Public Hearing Agenda

City-County Planning Board

Forsyth County & Winston-Salem, North Carolina

July 13, 2023
DATES TO REMEMBER:

July 13, 2023 - 4:30 P.M.  Public Hearing
July 27, 2023 - 4:30 P.M.  Work Session
August 10, 2023 - 4:30 P.M.  Public Hearing
August 24, 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).
AGENDA
CITY-COUNTY PLANNING BOARD
JULY 13, 2023
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

• June 8 Public Hearing

B. PUBLIC HEARING ITEMS

1. Zoning petition of Church of God Trustees from RS9 to IP; property is located on the north side of Kerner-
sville Road, east of Wintergreen Road and west of Martindale Road. (Zoning Docket W-3583).
   a. Zoning Recommendation.

2. Zoning petition of Grand Silo Investments, LLC from R M12-S to RM18-S (Residential Building, Multifamily and Residential Building, Townhouse); property is located on the east side of Grand Silo Way, north of Southpark Boulevard (Zoning Docket W-3584).
   a. Zoning Recommendation.
   b. Site Plan Recommendation.

3. Zoning petition of David King, Philippa King, and Mitchell Hensdale from RS9 to LB-S (Car Wash, Retail Store, Offices, and Restaurant (without drive-through service)); property is located on the northwest intersection of Union Cross Road and Solomon Drive. (Zoning Docket W-3585).
   a. Zoning Recommendation.
   b. Site Plan Recommendation.

4. Zoning petition of Spendra, LLC from RS9 to RSQ-L (Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Multifamily; Residential Building, Single Family, and Urban Agriculture); property is located on the southwest intersection of West Academy Street and Brent Street (Zoning Docket W-3586).
a. Zoning Recommendation.

5. Zoning petition of Suso 4 Harper Hill LP from PB-S to GB-S (Shopping Center and Kennel, Indoor); property is located on the southeast intersection of Country Club Road and Vinegar Hill Road. (Zoning Docket W-3587).

a. Zoning Recommendation.
b. Site Plan Recommendation.

C. PRELIMINARY SUBDIVISION APPROVALS

1. #2021092: Williams Land Development, INC (River Rock Subdivision); The northern terminus of Young Acres Farm Road; Remove lots 190-219 from preliminary subdivision; Winston-Salem; 30.6 acres.

2. #2023065: Dreambuilt Construction, INC (Stonebriar Subdivision); North of the intersection of W. Clemmons Ville Road and Krites Street; 17-lot Subdivision in RS9; Winston-Salem; 5.07 acres.

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

3. #2023069: Taylor Development Group, LLC (Grey Oaks Subdivision); East side of North Clif fdale Drive, between Country Club Road and Guinevere Lane; 15-lot Subdivision in RS7; Winston-Salem; 5.09 acres.

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: May 11, 2023, to July 13, 2023

This is automatically continued to the August 10, 2023, meeting, per the Planning Board's By-Laws.

2. PBR 2023-12, The Inspiring Investment (Heritage Station); The south side of Teague Road, between Hartsoe Road and Fox Meadow Lane; 98-lot PRD in City RS9 and County RS20; 51.84 acres.

E. ELECTION OF OFFICERS

F. STAFF REPORT

G. FOR THE GOOD OF THE ORDER
The City Council and the Board of Commissioners made the following decisions on Planning Board matters:

**Winston-Salem City Council**

1. 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, 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); property is located on the west side of Oak Street, between West Eighth Street and West Tenth Street. (Zoning Docket W-3572).

APPROVED (at the June 5, 2023, City Council meeting).

2. 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).

APPROVED (at the June 5, 2023, City Council meeting).

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

APPROVED (at the June 5, 2023, City Council meeting).

4. An ordinance amendment proposed by the Planning and Development Services Department amending Chapter 10 of the Unified Development Ordinances (UDO) to revise the membership structure of the Forsyth County Historic Resources Commission (UDO-CC22).

APPROVED (at the June 5, 2023, City Council meeting).

5. 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).

APPROVED (at the June 5, 2023, City Council meeting).

FORSYTH COUNTY BOARD OF COMMISSIONERS

There have been no actions by the Board of Commissioners on Planning Board matters since the printing of the last Agenda Book.
MINUTES
CITY-COUNTY PLANNING BOARD
JUNE 8, 2023
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING

MEMBERS PRESENT: George Bryan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman
MEMBER ABSENT: None
PRESIDING: Chris Leak

CALL TO ORDER
PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

• May 11, 2023, Public Hearing
• May 25, 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, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman
AGAINST: None
EXCUSED: None

B. PUBLIC HEARING ITEMS

The actual order of cases considered by the Planning Board on May 11, 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 June 8, 2023, was as follows: C.1., E.1., B.2., D.1., D.2., B.1., B.3., B.4.

1. 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
Nick Smith presented the staff report.

Clarence Lambe asked if two freestanding signs would be installed as part of this development, to which Chris Murphy responded affirmatively. Two signs will be required due to the development consisting of two separate parcels. George Bryan inquired if the land behind the southernmost parcel was actually developable. Nick Smith noted that this property consisted mostly of flood zones and was largely undevelopable.

PUBLIC HEARING

FOR:
Luke Dickey, with Stimmel PA, and representative for petitioner.

- Mr. Dickey provided a general overview of the proposal. Chris Leak asked how many residents who participated in the neighborhood outreach were concerned with traffic generated by the project, to which Luke responded most of the citizens were concerned about increased traffic. Luke noted Laura Avenue has “right in, right out” access and the proposed site will use a traffic signal to access University Parkway. Jason Grubbs inquired if the proposed bank building could be rotated and moved closer to University Parkway to provide a better separation for the adjoining residential properties, to which Luke replied that such a change would impact site circulation and would not be possible.

Brandon Kublano, a representative with Track West Development Partners

- Mr. Kublano expressed his understanding of neighborhood concerns and noted his belief that the proposed site plan will be an improvement compared to existing conditions on University Parkway.

AGAINST:
Martha Jones

- Ms. Jones read a prepared statement to express her opposition. She noted the diversity of the neighborhood, which includes both original and new property owners. Ms. Jones referenced the North Suburban Area Plan, which does not support this rezoning. She stated that traffic is already an issue here, with cars cutting through the neighborhood to Oak Summit Road. She feels the proposed development will increase traffic, impact safety, and change the character of the neighborhood.
Sherry Cochrane

- Ms. Cochrane concurred with Ms. Jones’ statements of opposition. She stated that the proposed plan would be a disservice to the neighborhood and expressed concerns with potential impacts on Leak Fork Creek. She also discussed traffic and safety on Laura Avenue. George Bryan inquired if the safeguards put in place with the previous rezoning of the property helped address these issues. Nick Smith summarized the conditions approved by City Council in December 2011 for case W-3118.

Judi Griffin

- Ms. Griffin spoke of her opposition to the proposed plan. She reiterated the traffic issues on Laura Avenue and noted that the proposed restaurant is an evening use and not in character with the neighborhood. The orientation of the bank is also an issue. Jason Grubbs inquired if there were sidewalks on Laura Avenue. Ms. Griffin answered that there are some sidewalks along University Parkway, but not on Laura Avenue.

Rebecca Emilson

- Ms. Emilson voiced her concerns on the safety of the neighborhood and stated that the proposed site will increase cut-through traffic in the neighborhood.

WORK SESSION

Chris Murphy informed the Board that the staff report states there are not any sidewalks proposed as part of this development. Staff will verify the requirements for sidewalks on University Parkway with WSDOT prior to the City Council meeting in August. Brenda Smith stated that neighborhoods like this need protecting. Walter Farrabe commented that most lots facing University Parkway are not deep enough to utilize for commercial development on their own and would need to be combined with adjacent parcels. Walter noted that sidewalks may help the proposed site feel like more of a neighborhood commercial area. Jack Steelman remarked that the area will inevitably be commercial, and the Board’s job is to manage development proposals as best as possible. Clarence Lambe stated the intent of the area plan is for the University Parkway corridor to be a commercial area.

MOTION: Mo McRae 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, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman
   AGAINST: None
   EXCUSED: None

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

2. Zoning petition of Truist Bank, a North Carolina banking corporation from GB-S to LO; property is located on the north side of the intersection of West Hanes Mill Road and Raven Road. (Zoning Docket W-3581). (Case starts at 2:51).

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, Mo McRae, 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, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman  
AGAINST: None  
EXCUSED: None  

3. Zoning petition of Jesse Carr and Kathryn Everhart from RS9 to PB-S (Building Contractors, General; Warehousing; Offices; Combined Use; and Residential Building, Single-Family); property is located on the west side of Beauchamp Road, north of Meadowlark Drive. (Zoning Docket W-3582). (Case starts at 1:08:04).

Bryan Wilson presented the staff report.
George Bryan asked staff to address the land use recommendations for this area, to which Kirk Ericson provided an explanation.

**PUBLIC HEARING**

FOR:
Kathryn Everhart, property owner and petitioner.

- Ms. Everhart stated the purpose of this request is to use this site for storage space and offices for their business, Heritage Hardwood. She noted there would not be any non-office work taking place on-site. She informed the Board that they intend to maintain the residential character of the property. She also shared that they have spoken to their neighbors, and no one is in opposition to their request.

AGAINST: None

**WORK SESSION**

MOTION: Mo McRae 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, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman
- AGAINST: None
- EXCUSED: None

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

4. An ordinance proposed by Planning and Development Services staff for the inclusion of graphics to the UDO to illustrate certain dimensional requirements. (UDO-CC24). (Case starts at 1:26:29).

Dan Rankin presented the staff report.

**PUBLIC HEARING**
FOR:  None

AGAINST:  None

**WORK SESSION**

George Bryan stated his appreciation for the clarification that this proposal does not change any actual provisions of the UDO. Salvador Patiño remarked that this change assists in clarifying UDO text and will be very useful for the public.

MOTION:  George Bryan 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, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman
  AGAINST:  None
  EXCUSED:  None

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

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). (Case starts at 2:22).

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

D. **PLANNING BOARD REVIEWS**

1. #2023058; Tiramisu, LLC (Lukon Subdivison); South side of the intersection of Lukon Lane and Toddle Drive; 16-lot subdivision in RS9; Winston-Salem; 5.48 acres. (Case starts at 4:44).
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, Mo McRae, 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, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman
AGAINST: None
EXCUSED: None

2. #2023059; BGC-CBD JV, LLC (New Walkertown); Both sides of New Walkertown Road, east of Northampton Drive; 75-lot subdivision in RS9; Winston-Salem; 38.39 acres. (Case starts at 5:58).

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, Mo McRae, 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, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman
AGAINST:  None
EXCUSED:  None

E.  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.

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

F.  STAFF REPORT

Kirk Ericson informed the Board that staff does not have any items for the June 22, 2023, Work Session agenda, and as such, the Board approved cancelling this meeting. Bryan Wilson summarized the caseload for the July public hearing meeting. Chris Murphy reminded the Board that election of officers for the 2023-2024 fiscal year will take place at the July meeting. He also noted there will be a brief introduction of new staff members at next month’s meeting.

G.  FOR THE GOOD OF THE ORDER
Property included in zoning request.

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

DOCKET #: W-3583

PROPOSED ZONING:
IP

EXISTING ZONING:
RS9

PETITIONER:
Church of God Trustees

SCALE: 1" represents 300'
STAFF: Allred
GMA: 3
ACRES: 4.00
NEAREST BLDG: 2' southwest
MAP(S): 6855.03; 6854.01
Southeast Suburban Area Plan Update, 2016

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

Rezoning
Activity Center
Special Land Use Condition Areas

Proposed Land Use
- Single-Family Residential (0-8 Du/Ac)
- Urban Residential Infill
- 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
- Utilities

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

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3583</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Marc Allred</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Church of God Trustees</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6855-30-7180</td>
</tr>
<tr>
<td>Address</td>
<td>3263 Kernersville Road</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 RS9 (Residential Single Family-9,000 sq ft minimum lot size)** **to IP (Institutional & Public).**

**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 IP District is intended to accommodate public and institutional uses which have a limited land use impact or traffic generation potential upon surrounding uses. The district is intended to accommodate smaller, less intensive public and institutional uses which have concentrated service areas and are located in or near residential areas, or larger, less intensive recreational or institutional facilities in rural areas.

**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 request contains an existing church. The site is located within GMA 3 and directly accesses a major throughfare.

**GENERAL SITE INFORMATION**

**Location**

The north side of Kernersville Road, east of Wintergreen Road and west of Martindale Road.

**Jurisdiction**

City of Winston Salem

**Ward(s)**

East

**Site Acreage**

± 4.00 acres

**Current Land Use**

Church or Religious Institution, Neighborhood

**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>Vacant property</td>
</tr>
<tr>
<td>East</td>
<td>RS9</td>
<td>Single-family home</td>
</tr>
<tr>
<td>South</td>
<td>IP</td>
<td>Church</td>
</tr>
<tr>
<td>West</td>
<td>RS9 and IP</td>
<td>Single-family home and public school</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 proposed institutional uses are compatible with the mixture of uses permitted on adjacent properties.</td>
</tr>
</tbody>
</table>

**Physical Characteristics**

The site is currently developed with a church, parking lot, two playgrounds, and an accessory building. There is a gentle downward slope towards the northern property line.

**Proximity to Water and Sewer**

The site has access to public water from Kernersville Road and sewer from a sewer easement on the western portion of the property.

**Stormwater/Drainage**

Staff is not aware of any existing stormwater issues at this location.

**Watershed and Overlay Districts**

The site is in the Salem Lake watershed.

**Analysis of General Site Information**

The subject property is currently developed with a neighborhood-scale church. The site does not contain any steep slopes or other topographic changes. The site is within the Salem Lake Watershed. Any future redevelopment or proposed building expansion on the property would be required to meet UDO environmental protection provisions.

**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-3273</td>
<td>RS9 to IP</td>
<td>Approved 11/02/2015</td>
<td>South of site</td>
<td>10.44</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>Kernersville Road</td>
<td>Major Thoroughfare</td>
<td>396 feet</td>
<td>9,000</td>
<td>15,800</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

Because this is a General Use request without a site plan, proposed access points are unknown. The current access points to this site are from Kernersville Road.

**Trip Generation - Existing/Proposed**

**Existing Zoning: RS9**

Church or Religious Institution, Neighborhood

5,060 sf building/1000 x 9.11 (Church trip rate) = 47 trips per day

**Proposed Zoning: IP**

Staff is unable to estimate trip generation for the proposed zoning request as it is a General Use request without a site plan.

**Sidewalks**

There are no existing sidewalks along public road frontage in the general area. However, WSDOT does recommend this section of Kernersville Road for future sidewalks.

**Transit**

The church is approximately 0.5 miles away from the Southeast Plaza Shopping Center Food, where WSTA bus routes 101 and 105 make
| Analysis of Site Access and Transportation Information | There are no sidewalk connections between the subject property and the bus stop. Ample vehicular capacity exists along this section of Kernersville Road. Staff does not foresee any transportation-related issues associated with this request. |

### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy 2030 Growth Management Area</th>
<th>Growth Management Area 3 - Suburban Neighborhoods</th>
</tr>
</thead>
</table>
| Relevant Legacy 2030 Recommendations | • Promote land use compatibility through good design and create a healthy mix of land uses in proximity to one another.  
• Create new and enhance existing neighborhoods, emphasizing connectivity, walkability, and a variety of land uses, and access to services and institutional uses. |
| Relevant Area Plan(s) | *Southeast Suburban Area Plan Update (2016)* |
| Area Plan Recommendations | • The area plan’s proposed land use map recommends institutional uses for this site.  
• Existing institutions should be permitted to grow and expand in a manner that is compatible with surrounding neighborhoods. |
| Site Located Along Growth Corridor? | The site is located along the Kernersville Road Urban/Suburban Growth Corridor. |
| Site Located within Activity Center? | The site is not located within an activity center. |
| Comprehensive Transportation Plan Information | The *Comprehensive Transportation Plan* recommends upgrading this section of Kernersville Road to modern infrastructure design standards. This could include improvements to travel lanes, shoulders, turn lanes at intersections, realignments, sidewalks, and/or complete street accommodations as appropriate. |
| Addressing | The site address will remain 3263 Kernersville Road. |
| Rezoning Consideration from Section 3.2.19 A 16 | **Have changing conditions substantially affected the area in the petition?**  
No  
**Is the requested action in conformance with Legacy 2030?**  
Yes |
| Analysis of Conformity to Plans and Planning Issues | The request is to rezone approximately 4.0 acres of a developed institutional site from RS9 to IP. The applicant wishes to install an electronic message board sign, which is not allowed within the current residential zoning. |
The Southeast Suburban Area Plan Update (2016) recommends Institutional land uses for this site. The requested district is compatible with the surrounding residential neighborhoods and the general recommendations of Legacy.

