Court; 48-lot PRD in a RS9 District; 20.42 acres.

4. PBR 2023-11, Seed In The Soil Inc (Quality Education Academy Addition); South side of Lansing Drive, across from Lasley Drive; School, Public in an IP District; 8.13 acres.

E. STAFF REPORT

F. FOR THE GOOD OF THE ORDER
RESULTS OF
CITY COUNCIL AND
BOARD OF COMMISSIONERS HEARINGS
REGARDING PLANNING MATTERS

The City Council and the Board of Commissioners made the following decisions on Planning Board matters:

WINSTON-SALEM CITY COUNCIL

1. Zoning petition of Agnes G. Fishel from RS9 to RM8-S (Residential Building, Single-Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; and Planned Residential Development); property is located at east side of Peters Creek Parkway, between Sina Avenue and Kesteven Road (Zoning Docket W-3566).

APPROVED (at the May 1, 2023, City Council meeting).

2. Zoning petition of WR Hutchings Construction, LLC from City of Winston-Salem RS9 and Forsyth County RS9 to City of Winston-Salem RM8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; and Planned Residential Development.) property is located at Northeast corner of the intersection of Old Walkertown Road and Dippen Road (Zoning Docket W-3567).

APPROVED (at the May 1, 2023, City Council meeting).

3. Zoning petition of Stratford 285, LLC from HB to PB: property is located at the southeast intersection of South Stratford Road and Oakwood Drive. (Zoning Docket W-3570).

APPROVED (at the May 1, 2023, City Council meeting).

4. Zoning petition of East Best, LLC from GI and LI to LI; property is located at the southwest intersection of Starlight Drive and Middleton Street. (Zoning Docket W-3571).

APPROVED (at the May 1, 2023, City Council meeting).

5. Zoning petition of Prime Property, LLC from HB-S (Two-Phase) to HB-S (Two-Phase) (Storage Services, Retail-Internal Access; Hotel or Motel; and Shopping Center, Small); property is located at the west side of Glenn Center Drive, north of Glennview Drive. (Zoning Docket W-3575).

APPROVED (at the May 1, 2023, City Council meeting).
6. Zoning petition of Graybrook Investments, LLC from GO-S (Two-Phase) to GO-S (Banking and Financial Services; Funeral Home; Offices; Services, A; Church or Religious Institution, Community Scale; Church or Religious Institution, Neighborhood Scale; Club or Lodge; Government Offices, Neighborhood Organization, or Post Office; and Storage Services Retail); property is located on the south side of Country Club Road, across from Queensbury Road. (Zoning Docket W-3576).

APPROVED (at the May 1, 2023, City Council meeting).

7. 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).

WITHDRAWN (at the May 1, 2023, City Council meeting).

8. 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).

APPROVED (at the May 1, 2023, City Council meeting).

9. An ordinance amendment proposed by the Planning and Development Services Department modifying Chapters 3 and 11 of the Unified Development Ordinances (UDO) pertaining to sight triangle requirements and definition per North Carolina G.S. 160A-306. (UDO-CC21).

APPROVED (at the May 1, 2023, City Council meeting).

FORSYTH COUNTY BOARD OF COMMISSIONERS

1. Special Use Permit of David and Betty Lawson for an LCID and Borrow Site Area; property is located on the east side of Piney Grove Road, across from Lawson Acres Drive; property consists of ± 73.45 acre(s) and is PINs 6888-84-2844 and 6888-75-9622 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board (Zoning Docket F-1627).

APPROVED (at the April 20, 2023, County Commissioners meeting).

2. Zoning petition of Clay Pigeon Properties, LLC from RS20 to RS9; property is located at north side of Union Cross Road at its intersection with Thomasville Road (Zoning Docket F-1628).

APPROVED (at the May 4, 2023, County Commissioners meeting).
3. Zoning petition of Sandra N. Roberts from LB to HB-L (Storage Services, Retail); property is located at south side of North Main Street between Cedarwood Trail and Rich Fork Creek Drive (Zoning Docket F-1629).

APPROVED (at the May 4, 2023, County Commissioners meeting).
MINUTES
CITY-COUNTY PLANNING BOARD
APRIL 13, 2023
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING

MEMBERS PRESENT: George Bryan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Salvador Patiño, Brenda Smith, Jack Steelman
MEMBER ABSENT: Mo McRae,
PRESIDING: Chris Leak

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- March 9, 2023, Public Hearing
- March 23, 2023, Work Session

MOTION: Clarence Lambe moved approval of the minutes.
SECOND: Jason Grubbs
VOTE:
FOR: George Bryan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Salvador Patiño, Brenda Smith
AGAINST: None
EXCUSED: None

B. PUBLIC HEARING ITEMS

The actual order of cases considered by the Planning Board on April 13, 2023, is determined procedurally by taking consent agenda cases first, then cases for which there was a public hearing. Accordingly, the order of cases on April 13, 2023, was as follows: B.2., B.6., B.7., C.1., E.2., B.5., B.1., B.3., B.4., B.8., B.9., B.12., B.13., D.1., D.2., E.1., E.3, E.4., B.10., B.11., B.14.

1. Final Development Plan of West Point Village Associates for commercial development in a HB-S (two-phase) zoning district: property is located at the southwest intersection of Glennview Drive and Glenn Center Drive. (Zoning Docket W-3174). (Case starts at 6:33).

Marc Allred presented the staff report.
PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

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

2. Zoning petition of Group 4 Investments, LLC from City of Winston-Salem RS9 and Forsyth County RS9 to City of Winston-Salem RM8-S (Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Duplex; Residential Building, Townhouse; Planned Residential Development; Adult Day Care Home; Child Day Care, Small Home; Family Group Home A; Child Care, Sick Children; Swimming Pool, Private; Access Easement, Private Off-Site; Parking, Off-Site, for Multifamily or Institutional Uses; and Utilities); property is located on the west side of Styers Ferry Road, south of Woodcove Drive. (Zoning Docket W-3565).

This is automatically continued to the May 11, 2023, meeting, per the Planning Board’s By-Laws.

3. Zoning petition of Stratford 285, LLC from HB to PB: property is located at the southeast intersection of South Stratford Road and Oakwood Drive. (Zoning Docket W-3570). (Case starts at 9:07).
Marc Allred presented the staff report.

PUBLIC HEARING

FOR:  None

AGAINST:  None

WORK SESSION

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

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

4.  Zoning petition of East Best, LLC from GI and LI to LI: property is located at the southwest intersection of Starlight Drive and Middleton Street. (Zoning Docket W-3571). (Case starts at 10:50).

Marc Allred presented the staff report.

PUBLIC HEARING

FOR:  None

AGAINST:  None

WORK SESSION

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

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

5. Zoning petition of The Liberty Group, LLC from LI to PB; property is located on the west side of Oak Street, between West Eighth Street and West Tenth Street. (Zoning Docket W-3572).

MOTION: Clarence Lambe moved to continue case W-3572 to May 11, 2023.
SECOND: Jason Grubbs
VOTE:
  FOR: George Bryan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Salvador Patiño, Brenda Smith
  AGAINST: None
  EXCUSED: None

6. Zoning petition of Daniel Calhoun and Olivia Calhoun from RS7 to RSQ; property is located at the south side of Crestwood Drive, between Hutton Street and Granville Drive. (Zoning Docket W-3573).

   This is automatically continued to the May 11, 2023, meeting, per the Planning Board’s By-Laws.

7. Zoning petition of Linda Needham and Scott Needham from LB-L, HB-S, and RS12 to HB-S (Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Materials Supply; Car Wash; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Club or Lodge; Convenience Store; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood, Organization, or Post Office; Hotel or Motel; Library, Public; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Outdoor Display, Retail; Parking, Commercial; Police or
Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center, Small; Signs, Off-Premises; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; and Easement, Private Off-Site); property is located at southeast intersection of University Parkway and Laura Avenue. (Zoning Docket W-3574).

This is automatically continued to the May 11, 2023, meeting, per the Planning Board’s By-Laws.

8. Zoning petition of Prime Property, LLC from HB-S (Two-Phase) to HB-S (Two-Phase) (Storage Services, Retail-Internal Access; Hotel or Motel; and Shopping Center, Small); property is located at the west side of Glenn Center Drive, north of Glennview Drive. (Zoning Docket W-3575). (Case starts at 12:42).

Marc Allred presented the staff report.

George Bryan asked why there are only eight parking spaces shown when the proposal includes the use hotel/motel. Staff explained the proposed parking spaces are required for the storage services use shown on the site plan, as that is the only use being developed at this time. Any hotel/motel use developed here will need to meet the parking requirements of that use.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

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

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Salvador Patiño, Brenda Smith

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:
Marc Allred presented the staff report.

PUBLIC HEARING

FOR: None
AGAINST: None

WORK SESSION

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

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

(Jack Steelman joined the meeting at 4:47pm)

10. 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). (Cases starts at 26:53).

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

11. **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). (Cases starts at 1:29.06).**

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

12. Zoning petition of Keith Jearl Martin from GI to RS40; property is located on the northwest and southeast sides of Hammock Farm Road, south of Old Walkertown Road. (Zoning Docket F-1630). (Cases starts at 18:32).

Marc Allred presented the staff report.

**PUBLIC HEARING**

FOR: None
AGAINST: None

**WORK SESSION**

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

13. Zoning petition of Charles Grubb and Shannon Grubb from RS9 to RS20; property is located on the west side of Follansbee Road, between Bridgton Road and Hopewell Church Road. (Zoning Docket F-1631). (Cases starts at 20:21).

Marc Allred presented the staff report.

**PUBLIC HEARING**
FOR:  None

AGAINST:  None

**WORK SESSION**

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

14.  An ordinance amendment proposed by Planning and Development Services Staff to amend miscellaneous sections of the Unified Development Ordinances (UDO) to provide minor, non-substantive changes and clarifications. (UDO-CC23). (Cases starts at 1:55.24).

Steve Smotherman presented the staff report.

**PUBLIC HEARING**

FOR:  None

AGAINST:  None

**WORK SESSION**

Brenda Smith inquired about voting procedures when a Board member disagrees with a portion of a proposed amendment. She expressed concerns with removing the preapplication meeting requirement for limited-use zoning. Chris Murphy stated that a Board member would need to vote against the amendment if they were strongly concerned about a portion of its language. Chris also explained the reason behind eliminating the preapplication meeting requirements.
Jack Steelman inquired if sweepstakes establishments were allowed in Winston-Salem and Forsyth County. Chris Murphy explained the history of sweepstakes regulations and that these uses are currently prohibited in the City and County.