**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 is consistent with the recommendations of the <em>Southeast Suburban Area Plan Update</em> and <em>Legacy 2030</em>.</td>
<td>The proposed zoning district would allow for an electronic message board sign, which may be a source of distraction for some drivers.</td>
</tr>
<tr>
<td>There are no anticipated traffic impacts associated with this request.</td>
<td></td>
</tr>
<tr>
<td>The proposed district is compatible with the existing institutional use on site and the surrounding land use pattern.</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 IP ZONING DISTRICT
City of Winston-Salem Jurisdiction Only

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

Cemetery
Child Care, Drop-In
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Funeral Home
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Habilitation Facility A
Habilitation Facility B
Habilitation Facility C
Hospice and Palliative Care
Library, Public
Museum or Art Gallery
Nursing Care Institution
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see use-specific standards in UDO ClearCode)
Urban Agriculture
Utilities

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Academic Biomedical Research Facility
Adult Day Care Center
Child Care Institution
Child Care, Sick Children
Child Day Care Center
Child Day Care, Large Home
Church or Religious Institution, Community
Family Group Home B
Park and Shuttle Lot
Planned Residential Development
School, Private
School, Public
School, Vocational or Professional

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

Club or Lodge
College or University
Family Group Home C
Recreation Services, Indoor
Recreation Services, Outdoor
Transmission Tower

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

Access Easement, Private Off-Site
Animal Shelter, Public

SUP not required if standards of Section 5.2.2A are met
# USES ALLOWED IN THE EXISTING RS9 ZONING DISTRICT

City of Winston-Salem Jurisdiction Only

## 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\(^5\)
- Parking, Off-Site, for Multifamily or Institutional Uses
- Transmission Tower

\(^5\)SUP not required if standards of Section 5.2.2A are met
Hi, we had spoken earlier on the phone about our community outreach and I will summarize as follows.

On 6-14-23 we went door to door in our neighborhood to all the properties within a 500 foot radius passing out fliers. They invited everyone to a community meeting at the church set for 6-21-23 at 6:00pm. If anyone was at home we spoke with them directly and if not a flier was placed in mailboxes if one was available and attached to the front door if not. Everyone we spoke with was in favor of the church's rezoning efforts. The main question was, what was the reason for the rezoning and we informed them it was for the installation of a lighted sign. We invited our local council person, Mrs. Scippio, to our community meeting as well.

If any additional information is needed please let me know.

Thanks, Micah
DOCKET #: W-3584

PROPOSED ZONING:
RM18-S

EXISTING ZONING:
RM12-S

PETITIONER:
Grand Silo Investments, LLC
(Grand Silo Apartments)

SCALE: 1" represents 300'

STAFF: Allred

GMA: 3

ACRES: 8.83

NEAREST BLDG: 10' north

MAP(S): 6823.02
South 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
- Utilities

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

Case W-3584

West Clemmonsville Road/
Old Salisbury Road

W-3584
Area Plan Recommendations
1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.

2. Contractor is to notify architect immediately of conditions or items varying from depicted information.

3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.

4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design.

5. Planworx Architecture, P.A. retains ownership of all designs depicted and implied herein.

6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.

ELEVATION GENERAL NOTES

BUILDING TYPE 1 - FRONT ELEVATION

1. BUILDING TYPE 1 - FRONT ELEVATION
Scale: 1/8" = 1'-0"

2. BUILDING TYPE 1 - SIDE ELEVATION (LEFT SHOWN)
Scale: 1/8" = 1'-0"

3. BUILDING TYPE 1 - REAR ELEVATION
Scale: 1/8" = 1'-0"

- Address Numbers: Shall be placed on the exterior of the building, from the street or road fronting the property. These numbers shall contrast with the exterior color of the building to be clearly visible.
- Exterior Lights: Per Builder/Electrical Drawings
- Exteriors: Per elevation general notes
- Exterior Trim: To be 6" fiber cement trim and band board above brick rowlock & stone.
- Horizontal band boards & frieze boards to be corner boards.
- Corner boards: To be 4" fiber cement trim.
- Window trim: To be 6" fiber cement board.
- Exterior Insulation: To be R-19 fiberglass insulation.
- Roof: Standing seam metal roof.
- Main ridge height: To be R-19 fiberglass insulation.
- FIRST FLOOR SLAB ON GRADE: To be R-19 fiberglass insulation.
- SECOND FLOOR: To be R-19 fiberglass insulation.
- CLG. HT.: To be R-19 fiberglass insulation.
- WIN. HGT.: To be R-19 fiberglass insulation.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information.

3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.

6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.

5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein.

IN HEIGHT. ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN.

- RAKE TRIM TO BE 4" TYPICAL
- BAND BOARD ABOVE BRICK ROWLOCK & STONE TO BE 6" FIBER CEMENT BOARD
- 4" SILL AND JAMB TRIM, TYPICAL

ELEVATION GENERAL NOTES

- EXTERIOR MATERIAL LEGEND

= STANDING SEAM METAL ROOF
= ASPHALT SHINGLE ROOF

ROWLOCK/SOLDIER COURSE.
= 3/4" PROJECTED BRICK
= STONE VENEER
= BRICK VENEER
= FIBER CEMENT PANEL BD W/ 3 1/2" BATTENS SPACED PER ELEVATION

www.planworx.com
1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.

2. Contractor is to notify architect immediately of conditions or items varying from depicted information.

3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.

4. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.

5. Planworx Architecture, P.A. retains ownership of all designs depicted and implied herein.

6. Exterior lights per addressing from the street or road fronting the exterior walls on each side as well as apartment numbers on each wall/roof penetration. Address numbers shall be placed on the front of each breezeway. Their background shall be adjacent material to the building identification placed in an approved building identification placard. Address numbers, building numbers or Arabic numbers or alphabetical letters 6" min. from the street or road.

- Rake trim to be 4" typical
- Window trim to be 6" fiber cement trim and 8" fiber cement board
- Horizontal fiber cement siding
- Standing seam metal roof
- Asphalt shingle roof
- Fiber cement panel bd w/ 3 1/2" battens spaced per elevation
- Brick veneer
- Stone veneer
- 3/4" projected brick

In Height. Address numbers shall be placed on the front of each breezeway. Their background shall be adjacent material to the approved building identification placed in an approved building identification placard. Address numbers, building numbers or Arabic numbers or alphabetical letters 6" min. from the street or road.

- Rake trim to be 4" typical
- Window trim to be 6" fiber cement trim and 8" fiber cement board
- Horizontal fiber cement siding
- Standing seam metal roof
- Asphalt shingle roof
- Fiber cement panel bd w/ 3 1/2" battens spaced per elevation
- Brick veneer
- Stone veneer
- 3/4" projected brick
1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.

2. Contractor is to notify architect immediately of conditions or items varying from depicted information.

3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.

4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design.

5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein.

6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.

IN HEIGHT. ADDRESS NUMBERS SHALL BE PLACED ON FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE.

ELEVATION GENERAL NOTES

EXTERIOR MATERIAL LEGEND

BUILDING TYPE 4 & 5 - REAR ELEVATION

Scale: 1/8" = 1'-0"
PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3584</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Marc Allred</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Grand Silo Investments, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6823-58-9063</td>
</tr>
<tr>
<td>Address</td>
<td>1651 Grand Silo Way</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use Rezoning</td>
</tr>
</tbody>
</table>

Proposal

The petitioner is requesting to amend the Official Zoning Map for the subject property from RM12-S (Residential, Multifamily – 12 units per acre) to RM18-S (Residential, Multifamily – 18 units per acre). The petitioner is requesting the following uses:

- Residential Building, Multifamily and Residential Building, Townhouse

**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

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

Zoning District Purpose Statement

The RM18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is appropriate for Growth Management Areas 1 and 2 and may be suitable for Growth Management Area 3 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available, and the site has direct access to a minor or major thoroughfare.

Rezoning Consideration from Section 3.2.19 A 16

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

Yes, the site is within GMA 3, has adequate access to public utilities, and has access to an expressway and a minor thoroughfare via a collector street (Southpark Boulevard).

GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>East side of Grand Silo Way, north of Southpark Boulevard.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>South</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 8.83 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Vacant land</td>
</tr>
<tr>
<td>Surrounding Property Zoning and Use</td>
<td>Direction</td>
</tr>
<tr>
<td></td>
<td>North</td>
</tr>
<tr>
<td>Location</td>
<td>Classification/Use</td>
</tr>
<tr>
<td>----------</td>
<td>-------------------</td>
</tr>
<tr>
<td>East</td>
<td>HB-S</td>
</tr>
<tr>
<td>South</td>
<td>RM12-S and RM18</td>
</tr>
<tr>
<td>West</td>
<td>RM12-S</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 residential building, multifamily use is allowed on the properties south and west of the subject property. This request is a revision of the previously approved RM12-S rezoning that occurred in 2003.

**Physical Characteristics**

The partially wooded site slopes downward to the east with a significant drop in elevation to an unnamed creek bed running from south to north on the eastern portion of the property. The remaining eastern portion of the site slopes steeply towards the same creek. No development is proposed on the eastern portion of the site.

**Proximity to Water and Sewer**

Public water is accessed from Grand Silo Way and public sewer is available on the eastern portion of the property.

**Stormwater/Drainage**

Stormwater and runoff drainage will be managed by one underground stormwater management device on the southern portion of the site. The device will ultimately drain to the unnamed creek.

**Watershed and Overlay Districts**

The site is not located within a water supply watershed.

**Analysis of General Site Information**

The site is mostly undeveloped with open area to the west and wooded area to the east. The site contains sloping topography to an intermittent stream bed. The site has adequate access to public utilities and is not located within a water supply watershed.

**RELEVANT ZONING HISTORIES**

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-3198</td>
<td>RS9 and RM18-S to HB-S</td>
<td>Approved 10/7/2013</td>
<td>East</td>
<td>0.27</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2968</td>
<td>RM12-S Site Plan Amendment</td>
<td>Approved 2/4/2008</td>
<td>Current request is part of rezoning</td>
<td>11.72</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2810</td>
<td>RS9 and RM18-S to HB-S</td>
<td>Approved 2/6/2006</td>
<td>East</td>
<td>4.38</td>
<td>Approval</td>
</tr>
</tbody>
</table>
The proposed site plan shows two access points; one connecting to Grand Silo Way and the other a proposed emergency-access-only drive that connects to Heritage Pointe Drive. No road improvements are being proposed as a part of this request.

Existing Zoning: RM12-S
148 units x 6.65 (apartment trip rate) = 985 trips per day

Proposed Zoning: RM18-S
120 units x 6.65 (apartment trip rate) = 798 trips per day

Sidewalks already exist along Southpark Boulevard and Grand Silo Way. The developer is proposing internal sidewalks connecting to Grand Silo Way and Heritage Pointe Drive.

WSTA Route 83 is located at the intersection of Peters Creek Parkway and Southpark Boulevard. This is approximately .35 miles from the site and is connected by sidewalks.

The site plan proposes a single public access point at the intersection of Harvest Moon Lane and Grand Silo Way. An additional emergency vehicular access point is proposed at Heritage Pointe Drive.

Two pedestrian connections will be established through internal sidewalks that will connect with the existing sidewalks at the intersections of Harvest Moon Lane and Grand Silo Way, and Heritage Pointe Drive and Grand Silo Way. There will not be any direct pedestrian connection to Southpark Boulevard as the existing sidewalks are positioned on the south side of that boulevard.

A TIA was not required for this proposal. The petitioner is requesting 28 fewer units than the originally approved site plan showed and therefore any change in traffic generation would be less than what was previously approved.

The proposed development is a continuation of the Heritage Park and Morgan Ridge Phase II development originally approved in 2003.
Transportation Information (W-2968). The two proposed site access points are in locations similar to those that were previously approved. The site plan depicts one new public access point (Harvest Moon Lane) at the traffic circle on Grand Silo Way and an emergency access point on Heritage Pointe Drive. The site plan shows two internal private streets that will interconnect all proposed building and parking areas. The site plan shows two internal pedestrian connections to Grand Silo Way, but no direct connection to Southpark Boulevard, as existing sidewalks are located on the south side of the right-of-way with a designated pedestrian crossing to the north.

<table>
<thead>
<tr>
<th>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Square Footage</td>
</tr>
<tr>
<td>-------------------------</td>
</tr>
<tr>
<td>204,550</td>
</tr>
<tr>
<td>Units (by type) and Density</td>
</tr>
<tr>
<td>One two-story apartment building- 16 units</td>
</tr>
<tr>
<td>Two three-story apartment buildings- 48 units</td>
</tr>
<tr>
<td>Two three/four-story split apartment buildings- 56 units</td>
</tr>
<tr>
<td>Parking</td>
</tr>
<tr>
<td>214</td>
</tr>
<tr>
<td>Building Height</td>
</tr>
<tr>
<td>60 feet</td>
</tr>
<tr>
<td>Impervious Coverage</td>
</tr>
<tr>
<td>80%</td>
</tr>
<tr>
<td>UDO Sections Relevant to Subject Request</td>
</tr>
<tr>
<td>Section 4.5.14: RM18; Residential Multifamily District</td>
</tr>
<tr>
<td>Section 5.2.71: Residential Building, Multifamily, Townhouse or Twin Home Use-Specific Standards</td>
</tr>
<tr>
<td>Table 6.1.2: Motor Vehicle and Bicycle Parking Space Requirements</td>
</tr>
<tr>
<td>Complies with Section 3.2.11 (A) Legacy 2030 policies:</td>
</tr>
<tr>
<td>(B) Environmental Ord.</td>
</tr>
<tr>
<td>(C) Subdivision Regulations</td>
</tr>
<tr>
<td>Analysis of Site Plan Compliance with UDO Requirements</td>
</tr>
</tbody>
</table>

Conformity to Plans and Planning Issues

Legacy 2030 Growth Management Area

GMA 3 – Suburban Neighborhoods
**Relevant Legacy 2030 Recommendations**
- Encourage the reuse of existing sites that is compatible and complementary with the surrounding area.
- Encourage a mixture of residential densities and housing types through land use recommendations.

**Relevant Area Plan(s)**
*South Suburban Area Plan Update (2017)*

**Area Plan Recommendations**
- The proposed land use map recommends intermediate-density attached residential development (8.1 – 18 dwelling units / 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.

**Comprehensive Transportation Plan Information**
No improvements are recommended by the CTP in relation to this request.

**Rezoning Consideration from Section 3.2.19 A 16**

<table>
<thead>
<tr>
<th>Have changing conditions substantially affected the area in the petition?</th>
</tr>
</thead>
<tbody>
<tr>
<td>No.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the requested action in conformance with Legacy 2030?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes.</td>
</tr>
</tbody>
</table>

**Analysis of Conformity to Plans and Planning Issues**
The request is to rezone an approximately 8.83-acre site from RM12-S to RM18-S, to allow for 120 apartment units.

The proposed density of 13.6 units per acre is similar to the currently approved RM12-S zoning, which allowed 148 units on the same property (case W-2968) at a density of 16.76 du/ac. Although the entire site plan for case W-2968 had an overall density of 10.37 du/ac, the subject parcel was cut out of the larger development and sold to a separate entity. The purpose of this request is to allow for this parcel to operate independently under a zoning district that will accommodate the proposed densities and additional height for two of the split-level apartment buildings. Both density and building height limits prevent the site from being developed under existing RM12-S zoning.

The *South Suburban Area Plan* recommends intermediate residential density land use at this location. *Legacy* encourages the reuse of existing sites with developments that are compatible with the surrounding area. As this is effectively a reduction in the total number of originally proposed units on site, there are no anticipated traffic or land use impacts associated with this request.
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 is generally consistent with the recommendations of both <em>Legacy 2030</em> and the <em>South Suburban Area Plan</em>.</td>
<td>The request has limited vehicular interconnectivity opportunities given the developed nature of the surrounding area.</td>
</tr>
<tr>
<td>The request proposes additional screening to further buffer the development against the single-family homes to the northwest of the site.</td>
<td></td>
</tr>
<tr>
<td>The request would result in a lower net density for the development which would further limit any offsite impacts to neighbors.</td>
<td></td>
</tr>
</tbody>
</table>

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

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

- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
  a. The developer shall submit a stormwater management study for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  a. The developer shall record a final plat in the office of the Register of Deeds. The final plat shall show tentative building locations and all access and utility easements with reference to any cross-access agreements. As a part of final plat recording, the developer shall record a negative access easement along the frontage of Southpark Boulevard.
  b. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
  b. An enhanced 15’ Minimum Type II Bufferyard with Leyland Cypress plantings and a six-foot high opaque wood fence shall be installed adjacent to single-family residential zoning.

**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.
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: 14

<table>
<thead>
<tr>
<th>Engineering</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Issues</td>
</tr>
<tr>
<td>15. General comments</td>
</tr>
</tbody>
</table>
City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
6/7/23 7:36 AM
01.03) Rezoning-Special Use District - 2

1. No city driveway permit is required for this development since access is off of an existing private street.

**Erosion Control**

**General Issues**

12. **Grading/Erosion Control Permit and Erosion Control Plan needed**

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
6/6/23 4:22 PM
01.03) Rezoning-Special Use District - 2

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)

13. **Erosion Control Plan Review to NCDEQ - DEMLR**

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
6/6/23 4:23 PM
01.03) Rezoning-Special Use District - 2

If this project will use any public funds for financing and/or be constructed on public owned property, 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).

**Fire/Life Safety**

**General Issues**

17. **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.

---

**MapForsyth Addressing Team**

**General Issues**

**22. Addressing & Street Naming**

Road names Gibbous Ct and Harvest Moon Ln are approved. Please send me the floor plans for the apartments.

---

**Planning**

**2023.06.02 Grand Silo Rezoning Submittal-signed (20-214).pdf [3 redlines]**

---
21. Planning Comments  

City of Winston-Salem  
Bryan Wilson  
336-747-7042  
bryandw@cityofws.org  
6/14/23 9:45 AM  
01.03) Rezoning-  
Special Use District - 2  

Residential Building, Townhouse  

General Issues  

16. Historic Resources  

No comments  

City of Winston-Salem  
Heather Bratland  
336-727-8000  
heatherb@cityofws.org  
6/7/23 11:54 AM  
01.03) Rezoning-  
Special Use District - 2  

23. Conditions  

City of Winston-Salem  
Marc Allred  
336-727-8000  
marca@cityofws.org  
6/21/23 10:09 AM  
01.03) Rezoning-  
Special Use District - 2  

- Enhanced 15' Minimum Type II Bufferyard with Leyland Cypress screen along adjacent residential single family zoned districts.  
- Six-foot height opaque wood fence along adjacent residential single family zoned districts.  
- Signed plat showing an easement connecting your southwestern connection (Hertiage Pointe Drive) to Grand Silo Way prior to issuance of building permits.  
- Negative access easement along entire South Park Boulevard frontage prior to issuance of grading permits.  
- Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff prior to issuance of certificate of occupancy.  
- The developer shall submit a stormwater management study for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment.  

[Ver. 4] [Edited By Marc Allred]  

24. CAC
26. Resubmittal

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
6/21/23 10:25 AM
01.03) Rezoning-
Special Use District - 2

Resubmittal deadline for changes to the plan is next Wednesday.

27. Community Outreach Deadline

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
6/21/23 10:30 AM
01.03) Rezoning-
Special Use District - 2

Please ensure that you have submitted the required neighborhood outreach summary by the deadline as required in UDO ClearCode and referenced in the Planning Board Calendar of Significant Dates located here: https://www.cityofws.org/1564/Monthly-Planning-Board-Items.

Stormwater

General Issues

14. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephpf@cityofws.org
6/6/23 4:26 PM
01.03) Rezoning-
Special Use District - 2

This development will be required to apply for and be issued with a Post Construction Stormwater Management permit that shows compliance with all of the applicable provisions of The City of Winston-Salem’s Post Construction Stormwater Management ordinance.

The plan states that the impervious area will be 42.7% of the site. Developments that exceed 24% impervious area are considered to be a high density development under the water quality provisions of the ordinance. High density developments have to manage and treat the first inch of runoff from the development in an approved stormwater management system. The high density water quality provisions also require stream buffers to be provided off of all intermittent and perennial streams that may be located on a property. There is one such stream on your property and you are showing a 30' buffer, which is the correct width, as measured from the top of bank on each side of the conveyance. There is no impervious area allowed within the buffer zone and the inner half of the buffer zone must remain undisturbed at all times. However, the outer half of the buffer zone may be disturbed for the purposes of grading operations during construction. Looking at your plan I'm concerned with what appears to be proposed grades extending into the inner half of the buffer in the north eastern side of the site area. The plan appears to show proposed grades in that area all the way to the creek itself. This will not be permitted. Please verify and check that. I'm also questioning the shape of the buffer - it looks very "archy" or "curvy" and doesn't appear to be a true offset of the top of bank of the creek. Please show a buffer that matches the creek line so I can verify that the buffer zones are indeed accurate and that there are no other encroachments into the buffer zone that are not
permitted.

The water quantity provisions of the ordinance will apply since you are proposing to create more than 20,000 sq.ft. of new impervious area. This will require that the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration, be managed in an approved stormwater management system to at, or below, the pre developed rates and also that the increase in the pre versus post developed 25 year volume be stored in the system and this volume be released within a 2 to 5 day time period.

You are showing one "Proposed Underground Stormwater Management Device" on your plan. Will one such device be enough to capture and attenuate all of the site impervious areas? I'm thinking for example of such areas like the most easterly buildings - will the runoff from those areas be able to be conveyed back to the system you are currently showing? Also, I'm not sure if the "General Note 3" will be acceptable to Planning staff for a plan that is going before the Planning Board for approval. Check with Planning staff on that because if there are changes made as in adding more systems than what is shown or significantly changing the location and type of system shown then you may be required to come back before the Planning Board. Again, that will be a Planning staff call. I'm o.k. with whatever decision they advise upon.

For any stormwater management system that is designed the developer will have to provide a non refundable financial surety to the City of Winston-Salem as part of the permitting process. This surety shall equal 4% of the estimated construction cost of the stormwater management system.

Finally, an Operation and Maintenance (O&M) Agreement will be required to be approved by the City as part of the permit process and once approved then recorded at The Forsyth County Register of Deeds office.

Utilities

19. General Comments

City of Winston-Salem
Chris Jones
336-747-7499
charlesj@cityofws.org
6/14/23 5:36 AM
01.03) Rezoning-Special Use District - 2

Any existing connections not intended for reuse must be terminated at the main. Water/sewer interior to the site will be private. Site will be master metered with a reduced pressure assembly backflow preventer matching the meter size. Water meters purchased through the COWS. System development fees due at the time of meter purchase.
W-3584 Grand Silo Apartments
Neighborhood Outreach Report

On June 16, 2023, 114 outreach letters were sent to property owners and neighbors within 500 feet of the subject site. These letters provided a summary of the proposed rezoning request to RM18-S from RM-12-S, as well as an illustrative site plan of the proposed development. Thirty-Four (34) neighbors responded to the invitation with two (2) neighbors not able to attend and requested information. An online Microsoft Teams meeting was held on June 28, 2023 from 5:30 pm to 6:30 pm.

Correspondence Prior to Meeting:

1) One neighbor had responded by email to state that she was unable to attend the meeting and requested a summary of the project request.
   a) Stimmel followed up with a summary of the request and responded to additional questions.

2) One neighbor responded by email to state that she was unable to attend but reviewed the plans and had questions regarding gated entrance, dumpster locations, and size of clubhouse and pool.
   a) Stimmel followed up with responses to questions.

3) Representatives of the management company for the Haylofts HOA reached out requesting additional information and to discuss access to the proposed development.
   a) Stimmel provided site plan information and contact information for developer’s attorney to discuss approved/recorded access easements and agreements.

Online Meeting:

1) Thirty-four (34) neighbors attended the online meeting. Twenty-three (23) joined online and eleven (11) joined by phone. An overview of the zoning request was provided discussing the site’s zoning history, the updated site plan and zoning request due to building height, buffers, access, stormwater, the overall zoning process, and Planning Board and potential City Council meeting dates. Please refer to attached plans.

   Representatives included: Luke Dickey (Stimmel), Arthur Rebisz (Developer), Britton Lewis (Developer Attorney – Carruthers & Roth)

After the plan and zoning overview, the floor was opened for questions.

1) Haylofts Condo residents had concerns regarding the proposed access to their parking lot and the traffic impacts to them.
   a) Response - The access would be gated and accessible to emergency vehicles only if the main entry was blocked.
2) One resident of the Haylofts and former HOA president stated that he would like the emergency connection made to the northern drive and not the southern drive. He did not recall that being approved.  
   a) Response – the connection was made to the south as the dumpster for the Haylofts was at the northern connection and developer was told that the Haylofts did not want to relocate. The recorded access agreements would be reviewed.  
      (Note: the recorded access agreements show a connection to the southern drive and dumpster remaining.)

3) The current Haylofts HOA president questioned when agreed upon payments would be made for the easements.  
   a) Response – the payments would be made based on the agreement within 10 days of the commencement of grading on the site.

4) The HOA President from the HP3 board was concerned that they were not part of the discussions for road access and easements.  
   a) Response – the primary boards engaged were the ones that had ownership of the easements. The HP3 board should have had representatives on the combined overall board whom discussions regarding the easements were held. The HOA President stated that they were not involved and did not know what was taking place. Since the meeting they have reached out and the attorney for the developer has provided the recorded access/easement agreements.

5) Multiple comments were made concerning additional traffic and the impacts to Grand Silo Way  
   a) Response – the access for the development will be made to Grand Silo Way as has been shown on approved zoning site plans since 2003. The access/easement agreements have provisions for cost share for the maintenance of the roads.

6) Multiple neighbors mentioned the concern that they were not notified of this pending apartment development when they had purchased their home in the area. (Purchased in 2018/2019) They were told that it would be private smaller scale residential development.  
   a) Response – the site has been proposed for multi-family apartments since 2003. It was unfortunate that the realtors had not disclosed the approved use for the undeveloped portion of the project.

7) Multiple neighbors had concerns regarding people currently walking dogs and not cleaning-up after them and that this apartment project would only increase the issue. They questioned whether a dog park was planned.  
   a) Response – understand their concerns and would look at adding a dog park to the proposed plan. A fenced dog park behind the pool area on the site plan has been added to the resubmitted plan.

8) General concerns were mentioned regarding safety for neighbors and older family members in the community. Expressed the view that renters do not take care of property versus those that own and the additional traffic.

9) Some neighbors questioned what can be done to express their concerns and any how to address any future issues.  
   a) Response – for the zoning we encouraged them to attend the Planning Board meeting and the City Council meeting. They can reach out to their Councilmember, John Larson, and his contact information is listed on the City website.
10) A neighbor questioned what would happen if the zoning was not approved.
   a) Response – the site is already zoned RM-12 and approved for 140 units. By right, the developer could modify the building height of the two buildings that exceed the RM-12 height limitations and move forward with an apartment development.

Additional follow-up has taken place with the HP3 Homeowners Association president to provide zoning plans and approved access easement agreements.

Please refer to attached letter and plans/exhibits from the meeting.

Respectfully submitted,

Luke Dickey, PLA
Vice President
Stimmel Associates, P.A.
A meeting to review the proposed rezoning plan for the previously approved multifamily apartment development as part of the final phase of the Heritage Park Development. The revised plan reflects minor changes to the previously approved zoning plan to accommodate the new proposed building footprints. The approved plan had a total of 140 units and the new plan proposes 120 units. The request for the zoning change from RM-12-S to RM-18-S is to allow for additional building height for two of the buildings outlined on the attached site plan. These two buildings are three stories facing the parking lot and four stories facing the creek. RM-12 zoning permits a maximum building height of 45-feet. The proposed average height of the two buildings is approximately 50-feet. Thus, the need to rezone to RM-18 which permits a maximum height of 60-feet. All other proposed buildings will not exceed 45-feet in height.

The proposed rezoning and site plan will be reviewed by the Planning Board who provides a recommendation for approval or denial. The City Council is the final approval authority.

Please note that the attached site plan may change as it goes through the review process to address comments by the city or neighbors.

If you would like to join the online meeting, please email Stimmel Associates (Agent of Petitioner) at outreach@stimmelpa.com before 12pm Tuesday, June 27, 2023. Please include Grand Silo in the subject line so Stimmel staff will know which project the email is regarding. Staff will respond with a link which will allow you to attend the meeting.

If you have any questions or are unable to attend the meeting and would like to discuss the proposed rezoning, please reach out to the email above, or you can call Luke Dickey with Stimmel Associates at (336) 723-1067.