George Bryan explained his concerns and objections with portions of this text amendment related to PRD bufferyards and parking in GMA2.

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

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

C. PRELIMINARY SUBDIVISION APPROVALS

1. Special Use Permit request of Crestview Baptist Church and Crestview Baptist Church Trust (Crestview Baptist Transmission Tower) for a Transmission Tower in AG, South side of Union Cross Road, between Talton Drive and Piedmont Memorial Drive. (Zoning Docket W-3579).

   This is automatically continued to May 11, 2023, per the Planning Board’s By-Laws.

D. PRELIMINARY SUBDIVISION APPROVALS

1. # 2022140; Billy Joe Woosley Heirs (Rocklyn West); Western terminus of Quartz Avenue; 8-lot subdivision in RS9; Forsyth County; 4.02 acres. (Cases starts at 22:10).

   CONTINUANCE HISTORY: December 8, 2022, to April 13, 2023

Marc Allred presented the staff report.
PUBLIC HEARING

FOR:  None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended approval of the Preliminary Subdivision.
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

2.  #2023035; Weidl Properties LLC (Carrollwood Forrest); Northern terminus of Carrollwood Drive; 8-lot subdivision in RS9; Winston-Salem; 4.544 acres. (Cases starts at 23:17).

Marc Allred presented the staff report.

PUBLIC HEARING

FOR:  None

AGAINST: None

WORK SESSION

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

E.  PLANNING BOARD REVIEWS

1.  PBR 2023-05, PR King Development LLC (Rosewood Place); West of Griffith Road, between Waterwheel Circle and Browndale Street; 60-lot PRD in a RS9 District; 14.37 acres. (Case starts at 23:47).

Marc Allred presented the staff report.
PUBLIC HEARING

FOR:  None
AGAINST:  None

WORK SESSION

MOTION:  Clarence Lambe recommended approval of the Planning Board Review.
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

2.  PBR 2023-06, Urban Development Group LLC (Salem Crest Apartments); Both sides of Salem Crest Lane, east of Legacy Park Lane; 153 Apartment units in a RM18 District; 12.9 acres.

   This is automatically continued to May 11, 2023, per the Planning Board’s By-Laws.

3.  PBR 2023-07, RSPD Grove Park LLC (Grove Park Subdivision); South side of Center Grove Church Road, between Milestone Point and Center Grove Place Drive; 34-lot PRD in an AG District; 40.53 acres. (Case starts at 25:02).

Marc Allred presented the staff report.

PUBLIC HEARING

FOR:  None
AGAINST:  None

WORK SESSION

MOTION:  Clarence Lambe recommended approval of the Planning Board Review.
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
4. PBR 2023-08, City of Winston-Salem (PACE of the Triad); North side of Motor Road, east of Circle Drive; Adult Day Care Center in a LI District; 5.47 acres. (Case starts at 25:40).

Marc Allred presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe recommended approval of the Planning Board Review.
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

F. **STAFF REPORT**

Kirk Ericson informed the Board of the items slated for the April work session. Bryan Wilson summarized the caseload for the May public hearing meeting.

G. **FOR THE GOOD OF THE ORDER**
I. PRESENTATION OF THE FORSYTH COUNTY HISTORIC RESOURCES COMMISSION (HRC) ANNUAL REPORT (Kaky Berry, Chair Forsyth County HRC.)

Ms. Berry briefed the Board on the annual report of the Forsyth County Historic Resources Commission. Jack Steelman inquired about the current state of the Downtown Historic District, which Michelle McCullough addressed by discussing the interest of various developers in the district.

II. PRESENTATION OF THE COMMUNITY APPEARANCE COMMISSION (CAC) ANNUAL REPORT (Anton Moussaev, Chair of the Community Appearance Commission of Winston-Salem and Forsyth County).

Mr. Moussaev briefed the Board on the annual report of the Community Appearance Commission of Winston-Salem and Forsyth County. A brief discussion ensued between staff, Planning Board members, and Mr. Moussaev regarding the Creative Corridors Coalition project.

III. FORWARD 2045 COMPREHENSIVE PLAN UPDATE REPORT (Amy Crum)

Amy Crum updated the Board on the Forward 2045 comprehensive plan website and survey which are now available to the public. A discussion regarding methods for publicizing the comprehensive plan survey ensued between staff and the Board. Staff noted that additional extensive public outreach on the plan, including surveys, will be rolled out in the coming months. In response to Board member concerns, Kirk Ericson noted that the ultimate plan recommendations will be based on public comments, best practices of peer communities, staff recommendations, and Board input. The Board members also discussed issues related to developing affordable housing.

IV. DEBRIEFING PUBLIC HEARING MEETING OF MARCH 9, 2023

Board members discussed recent multifamily rezoning cases, followed by discussion on citizen comments and the local housing shortage.

V. STAFF REPORT
Chris Murphy briefly discussed the cases slated for the Board’s May zoning meeting and the submittals for the June meeting. He also updated the Board on discussions with the City and County Attorneys related to the remote meeting policy. Chris noted that Kirk spoke to building security staff regarding the Board’s desire for a guard at future public meetings. A security guard will be present at the Board’s May public meeting.

VI. FOR THE GOOD OF THE ORDER

Brenda Smith made a motion to adjourn, which was seconded by Chris Leak.
DOCKET #: W-3565

PROPOSED ZONING:
City of Winston-Salem RM8-S

EXISTING ZONING:
City of Winston-Salem RS9 and Forsyth County RS9

PETITIONER:
Group 4 Investments LLC (The Connect Townhomes)

SCALE: 1" represents 300'

STAFF: Rankin

GMA: 3

ACRES: 6.14

NEAREST BLDG: 10' north

MAP(S): 5895.03
WITHDRAWAL REPORT

DOCKET: W-3565
STAFF: Daniel Rankin

Petitioner(s): Group 4 Investments, LLC
Ownership: Same

REQUEST

From: Forsyth County RS9 and City of Winston-Salem RS9
To: City of Winston-Salem RM8-S

Acreage: ± 6.14 acres

LOCATION:

Street: West side of Styers Ferry Road, south of Woodcove Drive
Jurisdiction: Forsyth County and City of Winston-Salem

AUTOMATIC WITHDRAWAL:

This case has been withdrawn per the request of the applicant.
Property included in zoning request.
500' mail notification radius. Property not in zoning request.

DOCKET #: W-3572
(continued from 04/13/2023)

PROPOSED ZONING:
PB-L

EXISTING ZONING:
LI

PETITIONER:
The Liberty Group, LLC

SCALE: 1" represents 200'

STAFF: Bennett
GMA: 2
ACRES: 0.15
NEAREST BLDG: 54' east
MAP(S): 6835.01
North Central Winston-Salem Area Plan Update, 2015

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

Area Plan Recommendations

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

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

Residential Opportunity Areas
- Low-Density Attached Residential (0-8 DU/Ac)
<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3572</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Kelly Bennett</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>The Liberty Group, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6835-19-2536</td>
</tr>
<tr>
<td>Address</td>
<td>0 Oak Street</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use Limited Rezoning</td>
</tr>
</tbody>
</table>

**Proposal**

The petitioner is requesting to amend the Official Zoning Map for the subject property from LI (Limited Industrial) to PB-L (Pedestrian Business-Limited). The petitioner is requesting the following uses:

- Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Home; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Boarding or Rooming House; Building Contractors, General; Car Wash; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motorcycle Dealer; Museum or Art Gallery; Nursing Care Institution; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center; Shopping Center, Small; Special Events Center; Stadium, Coliseum, or Exhibition Building; Swimming Pool, Private; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; Warehousing: Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Cottage Court; Family Group Home B; Family Group Home C; Group Care Facility A; Life Care Community; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; Helistop; Access Easement, Private Off-Site; Shelter for Homeless; and Storage Services, Retail Internal.
### Neighborhood Contact/Meeting
As no residentially zoned property is located within 500 ft. of the subject property, neighborhood outreach was not required.

### Zoning District Purpose Statement
The PB District is primarily intended to accommodate office, retail, service, institutional, and high-density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the City and County. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in Growth Management Areas 1, 2 and 3.

### Rezoning Consideration from Section 3.2.19 A 16

<table>
<thead>
<tr>
<th>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes, the site is located within Growth Management Area 2 in an area that is being redeveloped with dense multifamily, commercial, and entertainment uses. By downzoning the entirety of the property to PB (Pedestrian Business), the remaining uses on the subject property will be those that will have minimal adverse impacts on the surrounding uses.</td>
</tr>
</tbody>
</table>

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Oak Street, between West Eighth Street and West Tenth Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>North</td>
</tr>
<tr>
<td>Ward(s) July 2023</td>
<td>North</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 0.15 acre</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>

### Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>PB</td>
<td>Condominiums</td>
</tr>
<tr>
<td>East</td>
<td>PB-L</td>
<td>Multifamily residential and parking deck</td>
</tr>
<tr>
<td>South</td>
<td>LI</td>
<td>Parking lot</td>
</tr>
<tr>
<td>West</td>
<td>LI</td>
<td>Undeveloped property and a car wash</td>
</tr>
</tbody>
</table>

### Rezoning Consideration from Section 3.2.19 A 16

<table>
<thead>
<tr>
<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>Yes. The site is surrounded by properties zoned either PB, PB-L or LI.</td>
</tr>
</tbody>
</table>

### Physical Characteristics
The site is currently undeveloped.
Proximity to Water and Sewer | The site has access to public water and sewer.
---|---
Stormwater/Drainage | There are no known drainage issues on the site. Due to the size of the property, no stormwater controls would be required.
Watershed and Overlay Districts | The site is not located in a watershed or overlay district.
Analysis of General Site Information | The site is currently undeveloped and has access to water and sewer. Nearby sites to the north and east were recently rezoned from LI to PB and PB-L. No significant development constraints exist on-site.

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-2853</td>
<td>LI to PB</td>
<td>Approval 06/09/2006</td>
<td>North</td>
<td>3.12</td>
<td>Approval</td>
</tr>
<tr>
<td>W-3441</td>
<td>LI to PB-L</td>
<td>Approval 07/06/2020</td>
<td>East</td>
<td>3.94</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>Oak Street</td>
<td>Local Street</td>
<td>33.3 ft.</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

- **Proposed Access Point(s)**: As a site plan was not submitted with the request, site access cannot be determined at this time. The only access to the site is currently from Oak Street, a local street.