Date: Wednesday, June 28, 2023
Time: 5:30pm to 6:30pm
Location: Online Via Microsoft Teams
This is a preliminary site plan and is subject to change throughout the rezoning process based on city staff comments and neighborhood feedback.
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City, State</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>A R Kiger</td>
<td>3700 Woodruff RD</td>
<td>Jonesville NC</td>
<td>28642</td>
</tr>
<tr>
<td>Adalgisa Del Carmen Cespedes</td>
<td>1380 Heritage Pointe DR APT 209</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Alexander Moussaev</td>
<td>4342 Witherow Rd</td>
<td>Winston Salem NC</td>
<td>27106</td>
</tr>
<tr>
<td>Alicia M Heintzelman</td>
<td>1819 Grand Silo Way</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Revocable Living Trust</td>
<td>1380 Heritage Pointe DR APT 209</td>
<td>Winston-Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Andrea Morris Hairston</td>
<td>2004 Owls Roost Rd</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Anita Brown</td>
<td>1837 Grand Silo Way</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Anna Christina Mae Galvez</td>
<td>1925 South St</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Anthony Lee Montouth</td>
<td>1909 Ashridge Dr</td>
<td>Fayetteville NC</td>
<td>28304</td>
</tr>
<tr>
<td>Arcadian Apts LP</td>
<td>2110 W County Line Rd</td>
<td>Jackson NJ</td>
<td>08527</td>
</tr>
<tr>
<td>Bahama Mama Holdings LLC</td>
<td>252 Miriam Dr</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Balaji Bellary Nunna</td>
<td>145 Fawnwood Acres Dr</td>
<td>Apex NC</td>
<td>27539</td>
</tr>
<tr>
<td>Barbara A Halnan</td>
<td>1505 Thresher Ln</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Beverly Stroud Russell</td>
<td>1380 Heritage Pointe Dr Apt 101</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Bold W Properties LLC</td>
<td>5955 University Pkwy</td>
<td>Winston-Salem NC</td>
<td>27105</td>
</tr>
<tr>
<td>Bortoluzzi Tania M</td>
<td>1761 Grand Silo Way</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Cecelia K Gates</td>
<td>1921 South St</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Clarissa Denise Mitchell</td>
<td>1515 Thresher Ln</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Cody Lumsden</td>
<td>1380 Heritage Pointe Dr Apt 202</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Connie Jean Lindsay</td>
<td>1749 Grand Silo Way</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Constance Laverne Ross</td>
<td>1605 Stoneshire Ct</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Curtis D Bauman</td>
<td>1867 Grand Silo Way</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Daniel Stonebraker</td>
<td>1515 Advent St</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Darryl K Rhynehardt</td>
<td>1778 Grand Silo Way</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>David Lewis</td>
<td>1383 Heritage Pointe Dr</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>David Michael Brown</td>
<td>1906 Old Salisbury Rd</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Deborah S Lindsay</td>
<td>1380 Heritage Pointe DR APT 311</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Devin Carl Purgason</td>
<td>1745 Grand Silo Way</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Dorothy M Brown</td>
<td>1910 South St</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Edward Benn Fleming</td>
<td>1510 Thresher Ln</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Elaine Dover Vincent</td>
<td>1843 Grand Silo Way</td>
<td>Winston Salem NC</td>
<td>27127</td>
</tr>
<tr>
<td>Name</td>
<td>Address 1</td>
<td>City</td>
<td>State</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>------------------------------------------------</td>
<td>---------------</td>
<td>--------</td>
</tr>
<tr>
<td>Luigi Bozzo</td>
<td>1380 Heritage Pointe DR APT 303</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Madelynn K Bowman</td>
<td>1765 Grand Silo Way</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Maria Buitrago</td>
<td>1828 Grand Silo Way</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Maria C Arango</td>
<td>1545 Thresher Ln</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Maria N Andrade</td>
<td>1904 South St</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Mark S Long</td>
<td>1380 Heritage Pointe Dr APT 308</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Mcabee Investments LLC</td>
<td>1380 Heritage Pointe Dr UNIT 103</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Michael A Michel</td>
<td>1389 Heritage Pointe Dr</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Michael Carron</td>
<td>2011 Owls Roost Rd</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Michael Griffin</td>
<td>1861 Grand Silo Way</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Michelle Thames</td>
<td>1762 Grand Silo Way</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Norma G Wilkie</td>
<td>1981 Old Salisbury Rd</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Nubia E Heredia</td>
<td>1770 Grand Silo Way</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Omarr Richard Byrom</td>
<td>1380 Heritage Pointe Dr APT 309</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Pamely Mclean</td>
<td>1380 203 Heritage Pointe Dr</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Perrymann Investments LLC</td>
<td>12802 Old Us Highway 52</td>
<td>Winston-Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Peters Creek Properties Inc</td>
<td>5955 University Pkwy</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pirouz Daeihagh and Restated</td>
<td>1440 Willow Woods Way</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rafael H Ochoa</td>
<td>1380 Heritage Point Dr UNIT 302</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Regonalad Thomas Taylor</td>
<td>8517 Anette Ave</td>
<td>Mint Hill NC</td>
<td>NC</td>
</tr>
<tr>
<td>Rebecca Gail Carter</td>
<td>1831 Grand Silo Way</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Reginald Thomas Taylor</td>
<td>8517 Anette Ave</td>
<td>Mint Hill NC</td>
<td>NC</td>
</tr>
<tr>
<td>Rayla Ann Green</td>
<td>1834 Grand Silo Way</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rickey D Epperson</td>
<td>1380 Heritage Pointe Dr Apt 109</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Ricquita Deann Pollard</td>
<td>113 Ellington Blvd Apt 292</td>
<td>Gaithersburg</td>
<td>MD</td>
</tr>
<tr>
<td>Robert Edward Gaddy</td>
<td>1380 Heritage Pointe Dr UNIT 104</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>Ronald Dougherty</td>
<td>836 Oak St UNIT 306</td>
<td>Winston Salem</td>
<td>NC</td>
</tr>
<tr>
<td>RS Morgan Ridge Apartments LLC</td>
<td>2089 E Fort Union Blvd</td>
<td>Salt Lake City</td>
<td>UT</td>
</tr>
<tr>
<td>Name</td>
<td>Address</td>
<td>City, State, Zip</td>
<td></td>
</tr>
<tr>
<td>-----------------------------</td>
<td>----------------------------------------------</td>
<td>----------------------</td>
<td></td>
</tr>
<tr>
<td>Salisbury Sq Homeowners Assoc</td>
<td>Salisbury Square Homeowners Inc</td>
<td>Sandra Azurdia</td>
<td></td>
</tr>
<tr>
<td>811 Eula ST STE B</td>
<td>7990 N. Point Blvd STE 212</td>
<td>1935 Old Salisbury Rd</td>
<td></td>
</tr>
<tr>
<td>Greensboro NC 27403</td>
<td>Winston Salem NC 27106</td>
<td>Winston Salem NC 27127</td>
<td></td>
</tr>
<tr>
<td>Sanford H Fishel</td>
<td>Sheila D Davis</td>
<td>Sheree H Jones</td>
<td></td>
</tr>
<tr>
<td>14911 Old Nc 16 Hwy</td>
<td>2022 Owls Roost Rd</td>
<td>2010 Owls Roost Rd</td>
<td></td>
</tr>
<tr>
<td>Grassy Creek NC 28631</td>
<td>Winston Salem NC 27127</td>
<td>Winston Salem NC 27127</td>
<td></td>
</tr>
<tr>
<td>Sierra Matthews</td>
<td>Sophie D Jackson</td>
<td>Stephanie T Gautier</td>
<td></td>
</tr>
<tr>
<td>1757 Grand Silo Way</td>
<td>1535 Thresher Ln</td>
<td>1922 South St</td>
<td></td>
</tr>
<tr>
<td>Winston Salem NC 27127</td>
<td>Winston Salem NC 27127</td>
<td>Winston Salem NC 27127</td>
<td></td>
</tr>
<tr>
<td>Steven Durese Noble</td>
<td>Sunil Gurung</td>
<td>Syreeta D Lilley</td>
<td></td>
</tr>
<tr>
<td>1380 Heritage Pointe Dr Apt 208</td>
<td>1777 Grand Silo Way</td>
<td>1380 Heritage Pointe Dr Apt 107</td>
<td></td>
</tr>
<tr>
<td>Winston Salem NC 27127</td>
<td>Winston Salem NC 27127</td>
<td>Winston Salem NC 27127</td>
<td></td>
</tr>
<tr>
<td>Tanis E Little</td>
<td>Tanya L Matthews</td>
<td>Tara Damekka Ragland</td>
<td></td>
</tr>
<tr>
<td>1540 Thresher Ln</td>
<td>1496 Thresher Ln</td>
<td>1380 Heritage Pointe Dr Apt 106</td>
<td></td>
</tr>
<tr>
<td>Winston Salem NC 27127</td>
<td>Winston Salem NC 27127</td>
<td>Winston Salem NC 27127</td>
<td></td>
</tr>
<tr>
<td>Terrie Lynn Smith</td>
<td>Terry L Rosbach</td>
<td>The Haylofts at Heritage Park</td>
<td></td>
</tr>
<tr>
<td>1825 Grand Silo Way</td>
<td>1923 Old Salisbury Rd</td>
<td>Condominium Owners Association Inc</td>
<td></td>
</tr>
<tr>
<td>Winston Salem NC 27127</td>
<td>Winston Salem NC 27127</td>
<td>1824 Banking St</td>
<td></td>
</tr>
<tr>
<td>Timothy Lee Byerly</td>
<td>Victoria H Tatum</td>
<td>Greensboro NC 27408</td>
<td></td>
</tr>
<tr>
<td>1957 Old Salisbury Rd</td>
<td>2016 Owls Roost Rd</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Winston Salem NC 27127</td>
<td>Winston Salem NC 27127</td>
<td></td>
<td></td>
</tr>
<tr>
<td>William Raymond James Welborn</td>
<td>Williette Lavon Scales</td>
<td>Zinat Management LLC</td>
<td></td>
</tr>
<tr>
<td>1932 Old Salisbury Rd</td>
<td>1380 Heritage Pointe DR APT 306</td>
<td>842 Windaler Ln</td>
<td></td>
</tr>
<tr>
<td>Winston Salem NC 27127</td>
<td>Winston Salem NC 27127</td>
<td>Winston Salem NC 27106</td>
<td></td>
</tr>
</tbody>
</table>
This site plan is for illustrative purposes to show the proposed design intent. The plan is subject to change based on actual site conditions, local jurisdiction review, code requirements, and final architectural and engineering documents.
2008 APPROVED ZONING PLAN W-2968

SITE DATA: TRACT 1 (Heritage Park)

SITE DATA: TRACT 2 (Morgan Ridge Phase III)
2008 APPROVED ZONING PLAN

Highlights:

173 Units Approved
33 Units Constructed
leaving 140 permitted units
2023 PROPOSED ZONING PLAN W-3584

Highlights:
- 120 Units Proposed
- Zoning Request is based on request for building height increase for 2 buildings that average 50-feet
- RM-12 limited to 45-feet building height

### 2023 PROPOSED ZONING PLAN W-3584

### PROPOSED UNDERGROUND STORMWATER MANAGEMENT DEVICE

<table>
<thead>
<tr>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Uses</td>
<td>05/30/2023</td>
</tr>
</tbody>
</table>

### TREE SAVE AREA CALCULATIONS

<table>
<thead>
<tr>
<th>Tree Type</th>
<th>Tree Diameter</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### REZONING SUBMITTAL

<table>
<thead>
<tr>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Submit</td>
<td>05/30/2023</td>
</tr>
</tbody>
</table>

### GENERAL NOTES

- Building Height: 44' +/-
- Building Height: 44' +/-
- 120 Units Proposed
- Zoning Request is based on request for building height increase for 2 buildings that average 50-feet
- RM-12 limited to 45-feet building height

### REVISED SUBMITTAL

<table>
<thead>
<tr>
<th>Revision Type</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revisions per City Comments</td>
<td>2023.06.02</td>
</tr>
</tbody>
</table>

### PRELIMINARY DRAWING

- PREPARED BY:
- SCALE: NOT TO SCALE
- SCALE: 1" = 40'

### PLANS FOR:

- CLIENT:
- PROJECT NAME & LOCATION:
- SEALS:
- TIMMEL ASSOCIATES P.A.
- PROJECT NO:
- SUBMITTAL DATE:
- REVISED SUBMITTAL

### PRELIMINARY DRAWING

- PROJECT NAME & LOCATION:
- SUBMITTAL DATE:
- REVISED SUBMITTAL

### PROPOSED UNDERGROUND STORMWATER MANAGEMENT DEVICE

- Proposed Uses
- Building Height: 44' +/-
- Building Height: 44' +/-
- 120 Units Proposed
- Zoning Request is based on request for building height increase for 2 buildings that average 50-feet
- RM-12 limited to 45-feet building height
1. Contractor is to notify architect immediately of conditions or items varying from depicted information.

2. Scale: 1/8" = 1'-0"

3. Building Type 1 - Rear Elevation

4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design.

5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein.

6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.

EXTERIOR MATERIAL LEGEND
- APICAL TRUSS BEARING
- ROOF TRUSS BEARING
- DECK AND RESERVOIR BEARING
- BUILDING TYPE 1 - REAR ELEVATION
- BUILDING TYPE 1 - SIDE ELEVATION (LEFT SHOWN)
- BUILDING TYPE 1 - REAR ELEVATION

PLANWORX ARCHITECTURE, P.A.
1309 E. PINE ST. SUITE 100
RALEIGH, NC 27609
WEBSITE: www.planworx.com

project:
006921
sheet:
A200

Building Type 1
Elevations

Permit Review Set

SHEET NUMBER: A200
DRAWN BY: AM, EG
REVISIONS:

INITIALS

DESCRIPTION

NUMBER

DATE

REVIEW SET ONLY

PROGRESS DATE:

ISSUE DATE:

PROJECT NO:

DATE

INITIALS

DESCRIPTION

NUMBER

REVISIONS:
1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.

2. Contractor is to notify architect immediately of conditions or items varying from depicted information.

3. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.

4. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.

5. Planworx Architecture, P.A. is not responsible for errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design.

6. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein.

EXTERIOR MATERIAL LEGEND
- Asphalt Shingle Roof
- Standing Seam Metal Roof
- Horizontal Fiber Cement Siding
- Brick Veneer
- CMU
- Stone Siding

3/4" PROJECTED BRICK
= BLOCK VENEER
= FIBER CEMENT PANEL BD W/ 3 1/2" HORIZONTAL FIBER CEMENT SIDING
= STANDING SEAM METAL ROOF
= ASPHALT SHINGLE ROOF

ROWLOCK/SOLDIER COURSE.
= 3/4" PROJECTED BRICK
= BRICK VENEER
= FIBER CEMENT PANEL BD W/ 3 1/2" HORIZONTAL FIBER CEMENT SIDING
= STANDING SEAM METAL ROOF
= ASPHALT SHINGLE ROOF

ADDRESS IDENTIFICATION SHALL HAVE APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE TO MATCH COLOR OF ADJACENT MATERIAL.

IN HEIGHT. ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON LOCATION THAT IS PLAINLY LEGIBLE AND VISIBLE.

- RAKE TRIM TO BE 4" TYPICAL
- BAND BOARD ABOVE BRICK ROWLOCK & STONE
- HORIZ. BAND BOARDS & FRIEZE BOARDS TO BE 6" TYPICAL
- CORNER BOARDS TO BE 4" FIBER CEMENT TRIM
- 4" SILL AND JAMB TRIM, TYPICAL

Sheet Number:
Permission Review Set

Order No.: 006921

Heritage Park Phase 3 - Grand Silo
Grand Silo Investments LLC
Winston-Salem, NC
www.planworx.com

Building Type 2
Elevations
Permit Review Set

Sheets:
A201
1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.

2. Contractor is to notify architect immediately of conditions or items varying from depicted information.

3. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design.

4. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.

5. Addressing:
   - Penetrations - Rake Trim to be 4" typical
   - Window Trim to be 6" Fiber cement trim and 8" Fiber cement board
   - Horizontal Band Boards & Frieze Boards to be 8" Fiber cement siding
   - Corner Boards to be 4" Fiber cement trim

Elevation General Notes:
- Exterior brick = 3/4" projected brick
- Exterior concrete = stonewall
- Exterior Fiber cement = Fiber cement Panel BD w/ 3 1/2" battens spaced per elevation
- Exterior horizontal fiber cement siding = Horizontal fiber cement siding
- Exterior standing seam metal roof = Standing seam metal roof
- Exterior asphalt shingle roof = Asphalt shingle roof
- Exterior roof truss bearing = Roof truss bearing

Sheet Title: Building Type 3 - Rear Elevation
Checked By: AM, EG
Drawn By: DS
Copyright 2022 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans not valid for construction w/o appropriate professional seals.
1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.

2. Contractor is to notify architect immediately of conditions or items varying from depicted information.

3. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design.

5. Planworx Architecture, P.A. retains ownership of all designs depicted and implied herein.

6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.

ELEVATION GENERAL NOTES

- Address numbers shall be placed on the front of each breezeway.
- Exterior lights per approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters 6" min.
- Approved building identification shall have approved penetrations to match color of adjacent material. All wall/roof penetrations to match color of an approved building identification.
- Brick rowlock & stone = STONE VENEER
- Horizontal fiber cement boards & frieze boards = FIBER CEMENT PANEL BD W/ 3 1/2 " BATTENS SPACED PER ELEVATION
- Standing seam metal roof = STANDING SEAM METAL ROOF
- Asphalt shingle roof = ASPHALT SHINGLE ROOF
- A203 BUILDING TYPE 4 & 5 - FRONT ELEVATION

Scale: 1/8" = 1'-0"
1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.

4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design.

5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein.

6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.

3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.

ELEVATION GENERAL NOTES

ADDRESS NUMBERS SHALL BE PLACED ON FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE PENTRATIONS THE FRONT OF EACH BREEZEWAY.

IN HEIGHT ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE PENTRATIONS THE FRONT OF EACH BREEZEWAY.

IN HEIGHT ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE PENTRATIONS THE FRONT OF EACH BREEZEWAY.

IN HEIGHT ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE PENTRATIONS THE FRONT OF EACH BREEZEWAY.

ADDRESS IDENTIFICATION SHALL HAVE APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE PENTRATIONS THE FRONT OF EACH BREEZEWAY.

IN HEIGHT ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE PENTRATIONS THE FRONT OF EACH BREEZEWAY.

IN HEIGHT ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE PENTRATIONS THE FRONT OF EACH BREEZEWAY.

IN HEIGHT ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE PENTRATIONS THE FRONT OF EACH BREEZEWAY.

IN HEIGHT ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE PENTRATIONS THE FRONT OF EACH BREEZEWAY.

IN HEIGHT ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE PENTRATIONS THE FRONT OF EACH BREEZEWAY.

IN HEIGHT ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE PENTRATIONS THE FRONT OF EACH BREEZEWAY.

IN HEIGHT ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE PENTRATIONS THE FRONT OF EACH BREEZEWAY.

IN HEIGHT ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE PENTRATIONS THE FRONT OF EACH BREEZEWAY.

IN HEIGHT ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE PENTRATIONS THE FRONT OF EACH BREEZEWAY.
Property included in zoning request.
500' mail notification radius. Property not in zoning request.

MAP(S):

PETITIONER:
David King, Phillipa King, and Mitchell Hensdale (Modwash Solomon Drive)

DOCKET #: W-3585

PROPOSED ZONING:
LB-S

EXISTING ZONING:
RS9

PETITIONER:
David King, Phillipa King, and Mitchell Hensdale (Modwash Solomon Drive)

SCALE: 1" represents 300'

STAFF: Smith

GMA: 3

ACRES: 1.67

NEAREST BLDG: 11' northwest

MAP(S): 6874.01
Proposed Land Use

- Single-Family Residential (0-8 DU/AC)
- Low-Density Attached Residential (0-8 DU/AC)
- Intermediate-Density Residential (8.1-18 DU/AC)
- Office/Intermediate Intensity Commercial
- Office/Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Institutional

Southeast Suburban Area Plan Update, 2016

(Proposed land uses shown are generalized. See area plan for specific recommendations.)
CITY-COUNTY PLANNING BOARD
DRAFT STAFF REPORT

<table>
<thead>
<tr>
<th>PETITION INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Docket</strong></td>
</tr>
<tr>
<td><strong>Staff</strong></td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
</tr>
</tbody>
</table>

**Proposal**
The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential, Single-Family-minimum 9,000 square foot lots) to LB-S (Limited Business-Special Use). The petitioner is requesting the following uses:
- Carwash; Offices; Retail Store; and Restaurant (without drive-through service)

**Neighborhood Contact/Meeting**
A summary of the petitioner’s neighborhood outreach is attached.

**Zoning District Purpose Statement**
The LB District is primarily intended to accommodate moderately intense neighborhood shopping and service centers close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods, including smaller business locations up to ten (10) acres in size in rural areas. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so that this district, in some instances, may serve as a transition between residential districts and other commercial districts. This district is intended for application in GMAs 2, 3, 4, and 5.