- **Trip Generation - Existing/Proposed**: As this is a General Use rezoning request, specific uses for the property are not specified. As such, trip generation cannot be determined.

- **Sidewalks**: There are sidewalks on both sides of Oak Street.

- **Transit**: WSTA routes 91 and 106 run along North Trade Street. The closest transit stop is located on North Trade Street between West Tenth Street and West Eleventh Street, about a .25-mile walk from the site.

### Analysis of Site Access and Transportation Information

- The site is currently undeveloped with access to Oak Street. It is in a walkable section of Downtown with sidewalks and access to several transit routes.

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy 2030 Growth Management Area**

Growth Management Area 2 - Urban Neighborhoods

- **Relevant Legacy 2030 Recommendations**
  - Promote land use compatibility through good design and create a healthy mix of land uses in proximity to one another. Move away from the separating and buffering of some land uses and toward transitioning and blending those uses.
  - Encourage both residential and nonresidential infill development/redevelopment versus greenfield development.
- Encourage reuse of vacant and underutilized commercial and industrial sites.
- Promote new, convenient, commercial and business services to support neighborhood needs.

### Relevant Area Plan(s)

**North Central Winston-Salem Area Plan Update (2015)**

### Area Plan Recommendations

- The subject property is part of the North Trade Street Potential Mixed-Use Area (a Special Land Use Condition area). “Because much of the area is zoned General Industrial (GI) and Light Industrial (LI) and includes functioning industrial operations, this plan recommends keeping a flexible outlook and supports the growth and expansion of industrial uses here, but also supports ventures that develop new or convert existing industrial buildings to residential or a mixture of residential, commercial, and office uses.”
- The revitalization of older/underutilized commercial and industrial sites and buildings is encouraged.
- Continue revitalization of vacant or underutilized industrial sites in the planning area. Existing industrial sites could be converted to other uses compatible with surrounding residential areas.

### Site Located Along Growth Corridor?

The site is not located along a growth corridor.

### Site Located within Activity Center?

The site is not located within an activity center.

### Rezoning Consideration from Section 3.2.19 A 16

**Have changing conditions substantially affected the area in the petition?**

Yes

**Is the requested action in conformance with Legacy 2030?**

Yes

### Analysis of Conformity to Plans and Planning Issues

The subject property is located in the Industry Hill neighborhood, which is transforming from an industrial area to one with a mixture of residential and commercial uses. The rezoning is consistent with the North Central Winston-Salem Area Plan Update, which “supports ventures that develop new or convert existing industrial buildings to residential or a mixture of residential, commercial, and office uses.” The rezoning is also consistent with Legacy 2030, which encourages infill development/redevelopment and encourages the reuse of vacant and underutilized commercial and industrial sites.

### 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 proposed request is consistent with the North Central Winston-Salem Area Plan Update land use recommendations.</td>
<td>The request will downzone an industrial property from LI to PB-L. This will limit the allowed uses on an industrial site within the</td>
</tr>
</tbody>
</table>
The proposed request is consistent with *Legacy 2030*.

The rezoning will allow for reuse of an underutilized industrial property.

Other nearby properties have recently been rezoned from LI to PB and PB-L.

<table>
<thead>
<tr>
<th>Staff Report 5 May 2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed request is consistent with <em>Legacy 2030</em>.</td>
</tr>
<tr>
<td>The rezoning will allow for reuse of an underutilized industrial property.</td>
</tr>
<tr>
<td>Other nearby properties have recently been rezoned from LI to PB and PB-L.</td>
</tr>
<tr>
<td>City, which already has limited industrial property.</td>
</tr>
</tbody>
</table>

**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.**
USES ALLOWED IN THE EXISTING 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

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

SUP not required if standards of Section 5.2.2A are met
Hey Kelly -

I am on the Board of the 836 Oak Street Condominiums. You recently added the referenced request to rezone a small parcel on Oak Street from LI to PB, and we have some concerns similar to the ones we had when the same owners wanted to rezone their property along 8th Street between Oak and Trade.

Specifically, PB zoning would allow a convenience store (including gas pumps), which we find very inappropriate for the location because of the increased traffic on an already narrow street used to access our parking lot and the deck of the Artreaux Apartments. It is also directly across from the new intersection of 9th and Oak, and it seems likely that no parking will be allowed along that section of Oak Street. So at the very least, a convenience store should be excluded from the zoning change, but it is hard to imagine any legitimate use which requires parking.

Moreover, it seems inappropriate to rezone the small lot without a comprehensive look at the surrounding properties, on three sides, all of which are zoned LI. Changing the zoning to PB, which would permit zero setbacks could threaten further development opportunities for the surrounding properties. So unless there are specific acceptable plans which can be shared, the zoning should be kept LI until such time as the change is required.

Please call at your convenience so I can better understand the rationale for this request and the possible consequences. Hopefully I am simply misunderstanding the situation.

John Klinedinst
836 Oak St Ste 405
Winston Salem, NC 27101

336-655-9771
I see that request W-3572 has been modified to PB-L, and it appears that the change is to eliminate a convenience store. I believe this was in response to a conversation I had with Drew Gerstmyer during which we reached a common view about the neighborhood. If I am correct that this was the change in W-3572, then please let the Planning Board know that I no longer am opposed to the rezoning.

Mr. Gerstmyer and I also agree that “Industry Hill” needs a comprehensive revised development and zoning plan. The 2013 Downtown Plan makes only passing mention of the area north of Martin Luther King Jr. Drive, yet most would agree that the development in the last ten years has made the neighborhood one of the most vibrant in the City. Extending Martin Luther King Jr. Drive to Reynolda Road, if still being considered, will lead to further development. A common vision for development along that corridor is critical; it can no longer be viewed as a boundary of Downtown. Consideration needs to be given to extending 9th or 10th from Oak to Cherry so that all traffic does not feed to Martin Luther King Jr Drive and so that the properties along Cherry become more attractive for development.

The 2015 North Central Plan is out of date. It encourages further industrial uses along North Trade Street, which now needs to be curtailed. In 2015 few imagined the breweries, Winston Junction and Earls. Future use of the few industrial sites remaining west of Ivy and South of Northwest Boulevard need to be pre-empted (even if only by planning vision and public option) from industrial redevelopment.

Now is the time to replan/rezone - when Messieurs Perkins/Gerstmyer are supportive, the City controls the Police lot and the Bus Terminal, and there are still many vacant lots which will spark the interest of developers. If you feel my personally conveying this to the Planning Board would be productive, I will briefly address this as a supporter of W-3572 in May. But I don’t want to waste their time if I am uninformed or out of date.

Regards,
John

Begin forwarded message:

From: John Klinedinst <jsklinedinst@gmail.com>
Subject: W-3572
Date: March 20, 2023 at 10:34:06 AM EDT
To: kellyb@cityofws.org

Hey Kelly -

I am on the Board of the 836 Oak Street Condominiums. You recently added the referenced request to rezone a small parcel on Oak Street from LI to PB, and we have some concerns similar to the ones we
had when the same owners wanted to rezone their property along 8th Street between Oak and Trade.

Specifically, PB zoning would allow a convenience store (including gas pumps), which we find very inappropriate for the location because of the increased traffic on an already narrow street used to access our parking lot and the deck of the Artreaux Apartments. It is also directly across from the new intersection of 9th and Oak, and it seems likely that no parking will be allowed along that section of Oak Street. So at the very least, a convenience store should be excluded from the zoning change, but it is hard to imagine any legitimate use which requires parking.

Moreover, it seems inappropriate to rezone the small lot without a comprehensive look at the surrounding properties, on three sides, all of which are zoned LI. Changing the zoning to PB, which would permit zero setbacks could threaten further development opportunities for the surrounding properties. So unless there are specific acceptable plans which can be shared, the zoning should be kept LI until such time as the change is required.

Please call at your convenience so I can better understand the rationale for this request and the possible consequences. Hopefully I am simply misunderstanding the situation.

John Klinedinst  
836 Oak St Ste 405  
Winston Salem, NC 27101  

336-655-9771
DOCKET #: W-3573
(continued from 04/13/2023)

PROPOSED ZONING:
RSQ

EXISTING ZONING:
RS7

PETITIONER:
Daniel Calhoun and Olivia Calhoun

SCALE: 1" represents 200'

STAFF: Smith

GMA: 2

ACRES: 0.27

NEAREST BLDG: 4' northeast

MAP(S): 6825.04

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

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Marshall
Southeast
Gateway
Wake Forest
Baptist Medical
Center

West Salem

Case W-3573

South Central Winston-Salem Area Plan Update, 2015
(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Proposed Land Use
- Single-Family Residential (0-8 Du/Ac)
- Low-Density Attached Residential (0-8 Du/Ac)
- Intermediate-Density Residential (8.1-18 Du/Ac)
- High-Density Residential (over 18 DU/Ac)
- Urban Residential Infill
- Special Land Use Condition Areas
  - Activity Center
  - Rezoning

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

Residential Opportunity Areas
- Single-Family Residential
- Low-Density Attached Residential (0-8 DU/Ac)
- High-Density Residential (over 18 DU/Ac)
# PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3573</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Nick Smith</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Garrett Simmons</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Daniel Luke Calhoun and Olivia Calhoun</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6825-91-6782</td>
</tr>
<tr>
<td>Address</td>
<td>1024 Crestwood Drive</td>
</tr>
<tr>
<td>Type of Request</td>
<td>General Use Rezoning</td>
</tr>
</tbody>
</table>

**Proposal**

The petitioner is requesting to amend the Official Zoning Map for the subject property from RS7 (Residential Single-Family - 7,000 square-foot minimum lot size) to RSQ (Residential Single-Family Quadraplex).

**NOTE:** General, Special Use Limited, and Special Use district 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.

**Neighborhood Contact/Meeting**

A summary of the petitioner’s neighborhood outreach is attached.

**Zoning District Purpose Statement**

The RSQ District is primarily intended to accommodate predominantly single-family areas containing a mixture of single family detached dwellings, duplexes, triplexes, and quadraplexes in urban neighborhoods and in areas with adequate infrastructure to support more intense development. This district is intended for application in Growth Management Areas 2 and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

**Rezoning Consideration from Section 3.2.19 A 16**

Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

Yes, the site is located within GMA 2 and is part of an urban neighborhood comprised of single family detached homes along with a mixture of housing types such duplexes. The community is well served by public facilities, roads, nearby parks, and other governmental support services.