**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 an intersection with a major throughfare. However, the use of carwash is a high-intensity use, rather than the moderately intense uses called for in the purpose statement. Additionally, this request proposes allowing commercial uses to encroach into a neighborhood and does not serve well as a transition between commercial and single-family residential uses.

**GENERAL SITE INFORMATION**

<table>
<thead>
<tr>
<th>Location</th>
<th>Northwest intersection of Union Cross Road and Solomon Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>East</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 1.67 acres</td>
</tr>
</tbody>
</table>
### Current Land Use

The subject property includes a currently vacant residential lot zoned RS9 and two single-family residential dwellings zoned RS9.

### 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 dwellings</td>
</tr>
<tr>
<td>East</td>
<td>MU-S</td>
<td>Restaurants and offices</td>
</tr>
<tr>
<td>South</td>
<td>GB-S</td>
<td>Convenience store with fuel sales</td>
</tr>
<tr>
<td>West</td>
<td>RS9</td>
<td>Single-family dwellings</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?

There are several commercial uses to the south and east of the subject property; however, these uses are physically separated from the site by Union Cross Road and Solomon Drive. There are no compatible commercial uses on the northern side of Solomon Drive which is outside of the Union Cross/Interstate 40 Activity Center.

### Physical Characteristics

The site contains two single-family dwellings and related accessory structures. The site slopes gently towards the northern boundary line.

### Proximity to Water and Sewer

Public water is available along Union Cross Road and Solomon Drive and public sewer is available along Union Cross Road.

### Stormwater/Drainage

The site plan shows one proposed stormwater management device located on the northern portion of the property. The device will drain to an existing storm drain along Union Cross Road.

### Watershed and Overlay Districts

The site is not located within a water supply watershed.

### Analysis of General Site Information

The developed site is relatively flat with a gentle slope to the northern end of the property. Two single-family homes are currently situated on the property. The most complimentary commercial development exists within the Activity Center to the south and east of the site. The site is surrounded by single-family homes to the north and west.

### 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-3419</td>
<td>GB-S Site Plan Amendment</td>
<td>10/7/2019</td>
<td>Southwest from subject property</td>
<td>1.91</td>
<td>Approval</td>
</tr>
<tr>
<td>W-3297</td>
<td>GB-S Site Plan Amendment</td>
<td>6/6/2016</td>
<td>Southwest from subject property</td>
<td>1.78</td>
<td>Approval</td>
</tr>
<tr>
<td>W-3116</td>
<td>GB-S</td>
<td>Approved 12/5/2011</td>
<td>Southwest from subject property</td>
<td>15.90</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>Union Cross Road</td>
<td>Boulevard</td>
<td>215 feet</td>
<td>15,000</td>
<td>23,600</td>
</tr>
<tr>
<td>Solomon Drive</td>
<td>Collector Street</td>
<td>265 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Proposed Access Point(s)

The site plan proposes a single access point on Solomon Drive, with right-in, right-out ingress and egress. The right-turn-only exit will shunt all traffic from the site west on Solomon Drive towards residential neighborhoods. Planning staff anticipates that some vehicles may attempt an illegal U-turn on Solomon Drive around the proposed median to facilitate traveling towards Union Cross Road. Traffic may attempt a left turn onto Pecan Lane to the south and then continue through the Sheetz gas station exit to turn back towards the Union Cross intersection, which would present an opportunity for additional traffic conflicts.

### Trip Generation - Existing/Proposed

#### Existing Trip Generation

- RS9 Zoning – 9.57 (single-family home trip rate) x two homes = 19.14 Trips per Day

**Total Existing Trip Generation = 19.14 Trips per Day**

#### Proposed Trip Generation

- 3 stalls x 132 (Self-Service Car Wash trip rate) = 396 Trips per Day

**Total Proposed Trip Generation = 396 Trips per Day**

### Sidewalks

Sidewalks exist along the Union Cross Road frontage. The developer is proposing an extension of existing sidewalk along the entire portion of the Solomon Drive street frontage.

### Transit

There are no transit stops near the subject property.

### Transportation Impact Analysis (TIA)

A TIA was not required as part of this request.

### Analysis of Site Access and Transportation Information

Solomon Drive will serve as the sole access point for this site. The proposed use shown on the site plan is exclusively auto-oriented.

Ingress and egress for the site will be right-turn-only from Solomon Drive. The proposed car wash use is expected to generate a significant increase in trips per day compared to existing conditions. Nearly all trips generated are expected to divert into the residential neighborhood, the commercial development to the south, or make an illegal U-turn on Solomon Drive in order to return back to Union Cross Road, which
would present numerous offsite traffic impacts in the area. New sidewalks are proposed to be extended along Solomon drive.

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,816 square feet</td>
<td>North-central portion of site</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 parking spaces &amp; 6 dry-down spaces</td>
<td>24 parking spaces</td>
<td>75-degree head-in parking spaces and 60-degree head-in parking spaces</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>40 feet</td>
<td>24 feet, 8 inches</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>75 percent</td>
<td>48 percent</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Section 4.6.7: Limited Business District</td>
<td></td>
</tr>
<tr>
<td>• Section 6: Development Standards</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Complies with Section 3.2.11</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Legacy 2030 policies:</td>
<td>Yes</td>
</tr>
<tr>
<td>(B) Environmental Ord.</td>
<td>N/A</td>
</tr>
<tr>
<td>(C) Subdivision Regulations</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Analysis of Site Plan Compliance with UDO Requirements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>The submitted site plan proposes one new commercial building surrounded on three sides by parking area. The proposed plan shows all required parking spaces and stacking lanes, all required streetyards, and required internal sidewalks. The petitioner has proposed a twenty-foot Type III Bufferyard along the northern and western property lines, which is more than the required Type II Bufferyard required for the LB district. The site plan complies with all UDO requirements.</td>
<td></td>
</tr>
</tbody>
</table>

### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy 2030 Growth Management Area</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Growth Management Area 3 - Suburban Neighborhoods</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Relevant Legacy 2030 Recommendations</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Discourage inappropriate commercial encroachment into neighborhoods.</td>
<td></td>
</tr>
<tr>
<td>• Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.</td>
<td></td>
</tr>
<tr>
<td>• Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Relevant Area Plan(s)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Southeast Suburban Area Plan Update (2016)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Area Plan Recommendations</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• The area plan proposed land use map recommends single-family residential uses for PIN 6874-29-5749.</td>
<td></td>
</tr>
</tbody>
</table>
- The area plan proposed land use map recommends office uses for PINs 6874-29-6688 and 6874-29-7736.
- The area plan recognizes the site as a portion of a Special Land Use Consideration Area (SLUCA). The SLUCA recommends that new residentially-scaled office or home office conversions of existing home(s) fronting on Union Cross Road would be appropriate in scale and context with the existing neighborhoods to the north of the subject property.
- Neighborhoods should be protected from inappropriate residential, commercial, industrial, and institutional encroachment
- Commercial development should be concentrated in designated areas and not allowed to take the form of strip development along the major roads in the planning area.

<table>
<thead>
<tr>
<th>Site Located Along Growth Corridor?</th>
<th>The site is not located along a Growth Corridor.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Located within Activity Center?</td>
<td>The site is not located within an Activity Center. However, the site is directly adjacent to the Union Cross Road/I-40 Activity Center to the south and east.</td>
</tr>
<tr>
<td>Addressing</td>
<td>The assigned address for this site will be 1091 Solomon Drive.</td>
</tr>
<tr>
<td>Rezoning Consideration from Section 3.2.19 A 16</td>
<td>Have changing conditions substantially affected the area in the petition?</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Is the requested action in conformance with Legacy 2030?</td>
</tr>
<tr>
<td></td>
<td>No</td>
</tr>
</tbody>
</table>
| Analysis of Conformity to Plans and Planning Issues | The request is to rezone an approximately 1.67-acre site from RS9 to LB-S to allow for the proposed car wash use. The petitioner has also asked for offices and other commercial uses (restaurant without drive-through and retail store).

The subject property is surrounded by single-family homes to the north and west of the site. While the subject property is adjacent to a designated Activity Center, the area plan specifically recommends that any reuse of the site take the form of low-intensity office uses to provide a compatible transitional use between the surrounding commercial center and adjacent single-family neighborhoods.

No commercial zoning currently exists north of Solomon Drive. Legacy 2030 recommends limiting high-intensity commercial uses to Activity Centers and recommends limiting commercial encroachment into neighborhoods.

The area plan recognizes the site as a portion of a Special Land Use Consideration Area (SLUCA). The SLUCA recognizes that new...
residentially scaled office or home office conversions of existing home(s) fronting on Union Cross Road would provide an appropriate transitional land use at this location.

This rezoning request is inconsistent with the *Southeast Suburban Area Plan Update*, which recommends residually-scaled office uses and residential uses for different portions of the site. The request is also inconsistent with *Legacy*, which discourages inappropriate commercial encroachment into neighborhoods and commercial strip development along major corridors. Rezoning property north of Solomon Drive could lead to additional nonresidential rezoning requests north of the Activity Center, destabilizing the single-family residential neighborhoods to the north and west. Therefore, staff does not recommend approval of this request.

### 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>High intensity commercial and multifamily land uses are adjacent to the site within the Activity Center south of Solomon Drive.</td>
<td>The request will allow encroachment of commercial land uses into a residential neighborhood.</td>
</tr>
<tr>
<td>All traffic exiting the site will be diverted onto westbound Solomon Drive towards residential neighborhoods and away from Union Cross Road.</td>
<td>This request could promote further commercial zoning requests north of Solomon Drive.</td>
</tr>
<tr>
<td>The request is inconsistent with the recommendations of the adopted area plan and <em>Legacy 2030</em>.</td>
<td>The request is inconsistent with the recommendations of the adopted area plan and <em>Legacy 2030</em>.</td>
</tr>
</tbody>
</table>

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

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. The developer shall submit a stormwater management study for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
  b. The developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permits.
• PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
  a. The proposed building plans shall be in substantial conformance with the submitted
elevations as verified by Planning staff. All rooftop HVAC equipment shall be
screened from view of the adjacent streets.
b. Developer shall record a negative access easement along the frontage of Union
Cross Road.

• PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:
  a. All required improvements of the driveway permit shall be completed.
b. Buildings shall be constructed in substantial conformance with the approved
building elevations as verified by Planning staff.
c. The owner shall install a 20-foot Type III Bufferyard adjacent to all residentially
zoned properties as depicted on the preliminary site plan.

• OTHER REQUIREMENTS:
  a. Freestanding signage shall be limited to one (1) monument sign with a maximum
height of six (6) feet and a maximum copy area of thirty-six (36) square feet.
b. No exterior amplification, exterior loudspeakers, or similar devices (including a
customer call system) that are audible beyond the boundaries of the subject
property shall be installed.
c. All storage tanks and trash containers located on the subject property shall be
screened in a manner architecturally compatible with the buildings located on the
subject property and utilizing the same building materials as the principal
buildings.
d. No structure of a temporary nature shall be allowed on the property except that
during construction, a construction trailer may be utilized.

STAFF RECOMMENDATION: Denial

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.
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: 20**

<table>
<thead>
<tr>
<th>Engineering</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Issues</td>
</tr>
<tr>
<td>16. General comments</td>
</tr>
</tbody>
</table>
The following item is required before the driveway permit may be reviewed:

1. A City driveway permit is required for the permanent connection to Solomon Drive. Please complete and sign a driveway permit 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. Please include design calculations for all proposed storm drainage systems. Any proposed storm drainage within the right-of-way must be a Class III concrete pipe with a minimum diameter of 15”.

3. Provide construction details for all proposed storm drainage structures, sidewalks, curb ramps, etc. Where possible, please use construction details from the City IDS Manual. Construction detail V-13 must be used for the connection to Solomon Drive. Should a dumpster pad will be provided, note that the pad will need to have a minimum thickness of 8” and be placed on top of 6” of compacted ABC stone. 4,000 psi concrete would need to be used for the dumpster pad and the driveway apron along Solomon Road.

4. Identify a construction entrance that will be used for clearing the existing residences off of the property.

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

To submit for a driveway permit: [https://winston-salem.geocivix.com/secure/project/permits/](https://winston-salem.geocivix.com/secure/project/permits/)

Application category: City Engineering Applications
Application type: 03.01) Commercial Driveway Permit

---

### Erosion Control

**General Issues**

17. **Grading/Erosion Control Permit and Erosion Control Plan needed**

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

---

### Fire/Life Safety

**General Issues**

24. **Sketch Plans and Site Plans**
Future construction plans shall indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.

For those buildings on this site that are equipped with sprinkler or standpipe systems, indicate the location of each FDC, ensuring no FDC is more than 100 feet from a fire hydrant.

Ensure fire apparatus access roads are provided, designed, built and maintained in compliance with fire code requirements. These requirements include but are not limited to the following items:

- Design, construction and maintenance of fire apparatus access roads to carry an imposed load of not less than 75,000 pounds;
- Clear width requirements of not less than 20 feet for two-way traffic;
- Clear height requirements of not less than 13 feet, 6 inches;
- Design, construction and maintenance of approved turnaround designs for fire apparatus access roads when the dead-end length of the required access road is more than 150 feet.
- Gates may not obstruct fire apparatus access roads unless approved by the Winston-Salem Fire Department; approval requires compliance with all applicable fire code requirements.

As part of your construction plan submittal, include the calculations for needed fire flow for this project and indicate the approved method of calculation in use. Buildings that are equipped with sprinkler systems throughout are exempt from this requirement. Refer to Section 507 of the 2018 NC Fire Code for further information. Approved calculation methods include the following options:

- Appendix B of the 2018 NC Fire Code; or
- the ISO Fire Suppression Rating Schedule (as described in [https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf](https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf)).

Emergency responder radio coverage shall meet the requirements of Section 510 of the 2018 NC Fire Code for this project. Consider how these requirements, including any systems necessary to bring radio coverage into compliance with this section, may impact your plans.
• Unless the property lines adjoining Union Cross Road fall within the Controlled Access areas, we would require a Negative Access Easement for this frontage.
• A 16.6 3-party encroachment agreement would be required for any utility ties (water and sewer) in the right of way, and sidewalk where applicable.

Planning

2023-06-02_CW Kernersville, NC_SP-1.pdf [4 redlines] (Page 1)

35. Planning Comments

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
6/21/23 9:02 AM
01.03) Rezoning-Special Use District - 2

General Issues

7. COUNCIL MEMBER CONTACT

City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
5/31/23 2:25 PM
Pre-Submittal Workflow - 1

Berry Engineers, LLC
Jake Simko
4237905880
jake@berryengineers.com
6/5/23 8:43 AM
Pre-Submittal Workflow - 1

18. Historic Resources

City of Winston-Salem
Heather Bratland
336-727-8000
heatherb@cityofws.org
6/8/23 10:01 AM
01.03) Rezoning-Special Use District - 2

21. CAC
<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>No comment.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amy Crum</td>
<td>336-747-7051</td>
</tr>
<tr>
<td><a href="mailto:amyc@cityofws.org">amyc@cityofws.org</a></td>
<td>6/13/23 5:51 PM</td>
</tr>
<tr>
<td>01.03) Rezoning-</td>
<td>Special Use District - 2</td>
</tr>
</tbody>
</table>

### 30. Fast Driveway Entrance

**City of Winston-Salem**  
**Marc Allred**  
336-727-8000  
marca@cityofws.org  
6/21/23 10:44 AM  
01.03) Rezoning-  
Special Use District - 2  

Revise "fast" driveway entrance callout to 50’ "past".  

[Ver. 2][Edited By Bryan Wilson]

### 31. Staff Recommendation

**City of Winston-Salem**  
**Marc Allred**  
336-727-8000  
marca@cityofws.org  
6/20/23 2:49 PM  
01.03) Rezoning-  
Special Use District - 2  

Due to the Area Plan recommendation and the required flow of traffic exiting the site, staff will be recommending denial for this request.

### 32. Conditions

**City of Winston-Salem**  
**Marc Allred**  
336-727-8000  
marca@cityofws.org  
6/21/23 10:31 AM  
01.03) Rezoning-  
Special Use District - 2  

- 20’ Type III Buffer yard along residential zoned properties.  
- Freestanding signage shall be limited on one monument sign with a maximum height of six feet and a maximum copy area of thirty-six (36) square feet.  
- Negative access easement along Union Cross Road frontage prior to issuance of grading permits.  
- The developer shall submit a stormwater management study for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment.  

[Ver. 2][Edited By Marc Allred]

### 36. Resubmittal

**City of Winston-Salem**  
**Bryan Wilson**  
336-747-7042  
bryandw@cityofws.org  
6/21/23 10:26 AM  
01.03) Rezoning-  
Special Use District - 2  

Resubmittal deadline for changes to the plan is next Wednesday. Ensure that you provide a neighborhood outreach summary to Marc Allred prior to July 5th.

### Sanitation

#### General Issues

19. **Bulk Container Information**
Location is fine for bulk container.

**Bulk Containers:** All surfaces constructed for the placement of bulk containers shall be constructed of concrete with a thickness of at least eight inches. All surfaces constructed for the placement of bulk containers shall be at least 16 feet in length and at least 12 feet in width.

**Location and placement:** Bulk containers shall be located to provide easy ingress and egress by a container tender truck to the containers. The location of the container shall be free from any overhanging wires or other obstructions which have less than 35 feet of vertical clearance and 40 feet linear clearance of overhead obstruction in the dumping area. All screens or enclosures shall be open on one side for easy access and provide a three-foot clearance on all sides from the bulk container.

### Stormwater

**General Issues**

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

The plan states that the impervious percentage will be 48%. Since this exceeds 24% this will be considered a high density development under the water quality provisions of the ordinance. High density developments have to manage the first inch of runoff in an approved stormwater management system.

This percentage calculates out as exceeding 20,000 sq.ft., based on the site area of 1.68 acres specified and so this exceeds the threshold for the water quantity provisions of the ordinance to apply as well. These provisions require that the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration be managed in an approved stormwater management system back to at, or below, the pre developed rates and also that the increase in the 25 year volume from the pre to the post developed condition be stored in the stormwater management system and this volume released over a 2 to 5 day period.

Your plan is showing one "stormwater pond" so its likely you are already planning on addressing these requirements. However, I'm concerned with the shape of this pond. Its looks very odd if this is going to be a wet detention pond as its very elongated and also even turns corners etc. I have serious doubts about how you can fit in a planted shelf around the pond perimeter as is required for a wet pond design as the pond seems to be squeezed between the property setbacks and up against the building and drive aisle areas. Is this planned to be a wet pond or some other type of device such as a bio-retention cell? A bio-retention cell would make more sense in terms of the shape you have shown and also in making it potentially "fit in" better. Please be more specific on the type of SCM proposed because if its wet pond which seems to be the case currently, with "stormwater pond" as the label, then I don't think what you are showing is feasible. Also, I'm assuming the outlet from the "pond" is connecting to the system on Union Cross Road as shown on your plan. Please confirm that by indicating the flow direction on the outlet pipe or inverts etc so I can verify for sure the flow directions for the outlet from the "pond".

The stormwater management permit will require a non refundable financial surety that equals 4% of the estimated construction cost of the stormwater management system to be provided to the City at the time of permitting.

An Operation and Maintenance Agreement must also be approved by the City at the time of permitting and once approved recorded at The Forsyth County Register of Deeds office.

Utilities

23. General Comments

Any existing connections not intended for reuse must be terminated at the main.

Water meters purchased through COWS. Water can be served off Solomon Drive. Sewer is available on the Union Cross Road Only. System development fees due at the time of meter purchase. All water connections will require a Reduced Pressure Assembly Backflow Preventer matching the meter size. Contact Jim Story at 336-747-7419 for oil/water separator information. NCDOT Encroachment Agreement required to tie into public sewer and water.
33. Callout B
City of Winston-Salem
Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
6/21/23 8:43 AM
01.03) Rezoning-
Special Use District - 2

No U-turn sign required

34. Callout B
City of Winston-Salem
Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
6/21/23 8:43 AM
01.03) Rezoning-
Special Use District - 2

median design reviewed with driveway permit...lane geometry will need to be revised
to allow for the width of the median
There are **Use-Specific Standards** for the primary use you are requesting for the subject property. These unique standards are shown below, and can be found in the ClearCode UDO.

### 5.2.14 CAR WASH

**A.** The following conditions shall apply to car wash facilities with manually-operated equipment or automatic machinery (hand wash only facilities with no automated machinery do not have to meet these use conditions):

1. **VACUUM FACILITIES**
   Vacuum facilities shall meet setbacks of the applicable zoning district.

2. **VEHICLE STACKING**
   The facility shall provide for off-street stacking space for five (5) times the number of vehicles which can be accommodated at one time in the facility.

3. **TRAFFIC FLOW**
   a. The facility shall be designed to allow adequate traffic flow for cars to enter and exit the facility safely.
   b. No portion of an exit or an entrance shall be less than fifty (50) feet from the right-of-way of an intersection.

4. **DRY DOWN AREA**
   a. **SINGLE BAY OR SELF-SERVICE FACILITIES**
      Single bay facilities with automated brushes and multiple bay self-service facilities shall provide space for the parking of one car per bay to be used as a dry down area.
   b. **CONVEYORS OR CHAIN DRAG SYSTEMS**
      Facilities utilizing a conveyor or chain drag system for moving motor vehicles through the washing area shall provide adequate space at the building exit to allow for a dry down area of three (3) times the number of vehicles which can be accommodated at one time within the structure.

**B.** The use car wash shall be subject to the following restrictions in the PB district:

1. Maximum of two (2) bays;
2. No automated washing or drying equipment shall be permitted; and
3. All activities other than hand drying of vehicles shall be conducted inside the building.

1. Vacuum facilities do meet the setbacks for the district.
2. 2 vehicles in the car wash times 5 stacking spaces equals 10 stacking spaces required. You meet this requirement.
3. You meet this requirement
4. **You need to provide 6 spaces at your building exit to accommodate dry down areas.**
5. N/A
All parking areas shall be designed to provide for internal circulation such that each parking space is accessible to all other parking spaces without necessitating the use of a public street or alley.

- Not all parking spaces are accessible to all other parking spaces without using a public street. The vacuum spaces cannot reasonably access the bug prep/employee spaces without leaving the site and then re-entering the site.

6.1.3B Dimensional Requirements

- Your parking spaces do not meet Dimensional Requirements. Please review Table 6.1.3.B: Parking Dimensions and revise your parking spaces.
  - 90 degree parking on a one way aisle is not permitted. The two parking spaces on the western portion of the property will need to be revised.
  - For the southern bug prep/employee parking spaces, a 60 degree two way street with 9 or 10 foot wide parking spaces will require an aisle width of 26 feet, which is more than your proposed ~24 feet. Please revise your site plan.

6.1.3F Drive-Through Facility Stacking Lanes

- Number of Lanes on Site Plan | Number of Stacking Spaces Required
  - 3 | 4 lanes = 12 total lanes

- Stacking Spaces must be at least nine feet in width and must be delineated. At the eastern pay stations, make sure the driving lanes do not become narrower than 9 feet. Please revise your site plan accordingly.
- Stacking Spaces must be at least sixteen feet in length. Please revise your site plan accordingly.
- Stacking Spaces count as Parking Spaces for Parking Requirements.

6.1.3G Parking Adjacent to Sidewalks

- Review UDO requirements for when parking abuts a sidewalk, select one of the three acceptable options in Table 6.1.3G: Sidewalk Treatments. Your proposed 6 foot flush sidewalk does not meet UDO requirements, so please revise your site plan accordingly.

6.1.3H Parking in Required Yards

- You are permitted to have parking in required yards; however, wheel stops must be installed and maintained in order to protect required screening.

6.1.3I Landscaping and Screening

- Your Motor Vehicle Surface Area is not landscaped in accordance with 6.2.1, Landscaping and Tree Preservation Standards - Winston-Salem. Please review the requirements of Section 6.2.1 and revise your site plan accordingly.
- Your Motor Vehicle Surface Area does not have bufferyards that meet the requirements of 6.3, Bufferyard Standards. Please review the requirements of Section 6.3 and revise your site plan accordingly.

6.1.3J Lighting

- Ensure that lighting for Motor Vehicle Surface Areas does not cast direct light onto adjacent properties or structures.

6.1.3K Drainage

- Ensure that drainage for Motor Vehicle Surface Areas meets the requirements of Section 8.4, Erosion Control.
July 5, 2023

Via Email (marca@cityofws.org)

Winston-Salem/Forsyth County Planning & Development Services

c/o Mr. Marc Allred

100 E. First Street

P.O. Box 2511

Winston-Salem, NC 27102

Re: Rezoning at Union Cross/Solomon Drive – Project ID: 1031373

Neighborhood Outreach Summary

Dear Planning and Development Services Staff:

This letter is to provide a summary of applicant’s outreach to neighbors concerning the above-referenced proposed rezoning, in accordance with Section 3.2.19(A)(7)(b)(ii) of the Unified Development Ordinances. I have been authorized to submit this information on behalf of the applicant as legal counsel to Hutton ST 17, LLC, prospective purchaser of the subject properties.

First, communications with a core group of potentially impacted neighbors has been ongoing for almost a year, having commenced when rezoning for these properties was initially proposed for the first time during 2022. This core group consists of residences fronting on the northern side of Solomon Drive, running east from 1017 Solomon on the west to the subject properties at the corner of Solomon Drive and Union Cross Road, including addresses 1017 Solomon Drive, 1023 Solomon Drive, 1027 Solomon Drive, 1029 Solomon Drive, 1031 Solomon Drive, 1039 Solomon Drive, 1045 Solomon Drive, 1065 Solomon Drive, 1075 Solomon Drive, and 1085 Solomon Drive. These communications were primarily handled by Mr. Sam Schultz of United Realty Group, Inc., who is the real estate broker representing the owner of the property on the corner (at 1490 Union Cross Road) that is subject to the proposed rezoning.

Mr. Schultz sent a letter to the owners of the above-identified properties on or about October 20, 2022, inquiring with them concerning whether they would agree to waive a restrictive covenant that would preclude the proposed use, and thereafter he engaged in follow-up communications with them by phone and in person. In general, communications with this group of neighbors have focused on how they have been impacted by the intensive, unbuffered commercial and multi-family development directly across the street from their
residences. Mr. Schultz sent another letter to this same group of neighbors roughly three months ago, requesting to meet in person with each of them and offering to answer any questions. (Also, the owners of the property to be rezoned at 1095 Solomon Drive sent their own letters to neighbors about the issues in late November or early December of 2022, and on January 4, 2023.)

Most recently, a letter to all property owners within 500 feet from any portion(s) of the properties to be rezoned was dispatched by the undersigned on Friday, June 30, 2023. This letter was calculated to reach not just the owners of properties fronting on Solomon Drive, but all owners within 500 feet, including owners of residential properties to the north of the properties fronting on Solomon Drive. (A copy of an exemplar of that letter is attached hereto for submission herewith.) The applicant is prepared to respond to inquiries resulting from this letter, including convening a meeting if desired with residents of Biloxi Avenue and/or Silver Creek Trail for further discussions.

Please let me know if there are any questions concerning the communications contained in this letter. You can reach me at 336-631-1461 or by email at mprause@allmanspry.com.

Sincerely,

[Signature]

D. Marsh Prause

Attachment
June 30, 2023

Via U.S. Mail, First Class

Rex C. Hoyle
Cindy Hoyle
470 Silver Creek Trl
Kernersville, NC 27284

Re: Proposed Rezoning for Corner of Solomon Drive and Union Cross Road

Dear Mr. and Ms. Hoyle

I am writing to you on behalf of my client, Hutton ST 17, LLC ("Hutton"), because records maintained by the City of Winston-Salem or Forsyth County indicate you own property that is adjacent or near to three properties located at the intersection of Solomon Drive and Union Cross Road: 1490 and 0 Union Cross Road, and 1095 Solomon Drive (the "Property"). Hutton has the opportunity to purchase the Property, and asked me to share information with you about its plans. As you may already know, Hutton filed an application in May for an Amendment to the City of Winston-Salem’s Official Zoning Map for the Property. The Property only has two residences located on it, and the owners of both residences (who live there) want to sell the Property for commercial development, now that they live on the edge of what has become a very busy thoroughfare, across the street from the large new Quality Mart, and all the multi-family housing that is currently being constructed.

Hutton is seeking the rezoning because it desires to build and operate a state-of-the-art “ModWash” car wash on the Property. You may already be familiar with a “ModWash” as several have been built recently in our area, including in Lexington and Thomasville. If you have been to one of those other locations, you probably noticed how clean, efficient, and well-run the ModWash is. I am enclosing a copy of the Site Plan proposed for a ModWash at the corner of Solomon and Union Cross for your review. You will notice that the “wash” operation is completely enclosed in an attractive building, and the building itself is a buffer between the residential properties to the rear of the Property and the other site operations. All vehicular access will be off of Solomon Drive. You also can see that there will be a 20’ vegetative buffer at the rear of the Property, and that the building and other operational elements of the ModWash are located at least forty feet from the rear property line. Hutton believes that this development would make for a good transition from the intensive Quality Mart use on the south side of Solomon to the residential uses behind the Property.
Hutton is proposing that the Property be rezoned from single-family residential (RS-9) to LB-S ("limited business, special use") to permit commercial redevelopment of the Property for a car wash only. A public hearing on the proposed rezoning before the City-County Planning Board is set for July 13, 2023 at 4:30 p.m. at 100 E. First Street (Fifth Floor), in Winston-Salem.

Hutton is based in Chattanooga, Tennessee and has a strong record of quality commercial developments (including the ModWash) offering retail amenities to surrounding communities. I hope you are excited to know a well-respected local developer has plans for the Property that are limited to a single relatively low-intensity commercial use, but I realize you may have questions and concerns about the plans that you would like to discuss, and I ask that you contact me if that is the case. You can reach me at 336-631-1461 or by email at mprause@allmanspry.com.

Sincerely,

D. Marsh Praise

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

DOCKET #: W-3586

PROPOSED ZONING:
RSQ-L

EXISTING ZONING:
RS9

PETITIONER:
Spendra, LLC

SCALE: 1" represents 300'
STAFF: Smith
GMA: 2
ACRES: 0.29
NEAREST BLDG: 6' west
MAP(S): 6825.04
Area Plan Recommendations

Southwest Winston-Salem Area Plan Update, 2016

(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)
- Office/Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Institutional
- Park
- Open space
- Commercial Recreation
- Utilities

Proposed Growth Corridor
- Urban/Suburban Form - Single-Family Residential
- 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)
### CITY-COUNTY PLANNING BOARD
### DRAFT STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3586</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Nick Smith</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Spendra, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6825-61-5924</td>
</tr>
<tr>
<td>Address</td>
<td>1700 W. Academy 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 RS9 (Residential Single-Family - 9,000 square-foot minimum lot size) to RSQ-L (Residential Single-Family Quadraplex – Limited Use). The petitioner is requesting the following uses:
- Residential Building, Duplex,
- Residential Building, Twin Home
- Residential Building, Multifamily
- Residential Building, Single-Family
- Urban Agriculture

**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 Special Use Limited request, all requested uses 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 low density attached and detached housing types. The site is well served by multimodal transit, nearby parks, and other governmental support services.