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>South side of Crestwood Drive, between Hutton Street and Granville Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>South</td>
</tr>
<tr>
<td>Ward(s) July 2023</td>
<td>South</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 0.27 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently undeveloped.</td>
</tr>
<tr>
<td>Surrounding Property Zoning and Use</td>
<td>Direction</td>
</tr>
<tr>
<td>------------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td></td>
<td>North</td>
</tr>
<tr>
<td></td>
<td>South</td>
</tr>
<tr>
<td></td>
<td>East</td>
</tr>
<tr>
<td></td>
<td>West</td>
</tr>
</tbody>
</table>

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

The proposed uses are generally compatible with the mixture of multifamily and single-family development in the area.

<table>
<thead>
<tr>
<th>Physical Characteristics</th>
<th>This site is currently undeveloped except an existing driveway. The site has a twenty-foot decline in elevation from the front property line towards the rear property line.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to Water and Sewer</td>
<td>The site has access to public water and sewer.</td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>Staff is not aware of any existing stormwater issues at this location.</td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not located within a water supply watershed.</td>
</tr>
</tbody>
</table>

Analysis of General Site Information

This site is currently undeveloped. The twenty-foot drop in elevation from the front of the property to the rear is not expected to significantly limit development here. The site is not located in a water supply watershed nor is it in any designated floodplains.

### RELEVANT ZONING HISTORIES

No relevant zoning histories exist near the subject property.

<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>Crestwood Drive</td>
<td>Local Street</td>
<td>60 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Proposed Access Point(s)

Because this is a General Use request with no site plan, the exact location of future access points is unknown. The site currently has one driveway on Crestwood Drive.

Trip Generation - Existing/Proposed

Existing Zoning: RS7
1 potential unit x 9.57 trips per unit (Single-Family Detached House) = 9.57 trips per day

Proposed Zoning: RSQ
Trip generation is unavailable for the proposed General Use request as it does not include a site plan.

Sidewalks

No sidewalks exist along the site frontage. The closest sidewalks are to the west of the site at the northeast corner of Crestwood Drive and...
Hutton Street (~220 feet) and at the southwestern corner of Crestwood Drive and Granville Drive (~380 feet) to the east.

**Transit**

WSTA route 80 stops at the intersection of West Academy Street and Granville Drive, approximately 750 feet to the northeast of the subject property.

**Analysis of Site Access and Transportation Information**

Since this is a general use request, it is difficult to estimate specific impacts to the transportation network. However, due to the size of the property, any development possible in RSQ zoning would have minimal negative impacts on neighborhood traffic.

The site has frontage along Crestwood Drive, which is a local street. A transit stop is available within 750 feet of the site. Sidewalks are also available to both the east and west of the subject property.

**CONFORMITY TO PLANS AND PLANNING ISSUES**

<table>
<thead>
<tr>
<th>Legacy 2030 Growth Management Area</th>
<th>Growth Management Area 2 – Urban Neighborhoods</th>
</tr>
</thead>
</table>
| Relevant Legacy 2030 Recommendations | • Encourage a mixture of residential densities and housing types through land use recommendations.  
• Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. |
| Relevant Area Plan(s) | South Central Winston-Salem Area Plan Update (2015) |
| Area Plan Recommendations | • The Proposed Land Use Map recommends intermediate density residential (8.1-18 dwelling units per acre) for this site. |
| Site Located Along Growth Corridor? | The site is not located along a growth corridor. |
| Site Located within Activity Center? | The site is not located within an activity center. |
| 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 | This request would rezone approximately 0.27 acres on the south side of Crestwood Drive, between Hutton Street and Granville Drive, from RS7 to RSQ.  
*Legacy* recommends reuse of existing sites that are compatible and complementary with the surrounding area. The proposed RSQ district is consistent with this recommendation. |
The South Central Winston-Salem Area Plan Update recommends intermediate density residential (8.1-18 dwelling units per acre) for this site. The area plan and Legacy recommend providing a variety of housing types for different income levels, family sizes, and personal preferences. This request would facilitate the goals of both plans.

### 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 encourage redevelopment and reuse of an underutilized site.</td>
<td>The request would intensify zoning land uses next to single-family homes.</td>
</tr>
<tr>
<td>The request is consistent with the recommendations of the area plan and Legacy 2030.</td>
<td></td>
</tr>
<tr>
<td>This request would allow residential development in an area with access to public transit and pedestrian facilities.</td>
<td></td>
</tr>
</tbody>
</table>

**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.**
USES ALLOWED IN THE PROPOSED RSQ 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, Duplex
Residential Building, Single Family
Residential Building, Twin Home
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
Residential Building, Multifamily
Residential Building, Townhouse
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
USES ALLOWED IN THE EXISTING RS7 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
CAUTION: ***EXTERNAL SENDER*** STOP EVALUATE VERIFY. Were you expecting this email? Does the content make sense? Can you verify the sender? If the email is suspicious: Do not click links or open attachments. Click the Report Message button in Outlook to notify Information Systems.

Nick,

In preparation for the planning board meeting next Thursday, a copy of the postcard below was dropped in the mailbox of every house within the blue area below (500 ft from the proposed rezoning lot). I have received no calls or emails with any sort of opposition.

Look forward to the meeting next Thursday.

Garrett
REZONING PROPOSAL

6 years ago, a devastating fire destroyed a triplex in Winston-Salem’s historic West Salem district. Thankfully, no one was injured. Unfortunately, the owner, a beloved member of the community, Larry Haglund, passed away before getting to see the house rebuilt. The lot, still vacant, now has the chance to be rezoned back to its original zoning so a multi-family property can be rebuilt. The hope is that this can provide more affordable new construction housing to an amazing historic district of the city.

For any questions/concerns/support of the project please contact Garrett at (828) 260-1877 or eastonandersson@gmail.com for more info!
PROPERTY INCLUDED IN ZONING REQUEST.

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

MAP(S):

PETITIONER:
Linda Needham and Scott Needham (Track West - University Parkway)

EXISTING ZONING:
HB-S, LB-L, & RS12

PROPOSED ZONING:
HB-S

DOCKET #: W-3574
(CONTINUED FROM 04/13/2023)

SCALE: 1" represents 300'
STAFF: Smith
GMA: 3
ACRES: 2.77
NEAREST BLDG: 16' northeast
MAP(S): 6828.03
CONTINUANCE REPORT

DOCKET:  W-3574
STAFF:  Nick Smith

Petitioner(s):  Linda Needham and Scott Needham
Ownership:  Same

REQUEST

From:  LB-L, HB-S, and RS12
To:  HB-S
Acreage:  ± 2.77 acres

LOCATION:
Street:  Southeast intersection of University Parkway and Laura Avenue
Jurisdiction:  City of Winston-Salem

AUTOMATIC CONTINUANCE:

This item is being automatically continued to the June 8, 2023, Planning Board meeting to resolve site plan issues.
DOCKET #: W-3580

PROPOSED ZONING: RS7

EXISTING ZONING: RM18, RM8, & RS9

PETITIONER: Taylor Development Group, LLC (Grey Oaks)

SCALE: 1" represents 300'

STAFF: Allred

GMA: 3

ACRES: 5.09

NEAREST BLDG: 29' east

MAP(S): 6815.01

Property included in zoning request.
500' mail notification radius. Property not in zoning request.
W-3580

Area Plan Recommendations

West Suburban Area Plan Update, 2018
(Proposed land uses shown are generalized. See area plan for specific recommendations.)

- Rezoning
- Activity Center
- Special Land Use Condition Areas

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

Proposed Growth Corridor
- Urban/Suburban Form - Single-Family Residential

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

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3580</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Marc Allred</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Taylor Development Group, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PINs 6815-25-6646, 6815-25-5461, and 6815-25-6384</td>
</tr>
<tr>
<td>Address</td>
<td>115 &amp;123 Cliffdale Drive</td>
</tr>
<tr>
<td>Type of Request</td>
<td>General Use rezoning</td>
</tr>
</tbody>
</table>

### Proposal

The petitioner is requesting to amend the Official Zoning Map for the subject property from RM18 (Residential, Multifamily – 18 units per acre), RM8 (Residential, Multifamily – 8 units per acre), and RS9 (Residential, Single Family – 9,000 sf minimum lot size) to RS7 (Residential, Single Family – 7,000 sf minimum lot size).

**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.

### Neighborhood Contact/Meeting

The neighborhood outreach summary is attached.

### Zoning District Purpose Statement

The RS7 District is primarily intended to accommodate high density single family detached dwellings in urban areas. This district is intended for application in GMAs 2 and 3 and may be suitable for GMA 4 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

### Rezoning Consideration from Section 3.2.19 A 16

Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

Yes, the site is located within GMA 3 with access to a major thoroughfare and public utilities.

## GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>The east side of North Cliffdale Drive, between Country Club Road and Guinevere Lane</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>West</td>
</tr>
<tr>
<td>Ward(s) July 2023</td>
<td>West</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 5.09 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>All subject parcels are currently undeveloped.</td>
</tr>
</tbody>
</table>
## Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS9</td>
<td>Single family residential</td>
</tr>
<tr>
<td>East</td>
<td>RM5-S</td>
<td>Single family residential and Silas Creek Parkway exit ramp</td>
</tr>
<tr>
<td>South</td>
<td>RM5-S</td>
<td>Townhomes</td>
</tr>
<tr>
<td>West</td>
<td>RS9</td>
<td>Single family residential</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 adjacent to other single family residential developments.

## Physical Characteristics

Two of the subject parcels were previously developed. The residential structures have been demolished but the parking and building pads remain. The remaining area of the site is undeveloped, with a gentle downward slope to the northeast.

## Proximity to Water and Sewer

Public water and sewer service is available from North Cliffdale Drive.

## Stormwater/Drainage

No known stormwater or drainage issues exist.

## Watershed and Overlay Districts

The site is not located within a water supply watershed.

## Analysis of General Site Information

The site does not appear to have any significant development constraints such as steep slopes, watersheds, or designated floodplains.

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-3416</td>
<td>RS9 to RM5-S</td>
<td>Withdrawn</td>
<td>Portion of current site</td>
<td>19.36</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>W-3272</td>
<td>RS9 to RM5-S</td>
<td>Approved 10/5/2015</td>
<td>Adjacent property to south</td>
<td>3.35</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>N. Cliffdale Drive</td>
<td>Local Street</td>
<td>516 feet</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

Three driveways associated with previous developments currently exist on North Cliffdale Drive. Because this is a general use zoning request with no site plan, the exact location of any future access points is unknown.
| **Trip Generation - Existing/Proposed** | **Existing Zoning: RM18, RM8 and RS9**<br>As the property is undeveloped, an existing trip generation estimate cannot be calculated.  

**Proposed Zoning: RS7**<br>5.09 acres/7,000 sf = 31 potential lots x 9.57 (SFR Trip Rate) = 297 potential trips per day |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sidewalks</strong></td>
<td>Sidewalks are not available along N. Cliffdale Drive.</td>
</tr>
<tr>
<td><strong>Transit</strong></td>
<td>WSTA Route 95 serves Country Club Road approximately 450 feet south of the site.</td>
</tr>
<tr>
<td><strong>Transportation Impact Analysis (TIA)</strong></td>
<td>A TIA was not required for this request.</td>
</tr>
<tr>
<td><strong>Analysis of Site Access and Transportation Information</strong></td>
<td>Staff does not foresee any transportation-related issues associated with this request.</td>
</tr>
</tbody>
</table>

### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th><strong>Legacy 2030 Growth Management Area</strong></th>
<th>Growth Management Area 3 - Suburban Neighborhoods</th>
</tr>
</thead>
</table>
| **Relevant Legacy 2030 Recommendations** | • Increase infill development in the serviceable land area.  
• Recycle and reuse land and buildings. |
| **Relevant Area Plan(s)** | *West Suburban Area Plan Update (2018)* |
| **Area Plan Recommendations** | • The proposed land use map recommends a mixture of low-density attached and high-density residential development for this site.  
• Single-family residential use is recommended for existing individual lots and small tracts of land in existing single-family neighborhoods. |
| **Site Located Along Growth Corridor?** | A portion of the eastern side of the subject property is located within the Silas Creek Parkway Growth Corridor. |
| **Site Located within Activity Center?** | The site is not within an Activity Center. |
| **Rezoning Consideration from Section 3.2.19 A 16** | Have changing conditions substantially affected the area in the petition?  
No |
| **Is the requested action in conformance with Legacy 2030?** |  
Yes |
Analysis of Conformity to Plans and Planning Issues

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed zoning district is less intense than the current zoning on site.</td>
<td>Redevelopment of this site would lead to increase traffic along North Cliffdale Drive.</td>
</tr>
<tr>
<td>The request would allow for the reuse of previously developed property in the serviceable land area.</td>
<td></td>
</tr>
<tr>
<td>The request is compatible with the surrounding residentially zoned neighborhood.</td>
<td></td>
</tr>
</tbody>
</table>

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

The request would rezone approximately 5.09 acres from RM18, RM8, and RS9 to RS7.

The West Suburban Area Plan Update recommends a mixture of low-density attach and high-density residential development at this location. The subject property is served by public utilities and has excellent access to a nearby major thoroughfare and expressway.

The request would decrease the net total number of allowed units from 44 potential units under the current zoning to 31 single family lots under the proposed zoning.

This request would provide an opportunity to reutilize a vacant site within the serviceable land area at a density comparable to the surrounding area.

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.
USES ALLOWED IN THE PROPOSED RS7 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
USES ALLOWED IN THE EXISTING RS9, RM8, and RM18 ZONING DISTRICTS
City of Winston-Salem Jurisdiction

RS9 Uses:

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
USES ALLOWED IN THE EXISTING RS9, RM8, and RM18 ZONING DISTRICTS
City of Winston-Salem Jurisdiction

RM8 Uses:

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

- Adult Day Care Home
- Bed and Breakfast
- Child Day Care, Small Home
- Church or Religious Institution, Neighborhood
- Family Group Home A
- Library, Public
- Nursing Care Institution
- Police or Fire Station
- Recreation Facility, Public
- Residential Building, Duplex
- Residential Building, Single Family
- Residential Building, Twin Home
- Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

- Child Day Care, Large Home
- Church or Religious Institution, Community
- Cottage Court
- Family Group Home B
- Fraternity or Sorority
- Golf Course
- Life Care Community
- Limited Campus Uses
- Planned Residential Development
- Residential Building, Multifamily
- Residential Building, Townhouse
- School, Private
- School, Public
- Utilities

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

- Adult Day Care Center
- Child Care, Sick Children
- Child Day Care Center
- Habilitation Facility 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
USES ALLOWED IN THE EXISTING RS9, RM8, and RM18 ZONING DISTRICTS
City of Winston-Salem Jurisdiction

RM18 Uses:

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Bed and Breakfast
Boarding or Rooming House
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Habilitation Facility A
Habilitation Facility B
Library, Public
Nursing Care Institution
Police or Fire Station
Recreation Facility, Public
Residential Building, Duplex
Residential Building, Single Family
Residential Building, Twin Home
Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Child Day Care, Large Home
Church or Religious Institution, Community
Cottage Court
Family Group Home B
Family Group Home C
Fraternity or Sorority
Golf Course
Life Care Community
Limited Campus Uses
Planned Residential Development
Residential Building, Multifamily
Residential Building, Townhouse
School, Private
School, Public
Utilities
USES ALLOWED IN THE EXISTING RS9, RM8, and RM18 ZONING DISTRICTS
City of Winston-Salem Jurisdiction

RM18 Uses Continued:

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Group Care Facility A
Habilitation Facility C
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
April 21, 2023

Mr. Bryan Wilson and Mr. Marc Allred
Winston-Salem/Forsyth County
Planning & Development Services
100 East First Street
Winston-Salem, North Carolina 27101

Mr. Wilson and Mr. Allred,

Per Winston-Salem’s rezoning process, on behalf of Taylor Development Group, Nova Triad Homes mailed Community Meeting notices on April 6th to approximately 125 property owners within 500 feet of the proposed Grey Oaks subdivision on Cliffdale Drive. The Community Meeting was held on Wednesday April 19th at 6:00PM at Trinity United Methodist Church located at 3819 Country Club Road. Below is a summary of the questions, concerns, and responses raised during this community meeting.

**Presenters:** Suzanne Ramm (Taylor Development Group), Aden Stoltzfus (Stoltzfus Engineering, Inc.), Andrew Dreyfuss (Nova Triad Homes)

**Neighboring Property Owners:** Approximately 35 neighbors attended the meeting (please see attached sign-in sheet). The local community was well represented with property owners from Guinevere Lane, Guinevere Court, Cliffdale Drive, Candlewyck Manor Drive, Country Club Road, and other streets.

**Questions & Concerns:**

- *Cliffdale Drive traffic:* there were questions raised concerning the potential installation of a traffic signal at the intersection of Country Club Road and Cliffdale Drive. Additionally, a concern was raised about the lack of sidewalks on Cliffdale Drive. We explained that our 15 patio home community targeting empty nesters/active adults, would most likely create less traffic than the 24 apartments that previously were on this parcel. We also explained that the installation of a traffic signal within 450’ of the Silas Creek Parkway traffic signal on Country Club Road was highly unlikely. Lastly, we explained that a sidewalk on the east side of Cliffdale Drive would be technically very difficult to install due to the road’s current storm water drainage system & right of way availability.
• **Landscaping:** as expected, there was a fair amount of dialogue about the impact of mass grading needed to create zero entry homes for retirees. While some of this five-acre assemblage had previously been cleared to accommodate apartments, the remaining acreage currently contains well established trees. We explained that we would do everything possible to save trees with a focus on the perimeter of the future subdivision especially along Clifftdale Drive and along the property’s boundary below Guinevere Court. Additionally, we reviewed the City of Winston-Salem’s tree save ordinance that we would be adhering to. Lastly, Taylor Development’s track record of outstanding common area landscaping at nearby communities including Cliffmoor, Pendleton, and Highland Park was noted.

• **Stormwater:** we fielded a considerable amount of questions regarding stormwater given the assemblage’s topography and low area in the northeast corner. While the attendees were skeptical, we explained that we had a tremendous amount of experience managing stormwater in multiple neighborhoods. Additionally, we reviewed the storm water design process, the subdivision approval process, and sediment control inspection frequency which are all intended to ensure stormwater is managed effectively. We spoke directly with adjoining property owners (D. Hinton & P. Madan) on Guinevere Lane that have experienced storm water issues in the past and agreed to collaborate carefully with them during the subdivision’s construction. Most of the neighbors have not been pleased with the management of stormwater at the Clifftdale Woods subdivision on the west side of Clifftdale Drive. We conveyed that we take stormwater very seriously and acknowledged their frustration with the track record of other local developers.

Overall, we believe that our candid dialogue about traffic, landscaping, and stormwater was well received. The meeting was extremely civil as the attendees acknowledged that desirable in-fill parcels close to retail centers, medical facilities, and primary transportation corridors are bound to be developed. Finally, the meeting attendees generally liked the design and the brick exteriors of the 15 patio homes intended for this neighborhood especially considering alternative uses for this site which could have been apartments or townhomes at much higher density levels.

Regards,

Andrew Dreyfuss
Nova Triad Homes
adreyfuss@novatriad.com
April 6, 2023

Dear Neighbor,

I am writing to inform you about the Grey Oaks Subdivision Rezoning Case for the following properties located on Cliffdale Drive in Winston-Salem:

- 115 10] Cliffdale Drive (Forsyth County PIN # 6815-25-6384) 1.26 acres
- 115 N. Cliffdale Drive (Forsyth County PIN # 6815-25-5461) .68 acres
- 123 N. Cliffdale Drive (Forsyth County PIN # 6815-25-6646) 3.19 acres

Taylor Development Group (TDG) has made a submission to the City of Winston-Salem to rezone these properties from RM18 (multi-family apartments – 18 units per acre) and RS9 (single family homes - 9,000 sq. foot lots) to RS7 (single family homes - 7,000 sq. foot lots). The parcels are on the east side of Cliffdale Drive just north of TDG’s Cliffmoor subdivision.

Two of these parcels used to contain apartments prior to being purchased by TDG in 2016 and were subsequently demolished. Attached is a site plan for Grey Oaks, a subdivision with 15 all brick patio homes, that TDG will develop with Nova Triad Homes. Nova Triad Homes is a local Winston-Salem based residential builder that develops neighborhoods focused on housing for active adults and empty nesters who want to reside in low maintenance communities. Nova Triad intends to build homes with approximately 1,800 square feet to 2,700 square feet.