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>South side of West Academy Street, at its intersection with Brent Street.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Southwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 0.29 acres</td>
</tr>
<tr>
<td>----------------------</td>
<td>-------------</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently occupied by a single-family residence.</td>
</tr>
<tr>
<td><strong>Surrounding Property Zoning and Use</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Direction</strong></td>
<td><strong>Zoning District</strong></td>
</tr>
<tr>
<td>North</td>
<td>RS7</td>
</tr>
<tr>
<td>South</td>
<td>RS9</td>
</tr>
<tr>
<td>East</td>
<td>RS9</td>
</tr>
<tr>
<td>West</td>
<td>RS9</td>
</tr>
<tr>
<td><strong>Rezoning Consideration from Section 3.2.19 A 16</strong></td>
<td>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</td>
</tr>
<tr>
<td><strong>Physical Characteristics</strong></td>
<td>The proposed uses are generally compatible with the mixture of housing types in the area.</td>
</tr>
<tr>
<td><strong>Proximity to Water and Sewer</strong></td>
<td>The site has access to public water and sewer along Academy Street.</td>
</tr>
<tr>
<td><strong>Stormwater/Drainage</strong></td>
<td>Staff is not aware of any existing stormwater issues at this location.</td>
</tr>
<tr>
<td><strong>Watershed and Overlay Districts</strong></td>
<td>The site is not located within a water supply watershed.</td>
</tr>
<tr>
<td><strong>Analysis of General Site Information</strong></td>
<td>This site is currently developed with a single-family dwelling in an established neighborhood. While no site plan is proposed with this request, there are no anticipated site access issues related to this request. The site is not located in a water supply watershed nor is it in any designated floodplain.</td>
</tr>
</tbody>
</table>

### 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-3196</td>
<td>RSQ-L</td>
<td>Denied 11/4/2013</td>
<td>Southeast from Subject Property</td>
<td>0.21</td>
<td>Approval Denial</td>
</tr>
</tbody>
</table>

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Academy Street</td>
<td>Local Street</td>
<td>60 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Brent Street</td>
<td>Local Street</td>
<td>210 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Proposed Access Point(s)</td>
<td>Because this is a Special Use Limited request with no site plan, the exact location of future access points is unknown. The site currently has one driveway on Brent Street.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Trip Generation - Existing/Proposed | **Existing Zoning:** RS9  
1 potential unit x 9.57 trips per unit (Single-Family Detached House) = 9.57 trips per day  
**Proposed Zoning:** RSQ-L  
Trip generation is unavailable for the proposed Special Use Limited request as it does not include a site plan. |
| Sidewalks | Sidewalks exist along the West Academy Street site frontage. These sidewalks are part of a large sidewalk network in the area, connecting the site to employment and retail opportunities including the Peters Creek Parkway Activity Center and Silas Creek Parkway. |
| Transit | WSTA route 80 stops on the south and north sides of West Academy Street between Gales Avenue and Brent Street, less than one-eight of a mile from the site. |
| Analysis of Site Access and Transportation Information | Given the limited size and scale of this request, staff does not anticipate any substantial site access or transportation-related issues. Both public transit and pedestrian access are available to the site. |

### 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) | *Southwest Winston-Salem Area Plan Update* (2016) |
| Area Plan Recommendations | • The area plan proposed land use map recommends single-family residential use for this site.  
• Continue providing a variety of housing types for different income levels, family sizes, and personal preferences in the plan area to offer a mixture of housing opportunities.  
• Encourage the design of neighborhoods to allow residents to age in place. |
<p>| Site Located Along Growth Corridor? | The site is not located along a growth corridor. |</p>
<table>
<thead>
<tr>
<th>Site Located within Activity Center?</th>
<th>The site is not located within an activity center.</th>
</tr>
</thead>
</table>
| Rezoning Consideration from Section 3.2.19 A 16 | **Have changing conditions substantially affected the area in the petition?**  
No. | **Is the requested action in conformance with *Legacy 2030*?**  
Yes. |
| Analysis of Conformity to Plans and Planning Issues | This request would rezone approximately 0.29 acres at the southwest intersection of West Academy Street and Brent Street from RS9 to RSQ-L.  
*Legacy* recommends the appropriate reuse of existing sites that are compatible and complementary with the surrounding area and further recommends providing a variety of housing types to offer a mixture of housing opportunities for residents. The petitioner has volunteered to limit the allowed uses to only residential land uses and Urban Agriculture. This reduction of uses would ensure that the property would continue to be used for compatible residential land uses that fit within the surrounding neighborhood.  
The *Southwest Winston-Salem Area Plan Update* recommends single-family residential use for this site in recognition of the existing land use at the time of adoption. The site is in Growth Management Area 2 with excellent vehicular, pedestrian, and public transit access. The site is close to a large area of RM5 zoning which is similar in density and character to the requested RSQ-L zoning district. This request would facilitate the redevelopment of the site with single-family development or low-density attached missing middle housing. |

### 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 is consistent with the recommendations of <em>Legacy 2030</em>.</td>
<td>The request is not consistent with the specific land use recommendation of the area plan for single family zoning.</td>
</tr>
<tr>
<td>The request would encourage the development of a mixture of appropriate residential densities and housing types in an area close to employment and services.</td>
<td></td>
</tr>
<tr>
<td>This request would allow for the development of missing middle housing on a site well-served by multimodal transit.</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 EXISTING RS9 ZONING DISTRICT
City of Winston-Salem Jurisdiction Only

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

5 SUP not required if standards of Section 5.2.2A are met
Mr. Nick Smith, MPA
Project Planner
Planning & Development Services
City-County Planning Board
PO Box 2511
Winston Salem NC 27102
nicks@cityofws.org

RE: W-3586, Spendra LLC Community Outreach Report

Dear Nick:

In compliance with the zoning request for RS9 to rezone to RSQ-L for our property located at 1700 West Academy Street, Winston Salem NC 27103, we have reached out to the surrounding community by walking door to door and speaking with neighbors about our proposed changes. Below in the attachment are the neighbors that we were able to reach in person during the past several weeks. The homes not listed below didn’t answer their doors or weren’t home at the time. We tried very hard to reach everyone in the 500’ radius. Overall, we have had a very good response from great neighbors in Ardmore, some who expressed indifference to our request, and only a few who were opposed.

Additionally, we have sent a letter to Mr. Kevin Mundy, City Councilman of the Southwest Ward, notifying him of our proposed rezoning, and explaining what our plans are. In the letter we have invited him to stop by our property and see it in person, or at least allow us a few minutes to meet and speak in person, ahead of the August Council meeting when this matter is scheduled on the docket.

We are very pleased to move forward to the next step in this process, and will be attending next Thursday’s meeting (7/13/23) with the Planning Board and interested neighbors who may attend.

Sincerely

Sandra S. Boles, manager/member
Spendra LLC

Attachment
<table>
<thead>
<tr>
<th>Address</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academy Street</td>
<td></td>
</tr>
<tr>
<td>1709</td>
<td>Katy Helms</td>
</tr>
<tr>
<td>1705</td>
<td>Stephen and Rachel DeCrane</td>
</tr>
<tr>
<td>1613</td>
<td>Patrick Machen</td>
</tr>
<tr>
<td>1608</td>
<td>John and Emily MacMillan</td>
</tr>
<tr>
<td>1806</td>
<td>Patrick and Heather Dray</td>
</tr>
<tr>
<td>1800</td>
<td>Lorraine and Matthew Smart</td>
</tr>
<tr>
<td>1714</td>
<td>Angel Frye</td>
</tr>
<tr>
<td>1618</td>
<td>Valerie Barclay</td>
</tr>
<tr>
<td>1710</td>
<td>Martin Flippin, and daughter Denisa Watkins</td>
</tr>
<tr>
<td>Brent Street</td>
<td></td>
</tr>
<tr>
<td>620</td>
<td>Mike Georgoulis</td>
</tr>
<tr>
<td>624</td>
<td>Joann Pabst</td>
</tr>
<tr>
<td>644</td>
<td>Michael Anderson</td>
</tr>
<tr>
<td>659</td>
<td>Scott Andree Bowen</td>
</tr>
<tr>
<td>653</td>
<td>Jesse and Sarah Richert</td>
</tr>
<tr>
<td>647</td>
<td>Hannah, tenant. Landlord is Steve Googe</td>
</tr>
<tr>
<td>631</td>
<td>Rachael Chafin</td>
</tr>
<tr>
<td>629</td>
<td>Ann Dunn Andracchio and Elizabeth Ashe</td>
</tr>
<tr>
<td>814</td>
<td>Rance Mizzi-Orrell</td>
</tr>
<tr>
<td>811</td>
<td>Guy Witzell</td>
</tr>
<tr>
<td>Elizabeth Street</td>
<td></td>
</tr>
<tr>
<td>1700</td>
<td>Lizzy Donovan</td>
</tr>
<tr>
<td>1704</td>
<td>Kimberly and Alan Tripp</td>
</tr>
<tr>
<td>1720</td>
<td>Kyla Sipprell owner (spoke with Abigail Blake, tenant)</td>
</tr>
<tr>
<td>1802</td>
<td>Mike Saavedra</td>
</tr>
<tr>
<td>Gales Street</td>
<td></td>
</tr>
<tr>
<td>807</td>
<td>Stacy Schmauss</td>
</tr>
<tr>
<td>512</td>
<td>Frank Brown</td>
</tr>
<tr>
<td>511</td>
<td>Parks Family Holding owner (spoke with tenant)</td>
</tr>
<tr>
<td>520</td>
<td>Barbara DeLong</td>
</tr>
<tr>
<td>722</td>
<td>Tommy and Joanne Bluj</td>
</tr>
<tr>
<td>723</td>
<td>Joe and Lucinda Lechleider</td>
</tr>
<tr>
<td>701</td>
<td>Karen Sprinkle</td>
</tr>
<tr>
<td>605</td>
<td>George Mathis</td>
</tr>
</tbody>
</table>
Printed: 6/8/2023

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

MAP(S): 6805.03

DOCKET #: W-3587

PROPOSED ZONING: GB-S

EXISTING ZONING: PB-S

PETITIONER: Suso 4 Harper Hill, LP (PurrLife Harper Hill Commons)

SCALE: 1" represents 300'

STAFF: Allred

GMA: 3

ACRES: 0.54

NEAREST BLDG: 59' south

PROPERTY INCLUDED IN ZONING REQUEST.

500' MAIL NOTIFICATION RADIUS. PROPERTY NOT IN ZONING REQUEST.
Area Plan Recommendations

West Suburban Area Plan Update, 2018
(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)
- Commercial
- Office/Low-Intensity Commercial
- Institutional

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

Case W-3587

Harper Hill Commons

Rezoning
Activity Center
Special Land Use Condition Areas

Proposed Growth Corridor
- Urban/Suburban Form - Single-Family Residential
- Urban Form - Commercial/Office/Multifamily
- Suburban Form - Commercial/Office/Multifamily
CITY-COUNTY PLANNING BOARD  
DRAFT STAFF REPORT

<table>
<thead>
<tr>
<th>PETITION INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Docket</strong></td>
</tr>
<tr>
<td><strong>Staff</strong></td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
</tr>
</tbody>
</table>
| **Proposal**         | The petitioner is requesting to amend the Official Zoning Map for the subject property from PB-S (Pedestrian Business – Special Use) to GB-S (General Business – Special Use). The petitioner is requesting the following uses:  
• Shopping Center and Kennel, Indoor |
| **Neighborhood Contact/Meeting** | A summary of the petitioner’s neighborhood outreach is attached. |
| **Zoning District Purpose Statement** | The GB District is primarily intended to accommodate a wide range of retail, service, office, and high-density residential uses located along thoroughfares in areas which have developed with minimal front setbacks. The district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs 1, 2 and 3, and Metro Activity Centers. |
| **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 requested uses fall into the general category of retail and office uses. The subject property is situated within GMA 3 and has direct access to a major thoroughfare (Country Club Road). The site also has access to public water and sewer. |

<table>
<thead>
<tr>
<th>GENERAL SITE INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location</strong></td>
</tr>
<tr>
<td><strong>Jurisdiction</strong></td>
</tr>
<tr>
<td><strong>Ward(s)</strong></td>
</tr>
<tr>
<td><strong>Site Acreage</strong></td>
</tr>
<tr>
<td><strong>Current Land Use</strong></td>
</tr>
<tr>
<td><strong>Surrounding Property Zoning and Use</strong></td>
</tr>
<tr>
<td><strong>Direction</strong></td>
</tr>
<tr>
<td>North</td>
</tr>
<tr>
<td>Rezoning Consideration from Section 3.2.19 A 16</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Physical Characteristics</th>
<th>This developed site is a portion of the Harper Hill Commons shopping center. The site contains a 7,980 square-foot retail building and a paved parking area.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Proximity to Water and Sewer</th>
<th>The site has existing access to public water and sewer.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Stormwater/Drainage</th>
<th>Stormwater management would continue to operate as originally permitted as the request does not include any increase in impervious area. Therefore, staff does not foresee any additional stormwater impacts being generated.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Watershed and Overlay Districts</th>
<th>The site is not located within a water supply watershed.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Analysis of General Site Information</th>
<th>The site is currently developed, and no changes are proposed to the existing building or parking area. The site is surrounded by commercial zoning and would not typically have any setback requirements in the proposed GB district. However, the proposed indoor kennel use includes a requirement for a 20-foot setback from any side lot line and a 40-foot setback from any rear lot line. As the site is already developed and is surrounded by high-intensity commercial land uses, the applicant is requesting zero (0) foot side and rear setbacks as part of the special use zoning approval process. The proposed site plan shows 18 existing parking spaces. Additional parking will be provided in the part of the shopping center that exists as a separate parcel. A shared parking and cross-access agreement will need to be recorded prior to the issuance of occupancy permits to ensure that the requested use meets minimum parking requirements.</th>
</tr>
</thead>
</table>

<p>| RELEVANT ZONING HISTORIES | |
|---------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|</p>
<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-3089</td>
<td>PB-S to GB-S</td>
<td>Approved 2/7/2011</td>
<td>North</td>
<td>1.96</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2530</td>
<td>RS9, RM18, and HB to PB-S</td>
<td>Approved 3/24/2002</td>
<td>Contains current request</td>
<td>17.48</td>
<td>Approval</td>
</tr>
</tbody>
</table>

W-3587 Staff Report 2 July 2023
### 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>Country Club Road</td>
<td>Major Thoroughfare</td>
<td>77 feet</td>
<td>19,000</td>
<td>31,700</td>
</tr>
<tr>
<td>Vinegar Hill Road</td>
<td>Local Street</td>
<td>143 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Old Country Club Road</td>
<td>Local Street</td>
<td>218 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

There are no proposed changes to the existing access points. The proposed site plan illustrates two access points to Old Country Club Road and one internal access connection to 4896 Country Club Road, to the east.

**Trip Generation - Existing/Proposed**

Staff does not anticipate a significant change in trip generation for the additional kennel, indoor use. No other development changes are requested. Therefore, the trip generation of **393 trips per day** will remain the same (7980sf / 1000 x 42.94 [shopping center trip rate]).

**Sidewalks**

Sidewalks exist along Country Club Road, Old Country Club Road, and Vinegar Hill Road.

**Transit**

WSTA route 95 stops immediately north of the subject property on Country Club Road.

**Analysis of Site Access and Transportation Information**

There are no proposed site access changes as a part of this request. The site has good multimodal transit access. Staff does not foresee any transportation-related issues with this request.

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>7,980 (existing building)</td>
<td>Western portion of the site</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td>29</td>
<td>29 (18 existing on-site spaces and 11 off-site spaces).</td>
<td>90-degree angle parking. Property is part of a larger shopping center which provides additional parking.</td>
<td></td>
</tr>
</tbody>
</table>

**Impervious Coverage**

<table>
<thead>
<tr>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>100%</td>
<td>85.19%</td>
</tr>
</tbody>
</table>

**UDO Sections Relevant to Subject Request**

- Section 4.6.10: General Business District
- Section 5.2.80: Shopping Center use-specific standards
- Section 5.2.41: Kennel, Indoor use-specific standards

**Complies with Section 3.2.11**

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

**Analysis of Site Plan Compliance**

This request proposes adding the Kennel, Indoor use to an existing shopping center. The petitioner is requesting this rezoning as the Kennel, Indoor use is not allowed in the current PB zoning district. Additionally,
with UDO
Requirements

the applicant is proposing to eliminate the required side and rear setbacks for the Kennel, Indoor use. While such a request would normally require approval from the Board of Adjustment, City Council is allowed to consider this reduction as part of a Special Use rezoning request.

The existing structure is ideally situated to accommodate pedestrian and vehicular traffic and is surrounded by established commercial land uses.

CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy 2030 Growth Management Area</th>
<th>GMA 3 (Suburban Neighborhoods)</th>
</tr>
</thead>
</table>
| Relevant Legacy 2030 Recommendations | • Facilitate the location of local-serving retail and public amenities at easy-to-access locations within neighborhoods.  
• Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan. |
| Relevant Area Plan(s) | West Suburban Area Plan Update (2018) |
| Area Plan Recommendations | • The area plan proposed land use map recommends commercial uses for this site.  
• The reuse of vacant buildings and the redevelopment of existing sites is recommended, where possible. |
| Site Located Along Growth Corridor? | The site is located along the Country Club Road commercial growth corridor. |
| Site Located within Activity Center? | The site is located within the Harper Hill Commons Activity Center. |
| Comprehensive Transportation Plan Information | The Winston-Salem Metropolitan Planning Organization’s CTP recommends various facility improvements to modernize this section of Country Club Road. No additional right-of-way or facility improvements have been requested as a part of this rezoning. |
| Rezoning Consideration from Section 3.2.19 A 16 | Have changing conditions substantially affected the area in the petition? |
| | No |
| Is the requested action in conformance with Legacy 2030? | Yes |
| Analysis of Conformity to Plans and Planning Issues | The request is to rezone a ± 0.54-acre property from PB-S to GB-S in order to add the use Kennel, Indoor and to propose a reduction in use-specific side and rear setback requirements. The proposed site plan shows an existing 7,980-square foot building and parking area that is part of the larger Harper Hill Commons Shopping Center. The site is surrounded by commercial zoning, including a site to the north that was rezoned from PB-S to GB-S in 2011. |
The West Suburban Area Plan Update recommends commercial land uses for the subject property. The additional uses that would be allowed in the proposed GB district are appropriate within the surrounding commercial area, and the request is generally consistent with Legacy, which recommends concentrating services and amenities in accessible and convenient areas.