In order to share the full plan, provide information about our project, and respond to any questions you might have, we will host a neighborhood meeting on **Wednesday April 19th at 6:00PM at Trinity United Methodist Church** located at 3819 Country Club Road. The Winston-Salem Forsyth County Planning Board will conduct a public hearing to consider this rezoning matter on Thursday May 11th at 4:30PM in the Bryce Stuart Municipal Building (100 East First Street).

You are being notified of this meeting due to your property(s) falling within a 500’ radius of the parcels being considered for rezoning. If you have any questions about this proposed subdivision, please contact Andrew Dreyfuss at adreyfuss@novatriad.com or (336) 291-8592.

Regards,

Andrew Dreyfuss
Nova Triad Homes

206 N. Spruce Street Suite 2B Winston-Salem, N.C. 27101 Telephone (336) 291-8592
<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Signature</th>
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<td>AHMED AMNA F</td>
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<td>AMH NC PROPERTIES LP</td>
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<td>23975 PARK SORRENTO STE 300</td>
<td>CALABASAS CA 91302</td>
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<td>Angell Vera C</td>
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<td>ANTHONY MARIAN ZOLLOFFER</td>
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<td>ANTONIE MONICA C</td>
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<td>Cheswyck Homeowners Assoc Inc</td>
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<td>NORTH POLE AK 99705</td>
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<td>CONREX RESIDENTIAL PROPERTY GROUP 2013-1 LLC</td>
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<td>3500 PARK CENTER DR STE 100</td>
<td>DAYTON OH 45414</td>
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<td>DAWN PROPERTIES LLC</td>
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<td>MOORESVILLE NC 28115</td>
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<td>Ebert Thomas M</td>
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<td>ENGLISH VIOLET</td>
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<td>Foster Laura Culp</td>
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<td>GENDRON EDWIN A</td>
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</tbody>
</table>
DOCKET #: W-3579

(provided from 04/13/2023)

PROPOSED ZONING:
Special Use Permit

EXISTING ZONING:
AG

PETITIONER:
Crestview Baptist Church and Crestview Baptist Church Trust (Crestview Baptist Transmission Tower)

SCALE: 1" represents 400'
STAFF: Allred
GMA: 3
ACRES: 9.29
NEAREST BLDG: 54' southeast
MAP(S): 6863.01

Printed: 5/8/2023
Property included in zoning request.
500' mail notification radius. Property not in zoning request.

Property included in zoning request.
CONTINUANCE REPORT

DOCKET: W-3579
STAFF: Marc Allred

Petitioner(s): Crestview Baptist Church and Crestview Baptist Church Trust
Ownership: Same

REQUEST

From: AG
To: Special Use Permit for Transmission Tower
Acreage: ± 9.29 acres

LOCATION:

Street: South side of Union Cross Road, between Talton Drive and Piedmont Memorial Drive.
Jurisdiction: City of Winston-Salem

AUTOMATIC CONTINUANCE:

This item is being automatically continued to the June 8, 2023, Planning Board meeting to conduct additional community outreach.
PLANNING BOARD REVIEW

153 Apartment units in RM18
Zoning
(continued from 04/13/2023)

CASE: PBR 2023-06

PIN: 6824-33-3193

SCALE: 1" represents 300'
STAFF: Wilson
GMA: 3
ACRES: 12.90
MAP(S): 6824.03
CONTINUANCE REPORT

DOCKET:    PBR 2023-06
STAFF:     Bryan Wilson

Petitioner(s):  Urban Development Group LLC (Salem Crest Apartments)

REQUEST

153 Apartment units in a RM18 District.

Acreage:  ± 12.9 acres

LOCATION:

Street: Both sides of Salem Crest Lane, east of Legacy Park Lane.
Jurisdiction: Winston-Salem

CONTINUANCE REQUEST:

The petitioner is asking the Planning Board to continue to the June 8, 2023, Planning Board meeting to work out various site plan issues.
PLANNING BOARD REVIEW

95-lot PRD in a RS9 District in RS9 Zoning

CASE: PBR 2023-09

PIN: 6819-39-3748.000

SCALE: 1" represents 300'

STAFF: Wilson

GMA: 3

ACRES: 21.79

MAP(S): 6819.01; 6910.03
1) SITE PLAN TITLE AND NUMBER: PBR 2023-09 (Chandler Pointe Phase 6)

2) TYPE OF DEVELOPMENT: 94-lot Planned Residential Development (PRD)

3) ACREAGE: 21.79

4) ZONING: RS9

5) UNITS/LOTS: 94 DENSITY: 4.36 units per acre

6) SITE PLAN PREPARER: Borum, Wade, and Associates, P.A.
621 Eugene Court, Suite 100
Greensboro, NC 27420
PHONE: 336-275-0471
E-MAIL: jmcginley@borum-wade.com

7) OWNER/AGENT: Shamrock Capital Partners/Pierce Chandler, LLC
3200 Northline Avenue, Suite 130
Greensboro, NC 27408
PHONE: 336-808-1122
E-MAIL: rlopez@shamrockcapital.com

8) CONDITIONS: (These conditions are additional requirements for development. All other city or county code regulations still apply.)

- **PRIOR TO ISSUANCE OF ANY PERMITS:**
  a. Developer shall have a stormwater management study submitted for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the City of Winston-Salem. Such plan shall include measures designed to manage the 50-year peak storm event unless an alternative is approved during the review and approval process. Such plan may include the establishment of a homeowner’s association and a funded escrow account for maintenance and repair of stormwater controls. 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 residentially zoned land, shall require a Staff Change approval at minimum and may require additional Planning Board review.

- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of any driveway permits.

- **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 Winston-Salem street standards.
c. Final plat shall show lots, common areas, streets, and utilities.
d. Developer shall complete all requirements of the driveway permit.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  a. Developer shall record a final plat in the office of the Register of Deeds.
Wednesday, April 19, 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: 17

<table>
<thead>
<tr>
<th>Engineering</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Issues</td>
</tr>
<tr>
<td>36. General comments</td>
</tr>
</tbody>
</table>
The following item is required before the driveway permit may be reviewed:

1. A City driveway permit would be required for the permanent connections to Capstone Court, Longshadow Street, and Weatherend Drive. 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. Provide permanent storm drainage easements per the chart on page IV-6 of the City IDS Manual. Calculations may be shown on the plan sheets in tabular form.

3. Construction details would need to be shown for storm drainage elements, sidewalks, curbing, wheelchair ramps, and dumpster pads. Where possible, please use construction details from the City IDS Manual. Please include construction detail V-13 from the City IDS Manual for a commercial driveway. Also, please include 10’ x 70’ sight triangles for the entrance off of Weatherend Drive, Capstone Court, Ashton Woods Lane, and Bentridge Road.

4. Provide a minimum 20’ wide storm drainage easements for proposed storm drainage pipes.

5. Show the locations of all proposed residential driveway connections on the plan.

---

Erosion Control

**General Issues**

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

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

Fire/Life Safety

**General Issues**

37. 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

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.
Brentridge Rd is not approved. The road names Ashton Woods Ln and Chandler Pointe Ct are approved.

**Planning**

**RZ 1 Chandler Pointe (Phase 6) PBR_4-4-23-signed.pdf** [8 redlines] (Page 1) [1] Layout1

### 44. Planning Comments B

City of Winston-Salem
Bryan Wilson  
336-747-7042
bryandw@cityofws.org
4/19/23 9:08 AM
01.07) Application for Preliminary Subdivision Approval - 2

This active open space does not appear to meet the use specific requirements. Based on the provided calculation for area, it does not appear that you need this area to meet the minimum active open space requirement.

### 45. Text Box B

City of Winston-Salem
Bryan Wilson  
336-747-7042
bryandw@cityofws.org
4/17/23 4:31 PM
01.07) Application for Preliminary Subdivision Approval - 2

7 links/4 nodes = 1.75

### General Issues

#### 33. Environmental Features/Greenways

City of Winston-Salem
Amy Crum  
336-747-7051
amyc@cityofws.org
4/5/23 10:15 AM
01.07) Application for Preliminary Subdivision Approval - 2

- Greenways: N/A
- Wetlands: N/A
- Farmland/VAD: The site is within the 1/2 buffer of properties participating in the Voluntary Agricultural District program.
- Natural Heritage: N/A

#### 34. CAC

City of Winston-Salem
Amy Crum  
336-747-7051
amyc@cityofws.org
4/5/23 10:16 AM
01.07) Application for Preliminary Subdivision Approval - 2

No comment.
39. Historic Resources

City of Winston-Salem
Heather Bratland
336-727-8000
heatherb@cityofws.org
4/12/23 9:53 AM
01.07) Application for Preliminary Subdivision Approval - 2

The stub of the lot marked as active open space that connects to Longshadow Street is the site of the Everett Speas House (FY0582 dup), which was a ca. 1880-1900 2-story vernacular I House with weatherboard siding. It was gone from the site by 2010. If any archaeological remnants of the house or its outbuildings are uncovered during development, please submit photographs of the items in situ to staff by email at preservation@cityofws.org.

46. PRD Review

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
4/18/23 11:03 AM
01.07) Application for Preliminary Subdivision Approval - 2

The active open space as shown does not meet ordinance requirements. Staff recommends that you relocated the active open space to one or two prominently located areas within the development.

Per the UDO:

*Active open space shall consist of natural (e.g., significant trees or rock outcroppings) and primarily man-made (e.g., well positioned seating areas, play equipment, fitness stations, sidewalks, and other hardscape elements) features which are easily accessible to pedestrians. Active open space may include historic structures which are accessible to neighborhood residents. These areas must be highly visible and convenient amenities of the development and must be designed to facilitate opportunities for social gathering. They shall not be located primarily behind or between individual homes but shall be prominently situated (perhaps at multiple locations within the development) for the enjoyment of residents. Examples include neighborhood greens or squares (when bordered on multiple sides by streets), pocket parks, community recreation areas, and community garden.*

47. Resubmittal

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
4/18/23 11:15 AM
01.07) Application for Preliminary Subdivision Approval - 2

Resubmittal deadline for changes to the plan is next Wednesday

Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
4/5/23 10:02 AM
01.07) Application for Preliminary Subdivision Approval - 2

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 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 and 2 units/acre. The plan states that the impervious percentage shall be 32.56% and the units/acre will be 4.36. This development will
therefore 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 at least one such conveyances located on this property. You are indicating 50’ stream buffers which is correct. 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.

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.

Your plan is showing one proposed Stormwater Control Measure (SCM) labeled as a "Pond" so my guess is you are likely aware of the above requirements. I have a concern that one pond will be enough to capture and treat and attenuate all of the proposed impervious area. Looking at the grades on the plan it would seem that all of the rear of the lots around the perimeter of the development drain away from the streets and hence from the conveyance system that brings the runoff to the pond. How can I know from this plan that all of the impervious area on all of the lots (roofs, patios etc) will drain to the front of the lots and hence be treated/attenuated as required? I would think downspouts and patios etc at the back of the houses would drain off to the back of the lots and hence bypass management.

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.
Submit water/sewer extension plans, in IDT, to utilities plan review for permitting/approval. Water meters purchased through COWS. System development fees due at the time of meter purchase. An additional SSMH will need to be added in Chandler Point Ct. to get the sewer more in the center of the cul-de-sac. Fire Hydrant in cul-de-sac will need to be redesigned with a hydrant tee.

Provide ADA accommodations for crossing at intersections...WSDOT recommends sidewalk connection on East side of Weatherend Dr.

Cul-d-sac must be designed per the IDS

See Planning comments regarding the location of Active Open Space. No additional issues at this time.
PLANNING BOARD REVIEW

48-lot PRD in a RS9 District in RS9 Zoning

CASE: PBR 2023-10

PIN: 5897-61-0942, 5897-61-6961

SCALE: 1" represents 300'

STAFF: Wilson

GMA: 3

ACRES: 20.42

MAP(S): 5897.04
1) SITE PLAN TITLE AND NUMBER: Crescent Hill PBR 2023-10

2) TYPE OF DEVELOPMENT: Planned Residential Development

3) ACREAGE: 20.42

4) ZONING: Existing: RS9

5) # UNITS/LOTS: 48 DENSITY: 2.34 units per acre

6) SITE PLAN PREPARER: Beeson & Carter, P.A.
   503 High Street
   Winston-Salem, NC 27101
   PHONE: 336-748-0071
   E-MAIL: acarter@beesonengineering.com

7) OWNER AND/OR AGENT: Thyme Properties, LLC
   2255 Lewisville Clemmons Road Suite C
   Clemmons, NC 27012
   PHONE: 336-577-7775
   E-MAIL: robertweidl@hotmail.com

8) CONDITIONS: (These conditions are additional requirements for development. All other city or county code regulations still apply.)

   • PRIOR TO THE ISSUANCE OF GRADING PERMITS:
     a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of any driveway permits.

   • PRIOR TO THE 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.
     b. Developer shall build streets to NCDOT street standards.
     c. Final plat shall show lots, common areas, streets, and utilities.
     d. All required improvements of the NCDOT driveway permit shall be completed.
     e. Final plat(s) shall include the following note at stub streets: “Stub street connection has been designated as a through street.”
     f. Remainder of PIN 5897-61-0942 must obtain minor subdivision approval, which will likely require improvements to Grey Fox Lane.

   • PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
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: 13

#### Erosion Control

**General Issues**

5. **Erosion Control Permit Revisions Required**

   - **City of Winston-Salem**
     - Matthew Osborne
     - 336-747-7453
     - matthewo@cityofws.org
     - 4/5/23 11:00 AM
     - Review - 2

   This submittal may contain land disturbing activity and/or site plan changes not included in the current approved Erosion Control Plan for Grading/Erosion Control Permit # EN2100070. If applicable, submit a revised Erosion Control Plan for review and approval.

#### Fire/Life Safety County

**General Issues**

9. **Hydrant**

   - **Forsyth County Fire Department**
     - Robert Buwalda
     - 336-703-2563
     - buwaldrp@forsyth.cc
     - 4/17/23 2:35 PM
     - Review - 2

   Fire hydrants shall have a spacing of one per five hundred (500) feet.

10. **Approved Turn Around**

   - **Forsyth County Fire Department**
     - Robert Buwalda
     - 336-703-2563
     - buwaldrp@forsyth.cc
     - 4/17/23 2:47 PM
     - Review - 2

   For Dead End apparatus access roads an approved turn around in accordance with D103.1 shall be provided. Skipper Lane may have a gate as long as Fire Department has access and the private access easement is maintained to the same standard of a fire apparatus access road. If this can not be done, an approved turn around will be required to be installed.

11. **Approved Turn Around**
For Dead End apparatus access roads an approved turn around in accordance with D103.1 shall be provided.

The cul-de-sac on Monarch Way does not meet the requirements of a fire apparatus turn around.

12. Minor/ Major Subdivision Comments

The following are general notes that may apply depending on the scope of the project. All critical infrastructure including fire access roads and water will need to be in place prior to any vertical combustible construction.

The code references located in parenthesis at the end each item come out of the 2018 NC Fire Code.

Ensure fire apparatus access roads are provided, designed, built and maintained in compliance with NC 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. The roads shall be surfaced so as to provide all weather driving capabilities; (D102.1)(503.2.3)
- Turning radius needs will be determined by the Forsyth County Fire Marshals office, dependent on the needs of the fire district that responds to the area where the construction will take place; (503.2.4)
- Clear width requirements of not less than 20 feet exclusive of shoulders (503.2.1);
- Where a fire hydrant is located on a fire access road the minimum width shall be 26 feet exclusive of shoulders (D103.1)
- Clear height requirements of not less than 13 feet, 6 in (503.2.1);
- For fire apparatus access roads when the dead-end length of the required access road is more than 150 feet an approved turn around must be provided; (503.2.5)(D103.4)
- Turn around must meet the design criteria of the fire code. (D103.4)

PUBLIC OR PRIVATE UTILITIES (Forsyth County UDO 3.2.9 Pg. 3-35)
a. WATER
   i. All subdivisions of land within one thousand (1,000) feet of public water shall be required to provide public water to the subdivision and install fire hydrants in accordance with the Fire Department of the applicable jurisdiction.

   ii. The preliminary plat shall indicate that public water is to be used.

   iii. If public water is not available or required, the preliminary plat shall indicate the private water system to be used.

   iv. If fire hydrants are installed as part of a private water system, the system and fire hydrants shall be approved by the Fire Department of the applicable jurisdiction.

Fire Code
- An approved water supply capable of supplying the required fire flow for fire protection shall be provided. (507.1)

- Types of water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains, or other fixed systems capable of providing required fire flow. (507.2)

- Private fire service mains (Hydrants) shall be installed in accordance to NFPA 22, and will require a permit from our office prior to installation: (507.2.1)

- 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. Fire flow requirements for buildings and facilities shall be determined by the ISO Fire Suppression Rating Schedule, NFPA 1142; Appendix B or other approved method. (Below is Appendix B requirements to assist) (507.3) If water is unavailable to your site, you can contact our office if you have questions and the options available can be discussed. 336-703-2550

Forsyth County UDO 5.2.66 page 5-63
d. Any PRD with structures separated by less than fourteen (14) feet as allowed above must be provided with a public water system and fire hydrants with a minimum available water flow of one thousand five hundred (1,500) gallons per minute.

e. Fire hydrants shall have a spacing of one per five hundred (500) feet, and hydrant locations must be approved by the County Fire Marshal. (F)

f. Plans submitted for Planning Board approval where the applicant wishes to have structures with spacing of less than fourteen (14) feet shall be so indicated at the time of application.

g. The entire subdivision must be provided with the one thousand five hundred (1,500) gallons per minute fire flow, even if only some structures have spacing of less than fourteen (14) feet. (F)

Fire Code
For one or two family dwellings (Appendix B table B105.1 (1))
- 0-3600 square Feet- 1000 GPM for 1 hour
- 3601 or greater square feet- Values in Table B105.1(2)

Type V-B Construction- (B105.1(2))
- 0-3600 Square feet- 1500 GPM for 2 hours
- 3601-4800 Square feet- 1750 GPM for 2 hours
- 4801-6200 Square feet- 2000 GPM for 2 hours

For larger square footage, please contact our office 336-703-2550. Also note that if sprinklers are installed a reduction in the required fire flow can be applied to the project.

- Indicate locations of fire hydrants if applicable (existing and proposed) to demonstrate compliance with fire code section 507.5.

- For the minimum number of hydrants and required spacing please refer to table C102.1;

- If you have to install fire hydrants notify our office once they are installed so that a acceptance test can be witnessed. (507.4)

The Construction Document submission for this project has been reviewed for compliance with the North Carolina Fire Code (NCFC), and other portions of the Codes as appropriate for the project.

The designer is responsible for full compliance with all requirements of the Code, referenced Standards, and other criteria legally applicable to this project. While our reviews are intended to be thorough and accurate, they do not include all aspects of the Code, nor do they relieve the need for designers to thoroughly check their plans for Code compliance before submittal.

Any subsequent Addenda, Change Orders, selection of Alternates, or other actions that may have any possible bearing on Code Compliance or fire/life safety-related features must be re-submitted to us for review and approval, in accordance with General Statutes.
### MapForsyth Addressing Team

**General Issues**

13. **Addressing & Street Naming**

Forsyth County Government
Gloria Alford
33670332337
alfordgd@forsyth.cc

Monarch Way will extend, and Skipper Ln is approved to use.

---

### NCDOT

**General Issues**

8. **General Comments**

<table>
<thead>
<tr>
<th>NCDOT Division 9</th>
<th>General Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ashley Long</td>
<td>• An NCDOT subdivision review must be formally submitted to the District 2 Office if the interior roads are to become state maintained. For the submittal, we need a full set of plans which include, but are not limited to: horizontal and vertical alignments, drainage (including charts), utilities, road widths and radii labeled, right of way limits shown, and roadway typical section (showing pavement structure and all roadway features between right of way limits). An approved subdivision review is required before any signing of plats can occur; these plats must match the approved NCDOT plans.</td>
</tr>
<tr>
<td><a href="mailto:amlong1@ncdot.gov">amlong1@ncdot.gov</a></td>
<td>• For the subdivision design, the following will not be allowed: “bulb out” or “elbow” style intersections or longitudinal runs of sewer or water lines under the roadway. In cul-de-sacs, utility lines need to be as much out of the roadway as possible to minimize/eliminate service connections in the cul-de-sac. Water lines should not be placed within any ditch section because of future maintenance. NCDOT does not require or maintain sidewalks. Any proposed sidewalk must not affect any shoulder slope design or drainage, and is preferred to be installed behind the ditch line in shoulder sections.</td>
</tr>
<tr>
<td>4/17/23 2:30 PM</td>
<td>• For any connections to a state maintained roadway, an NCDOT Driveway permit is required. Randy Ogburn is the primary point of contact – <a href="mailto:rogburn@ncdot.gov">rogburn@ncdot.gov</a> We prefer that the driveway permit be submitted on our online portal, and shall consist of the permit application (form TEB-65-04) and a detailed site plan showing the access points. Review of the permit package will begin after receiving the application, site plan, and Construction Inspection Fee. The Construction Inspection Fee is payable by check, and is $50 per driveway connection on an NCDOT maintained road.</td>
</tr>
<tr>
<td>Board Review - 2</td>
<td>• All encroachment agreements should be submitted through the online portal. Thomas Scott is the primary point of contact - <a href="mailto:ntscott@ncdot.gov">ntscott@ncdot.gov</a></td>
</tr>
</tbody>
</table>

---

### Planning

**General Issues**

4. **CAC**

City of Winston-Salem
Amy Crum
336-747-7051
amyc@cityofws.org

No comment.

7. **Historic Resources**

City of Winston-Salem
Heather Bratland
336-727-8000
heatherb@cityofws.org

No comments

14. **Street Construction**

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

All private streets must be built to public street standards and certified by an engineer prior to platting.
15. Resubmittal

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
4/18/23 11:14 AM
01.06) Planning Board
Review - 2

Resubmittal deadline for changes to the plan is next Wednesday.

Utilities

<table>
<thead>
<tr>
<th>General Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. General Comments</td>
</tr>
</tbody>
</table>

City of Winston-Salem
Chris Jones
336-747-7499
charlesj@cityofws.org
4/12/23 5:56 AM
01.06) Planning Board
Review - 2

Submit water/sewer extension plans, in IDT, to utilities plan review for permitting/approval. Water meters purchased through COWS. System development fees due at the time of meter purchase.

Zoning

<table>
<thead>
<tr>
<th>General Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td>16. Zoning</td>
</tr>
</tbody>
</table>

City of Winston-Salem
Amy McBride
336-727-8000
amym@cityofws.org
4/18/23 11:42 AM
01.06) Planning Board
Review - 2

No Comments
PLANNING BOARD REVIEW

School, Public in an IP District in RS9 Zoning

CASE: PBR 2023-11
PIN: 6847-35-8902, 6847-45-1746

SCALE: 1" represents 300'
STAFF: Wilson
GMA: 3
ACRES: 8.13
MAP(S): 6847.01
1) SITE PLAN TITLE AND NUMBER: Quality Education Addition PBR 2023-11

2) TYPE OF DEVELOPMENT: School, Public

3) ACREAGE: 8.13

4) ZONING: Existing: IP

5) # UNITS/LOTS: N/A               DENSITY: N/A

6) SITE PLAN PREPARER:    Davis, Martin, Powell and Associates
   Attn: Eddie MacEldowney
   6415 Old Plank Road
   High Point, NC 27265
   336-866-4821
   emac@dmp-inc.com

7) OWNER AND/OR AGENT:    Seed in the Soil, Inc.
   Attn: Dr. Tamara Turner
   5012 Lansing Drive
   Winston-Salem, NC 27105
   336-744-7138
   tturner@qeschools.org

8) CONDITIONS: (These conditions are additional requirements for development. All other city or county code regulations still apply.)

   • PRIOR TO ISSUANCE OF ANY PERMITS:
     a. Plan approval will need to be completed through NCDEQ, DEMLR. Developer shall obtain all necessary permits from that agency.

   • 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.
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: 17

<table>
<thead>
<tr>
<th>Erosion Control</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Issues</td>
</tr>
<tr>
<td>20. Grading/Erosion Control Permit and Erosion Control Plan needed</td>
</tr>
</tbody>
</table>
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/](https://winston-salem.idtplans.com/secure/)

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).
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

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.

General Issues

25. Addressing & Street Naming

Assign address is 5151 Lansing Dr Unit A

Planning

230021_SITE_C2.1 SITE PLAN_SIGNED.pdf [16 redlines] (Page 1)

26. Planning Comments
<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Remove floor plan layer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bryan Wilson</td>
<td>336-747-7042</td>
</tr>
<tr>
<td><a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a></td>
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<td>4/17/23 4:40 PM</td>
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<tr>
<td>01.06) Planning Board</td>
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<td>Review - 2</td>
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</tbody>
</table>

### 28. Planning Comments B

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Show pedestrian crossing area from new building at appropriate location(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bryan Wilson</td>
<td>336-747-7042</td>
</tr>
<tr>
<td><a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a></td>
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<td>4/18/23 11:28 AM</td>
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<td>Review - 2</td>
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### 29. Planning Comments B

<table>
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<td>336-747-7042</td>
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<td><a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a></td>
<td></td>
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<tr>
<td>4/18/23 11:28 AM</td>
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<tr>
<td>01.06) Planning Board</td>
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<td>Review - 2</td>
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</tbody>
</table>

### 30. Planning Comments B

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>If islands are proposed to be used for MVSA tree plantings, the minimum SF is 600’.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bryan Wilson</td>
<td>336-747-7042</td>
</tr>
<tr>
<td><a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a></td>
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<tr>
<td>4/18/23 11:35 AM</td>
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<td>01.06) Planning Board</td>
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### 31. Planning Comments B

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Show Type I Bufferyard against residentially zoned properties.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bryan Wilson</td>
<td>336-747-7042</td>
</tr>
<tr>
<td><a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a></td>
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<td>4/18/23 11:35 AM</td>
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<td>01.06) Planning Board</td>
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<tr>
<td>Review - 2</td>
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</tbody>
</table>


### 16. Text Box B

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Floor plan sheet is not required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bryan Wilson</td>
<td>336-747-7042</td>
</tr>
<tr>
<td><a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a></td>
<td></td>
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<tr>
<td>3/28/23 9:48 AM</td>
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<tr>
<td>Pre-Submittal Workflow</td>
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</tbody>
</table>
# General Issues

## 18. Environmental Features/Greenways

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Greenways: N/A</th>
<th>Wetlands: N/A</th>
<th>Farmland/VAD: N/A</th>
<th>Natural Heritage: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amy Crum</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>336-747-7051</td>
<td></td>
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</tr>
<tr>
<td><a href="mailto:amyc@cityofws.org">amyc@cityofws.org</a></td>
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## 19. CAC

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>No comment.</th>
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</thead>
<tbody>
<tr>
<td>Amy Crum</td>
<td></td>
</tr>
<tr>
<td>336-747-7051</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:amyc@cityofws.org">amyc@cityofws.org</a></td>
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## 24. Historic Resources

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>No comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heather Bratland</td>
<td></td>
</tr>
<tr>
<td>336-727-8000</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:heatherb@cityofws.org">heatherb@cityofws.org</a></td>
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<td>Review - 2</td>
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</table>

## 27. Elevations

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Staff will recommend a condition that all construction plans are in substantial conformance to the submitted elevations.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bryan Wilson</td>
<td></td>
</tr>
<tr>
<td>336-747-7042</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a></td>
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### Stormwater

#### General Issues

#### 17. Stormwater Management Permit Required
This development has an existing stormwater management permit in place. This permit was issued on 09/10/2012. That stormwater management plan had one wet detention basin designed and constructed to treat a drainage area of 2.19 acres of which 1.22 acres of that or 56% of the drainage area to the pond was counted as impervious area. Then, in 2019, additions were made to property and hence this resulted in changes to the impervious area and drainage area to the existing wet detention pond. Those additions increased the drainage area to the existing wet detention pond to 2.5 acres with 1.65 acres of impervious area, or 65.20%, of the drainage area to the pond counted as impervious. The engineer for those 2019 additions provided sealed plans and report to supplement the 2012 design/permit that showed that the existing pond was still capable of treating this extra area and impervious area in terms of the City of Winston-Salem's Post Construction Stormwater Management ordinance water quality and water quantity requirements.

This latest plan in for review is once again adding more impervious area (in the northwest area of the property) within the existing pond drainage area. Therefore, this extra impervious area addition would also have the be verified, as was the case with the 2019 additions, in terms of proving that the existing pond is capable of treating and attenuating this increase in impervious area to still meet the ordinance water quality and quantity requirements. If this can be proven then that will be all that is required. However, should it not be able to be proven and should it be that the pond needs redesigning and upsizing for example, then a new stormwater management permit will have to be applied for which will include a new and revised wet detention pond design review. Your plan is indicating that the existing pond will expanded to accommodate the latest proposed changes and so my guess then is you have already determined that the existing pond is not adequate to treat and attenuate these new additions on top of all of the previous development that took place over the years and so a new stormwater management permit review will be required if this remains true. This will require potential modification of existing sureties and also of the existing Operation and Maintenance Agreements and grants of easements etc.

Finally, as mentioned in recent sketch plans reviews for this plan, the owners of the existing wet detention pond are currently five years out of compliance with their stormwater management permit as they have not submitted annual inspection and maintenance records for the existing stormwater management pond since 2018. No future stormwater management reviews or permits will be issued until the owners show compliance with the existing permit. If a grading permit is to be issued through the City of Winston-Salem, this will also put issuance of such a grading permit on hold.
<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Show the required 10 ft. Type I Buffer required along the property line that adjoins the RM8-S zoning west of the new parking.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amy McBride</td>
<td>Not required for PBR but a detailed landscape plan for the MVSA, street yard and buffer will be needed for when submitting for commercial plan review. As Lansing Dr. has overhead utilities please specify small variety trees for the street yard</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>32. Zoning</th>
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<tbody>
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<tr>
<td>01.06) Planning Board</td>
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<tr>
<td><a href="mailto:amym@cityofws.org">amym@cityofws.org</a></td>
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</tbody>
</table>
Planning Board Members:

Chris Leak, Chair
Jason T. Grubbs, Vice Chair

George Bryan
Walter O. Farabee
Clarence Lambe, Jr.
Mo McRae
Salvador Patiño
Brenda Smith
Jack Steelman

The mission of the City-County Planning Board of Forsyth County and Winston-Salem is to assert visionary leadership in the comprehensive, creative planning for our urban and rural community and responsible stewardship of the natural environment.

We value a beautiful, livable, harmonious, and economically successful community.