### 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 is consistent with Area Plan’s proposed land use recommendation for commercial development</td>
<td>The proposed Kennel, Indoor use will not meet minimum use-specific setbacks unless the requested setback reduction is also approved.</td>
</tr>
<tr>
<td>The request is compatible with the Harper Hill Commons Activity Center and surrounding commercial land uses.</td>
<td></td>
</tr>
<tr>
<td>The request would allow for additional neighborhood services, which is in keeping with Legacy 2030 objectives.</td>
<td></td>
</tr>
</tbody>
</table>

### SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

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

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. The owner shall record and reference a shared parking and cross-access agreement with the remainder of the shopping center.

- **OTHER REQUIREMENTS:**
  a. All existing or proposed buildings shall maintain the existing building design and materials as approved in rezoning case W-2530. Any modification of elevations will require an administrative staff change at a minimum and may require a Site Plan Amendment.
  b. No freestanding signage shall be allowed.

### 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.**
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: 12**

- **Engineering**
- **General Issues**
  - 7. **General comments**
1. No driveway permit is required unless the existing driveway alignment is modified.

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.
5. COUNCIL MEMBER CONTACT

City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
5/31/23 3:11 PM
Pre-Submittal Workflow
- 1

Please ensure that you have contacted the appropriate Council Member and/or the Community Assistance Liaison for their office prior to the Planning Board Hearing. Be advised that Council Members may want to participate in any community outreach efforts. Information for each Council Member can be found on their website here: https://www.cityofws.org/564/City-Council

Stimmel Associates, PA
Luke Dickey
(336)7231067
ldickey@stimmelpa.com
6/2/23 10:51 AM
Pre-Submittal Workflow
- 1

8. Historic Resources

City of Winston-Salem
Heather Bratland
336-727-8000
heatherb@cityofws.org
6/7/23 11:57 AM
01.03) Rezoning - Special Use District - 2

No comments

15. CAC

City of Winston-Salem
Amy Crum
336-747-7051
amyc@cityofws.org
6/20/23 4:50 PM
01.03) Rezoning - Special Use District - 2

n/a

16. Conditions
All relevant conditions from W-2530 shall carry forward to W-3587.

17. Community Outreach Deadline

Please ensure that you have submitted the required neighborhood outreach summary by the deadline as required in UDO ClearCode and referenced in the Planning Board Calendar of Significant Dates located here: https://www.cityofws.org/1564/Monthly-Planning-Board-Items.

18. Resubmittal

Resubmittal deadline for changes to the plan is next Wednesday

The general notes on this plan explain that there are no site changes proposed to the existing site. All impervious area already exists and since there are no proposed changes to that then the provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance will not apply. Hence, no Post Construction Stormwater Management permit is required to be applied for or issued.

General Comments

Please have the backflow preventers tested and reports filed online prior to building plan submittal. If any existing connections do not have a backflow, they will be required.
Use shopping center parking calculations for the parking.

The site will be required to remain with the shopping center and will have access to the entire shopping center parking area as part of the common plan development.

[Ver. 2] [Edited By Marc Allred]
On June 16, 2023, thirty-three (33) outreach letters were sent to property owners and neighbors within 500 feet and beyond of the subject site. These letters provided a summary of the proposed rezoning request to GB-S from PB-S. The letters provided contact information for Stimmel Associates if a neighbor had any questions or concerns regarding the proposed rezoning request.

As of July 3, 2023, Stimmel Associates has not received any emails or phone calls regarding the rezoning request.

Please refer to attached letter sent out to adjacent property owners and neighbors.

Respectfully submitted,

Luke Dickey, PLA
Vice President
Stimmel Associates, P.A.
You are receiving this letter due to having a property within 500-feet or in the general proximity to a property requesting a zoning change. Purr Life Cat Resort with a location in Greensboro and looking to expand to Winston-Salem is proposing to be a tenant of the Harper Hills Commons shopping center and locating within the existing building at 101 Vinegar Hill Rd. Purr Life Cat Resort provides boarding and grooming for cats only.

The site is currently zoned Pedestrian Business (PB-S) and does not permit the use of Kennels, Indoor. In order for Purr Life Cat Resort to be a part of the Harper Hill Commons shopping center, the 0.54 acre parcel that the existing building occupies will require rezoning to a district that permits the use of Kennels, Indoor. The zoning request is to rezone to General Business (GB-S). No changes will be made to the site. Please refer to attached site plan.

The proposed rezoning and site plan will be reviewed by the Planning Board who provides a recommendation for approval or denial. The City Council is the final approval authority.

If you have any questions and would like to discuss the proposed rezoning, you can email outreach@stimmelpa.com or you can call Luke Dickey with Stimmel Associates (Agent for Petitioner) at (336) 723-1067. If emailing, please include Purr Life in the subject line.
*This is a preliminary site plan and is subject to change throughout the rezoning process based on city staff comments and neighborhood feedback.
4905 Country Club Road Properties LLC  
P.O. BOX  11266  
Chandler AZ 85248  

Aaron Bryce Davis  
5005 Ryandale Rd  
Winston Salem NC 27104  

Alexander Thomas Properties LLC  
450 Knollwood St  
Winston Salem NC 27103  

Arbor Apartments Lmtd Prtnshp  
129 Hanbury Rd, West Suite 201  
Chesapeake VA 23322  

Barn On Country Club Llc  
521 Stonegate Ln  
Winston-Salem NC 27103  

Blackwell Properties LLC  
2350 Pointe Parkway, Suite 250  
Carmel NC 46032  

Carolyn P Bennett Trust  
261 Woodlee Dr  
Advance NC 27006  

Cindy Elizabeth Trivette  
4920 Ryandale Rd  
Winston Salem NC 27104  

Current Resident  
5021 Ryandale Rd  
Winston Salem NC 27104  

Current Resident  
5022 Ryandale Rd  
Winston Salem NC 27104  

Eric Sean Defay  
1838 Chelsea Ct  
Atwater CA 95301  

Ginkgo Salem Ridge LLC  
200 S College St, STE 200  
Charlotte NC 28202  

Glenn D Parker  
4936 Ryandale Rd  
Winston Salem NC 27104  

GTY Auto Service LLC  
292 Madison Ave, 9th Floor  
New York NY 10017  

Holly Grove Properties Llc  
4358 Styers Ferry Rd  
Winston-Salem NC 27104  

James A Hayes  
7712 Low Oak Rd  
Clemmons NC 27012  

Jim Ballas  
100 Cambridge Plaza Dr, Attn Sam  
Winston-Salem NC 27104  

Jody Patient  
4916 Ryandale Rd  
Winston Salem NC 27104  

John A Merschel  
675 N Main St, Ste 415  
Winston Salem NC 27011  

Kaitlin Elizabeth Berry  
5015 Ryandale Rd  
Winston Salem NC 27104  

L & Z Enterprises Inc  
2555 Us Highway 70 SE  
Hickory NC 28602  

Lahn Y  
4932 Ryandale Rd  
Winston Salem NC 27104  

Lauren E Walters  
4933 Ryandale Rd  
Winston Salem NC 27104  

Moe Ling  
5010 Ryandale Rd  
Winston Salem NC 27104  

Mphiap Bujri  
4930 Ryandale Rd  
Winston Salem NC 27104  

Philip M Ward  
4942 Ryandale Rd  
Winston Salem NC 27104  

Richard Charles Evanofski  
5020 Ryandale Rd  
Winston Salem NC 27104  

Richard Odell Garris  
4947 Ryandale Rd  
Winston Salem NC 27104  

Richard W Berrier  
296 Bermen Dr  
Winston Salem NC 27107  

Salem Ridge Apartments LLC  
200 S College St, STE 200  
Charlotte NC 28202
MAJOR SUBDIVISION APPROVAL

CASE: #2021092

PIN: Part of 6807-92-8059.000

SCALE: 1" represents 400'

STAFF: Wilson

GMA: 3

ACRES: 30.60

MAP(S): 6817.03
Preliminary for Review

May 24, 2023

City/County Planning Board
Chairman Chris Leak
Planning & Development Services
PO Box 2511
Winston-Salem, NC 27101

Re: Request for Removal of Property (30.6 Acres) from River Rock Subdivision Approval (#2021092)

This letter is provided to formally request the removal of a portion of the following parcel from the approved River Rock Preliminary Subdivision plan:

Portion of PIN 6807-92-8059 (containing 30.6 Acres) Owned by Williams Land Development, Inc.

The remaining portion of the site 117.82 Acres (148.42 Acres minus 30.6 Acres) has obtained the approval of the construction documents. Duke Energy is planning to build a power substation on the 30.6 acres so this area is planned to be sold to Duke Energy and be removed from the subdivision plan.

Thank you for your consideration of this request.

Respectfully Submitted,

Preliminary for Review

Paul A. Stimpson, PE
Regional Civil Leader/Office Manager
Notice of Site Plan Compliance

All development that occurs on the subject property shall be in conformance with this approved site plan. Deviations from this site plan are not allowed without prior, proper approval. Any changes or modifications to this site plan must be reviewed in advance by the Planning Department to determine if it requires an amendment to the plan previously approved.

Notice of Vested Rights:

The site plan approval establishes a vested right for two years, as defined, and subject to the conditions and limitations stated in UDO ClearCode section 2.7, to undertake and complete the development and use of the property under the terms and conditions of the approval. Permittees are advised to educate themselves with respect to the law and regulations affecting vested rights and consult with an attorney when necessary.

Conditions: PBR 2021-15/#2021092

• 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 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 an additional Planning Board review.

• PRIOR TO ISSUANCE OF GRADING PERMITS:
  a. Developer shall obtain driveway permits 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 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.
  b. Developer shall contribute $30,000 to the City of Winston-Salem to be used for a study of the Ransom Road/Polo Road intersection to determine future intersectional improvements.
MAJOR SUBDIVISION APPROVAL

CASE: #2023065

PIN: 6823-98-7243.000; 6823-97-6839.000

SCALE: 1" represents 200'

STAFF: Wilson

GMA: 3

ACRES: 5.07

MAP(S): 6823.02
WITHDRAWAL REPORT

DOCKET:  #2023065-Stonebriar Subdivision

STAFF:   Bryan Wilson

Petitioner(s): Dreambuilt Construction, Inc.

REQUEST

17-lot major subdivision in an RS9 zoning district.

Acreage: ± 5.07 acres

LOCATION:

Street: North of the intersection of W. Clemmonsville Road and Krites Street

Jurisdiction: City of Winston-Salem

AUTOMATIC WITHDRAWAL:

This case has been withdrawn per the request of the applicant.
MAJOR SUBDIVISION APPROVAL

CASE: #2023069
PIN: 6815-25-6646.000;6
6815-25-6384.000

SCALE: 1" represents 300'
STAFF: Wilson
GMA: 3
ACRES: 5.09
MAP(S): 6815.01
SITE PLAN REVIEW RECORD  

July 13, 2023 Planning Board Meeting

1) SITE PLAN TITLE AND NUMBER: Grey Oaks Subdivision #2023069

2) TYPE OF DEVELOPMENT: Single Family Subdivision

3) ACREAGE: 5.08 acres

4) ZONING: Existing: RS9

5) # UNITS/LOTS: 15 lots  DENSITY: 2.95 units per acre

6) SITE PLAN PREPARER: Stoltzfus Engineering, PE
   683 Gralin Street
   Kernersville, NC 27284
   PHONE: (336) 904-0207
   E-MAIL: aden@seiengineering.com

7) OWNER AND/OR AGENT: Taylor Development Group, LLC
   4505 Country Club Road, Suite 220
   Winston-Salem, NC 27104
   PHONE: (336) 794-1723
   E-MAIL: suzzane.ramm@taylorcompanies.us

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 may include a funded escrow account for maintenance and repair of stormwater controls. Relocation or installation of any stormwater management device into any buffer areas, 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 driveway permits from the City of Winston-Salem; additional improvements may be required prior to issuance of any driveway permits.

   • PRIOR TO THE SIGNING OF FINAL PLATS:
     a. Developer shall build streets to UDO public street standards.
     b. Developer shall complete all requirements of the driveway permit.
c. All documents, including covenants, restrictions, and homeowners’ association agreements, shall be recorded in the office of the Register of Deeds. Final plat(s) shall show lots, common areas, streets, and utilities. Covenants relating to stormwater must be approved by the City of Winston-Salem Stormwater Division.

- PRIOR TO ISSUANCE OF BUILDING PERMITS:
  a. Developer shall record a final plat in the office of the Register of Deeds.
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: 12**

**Engineering**

**General Issues**

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

1. A City driveway permit will be required for the permanent access to North Cliffdale Drive. Please complete and sign a 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. Please include road and storm drainage profile sheets. Design information for storm drainage pipes and gutter spread may be shown on the plan sheets.

3. Provide construction details for all proposed design elements of the plan. This includes wheelchair ramps, the construction entrance, and permanent driveway access to the project, etc. Where possible, please use construction details from the City IDS Manual. In particular, include construction detail V-13 for the access off of North Cliffdale Drive.

4. Provide elevations for all proposed retaining walls.

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/.

If this project will use any public funds for financing and/or be constructed on public owned property, 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.

MapForsyth Addressing Team

<table>
<thead>
<tr>
<th>General Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>19. Addressing &amp; Street Naming</strong></td>
</tr>
<tr>
<td>Forsyth County Government</td>
</tr>
<tr>
<td>Gloria Alford</td>
</tr>
<tr>
<td>3367032337</td>
</tr>
<tr>
<td><a href="mailto:alfordgd@forsyth.cc">alfordgd@forsyth.cc</a></td>
</tr>
</tbody>
</table>

Grey Oaks Ct is approved road name.

Planning

2023-06-06 Grey Oaks Preliminary Subdivision Plans.pdf [2 redlines] (Page 1) [1] Prelim Site Plan

23. Planning Comments B
### General Issues

#### 16. 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>
<td></td>
</tr>
</tbody>
</table>

#### 20. CAC

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>No comment.</th>
</tr>
</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>
<td></td>
</tr>
</tbody>
</table>

#### 24. Resubmittal

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Resubmittal deadline for changes to the plan is next Wednesday</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>
<td></td>
</tr>
</tbody>
</table>

### Stormwater

#### General Issues

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

The 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 exceeds 2 units/acre. The plan states that the units/acre will be 3.03 and the total Impervious area will be 37.2% and thus this development will be considered a high density development. High density developments have to manage the first inch of runoff in an approved stormwater management system.

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 obviously 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 SCM so my guess is you are likely aware of the above requirements and you have determined that one proposed SCM will be enough to meet them. The Planning Board, should this need to go before them for any approvals, may want to know what type of SCM you are actually proposing so you may want to check with Planning staff to see if you will need to be more specific about that.

Any stormwater management system will require a financial surety to be provided and set up at the time of permitting. If the developer intends to remain as the long term Operation and Maintenance (O&M) entity for the system then the surety shall consist of a one time non-refundable payment made to the City at the time of permitting that equals 4% of the estimated construction cost of the Stormwater Management system. If the developer intends to establish a Home Owners Association (HOA) to be the long term O&M entity, then the surety shall consist of the developer establishing an escrow account and depositing 15% of the estimated construction cost of the Stormwater Management system into that account. The HOA will be obliged to add further funds in later years per the ordinance requirements for such an escrow account. The developer will also have to have an escrow agreement approved by the City and once approved recorded at The Forsyth County Register of Deeds office.

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

22. Landscaping & Others |

| Marc Allred |
| 336-727-8000 |
| marca@cityofws.org |
| 6/21/23 9:35 AM |
| 01.07) Application for Preliminary Subdivision Approval - 2 |

Any existing connections not intended for reuse must be terminated at the main. 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. If there are any off-site easements need to be obtained to tie into public sewer, that is the sole responsibility of the owner/developer.

Per the Subdivision requirements UDO 7.4.3.C.4.a A minimum of one deciduous, Large Variety Tree as specified under Section 6.2.1, Landscaping and Tree Preservation Standards – Winston-Salem, or as otherwise permitted or restricted by the City Director of Vegetation Management, shall be planted per lot prior to the issuance of a Certificate of Occupancy.

Per UDO 6.2.1D. A landscaped streetyard shall be required for all motor vehicle surface areas located within one hundred (100) feet of a street right-of-way or vehicular right-of-way, including controlled access highways, whether it may provide access to the site, unless separated by an intervening building.

Show the location of any proposed on-premises freestanding signs.
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 August 10, 2023, Planning Board meeting to work out various site plan issues.
PLANNING BOARD REVIEW

98-lot PRD in City RS9 and County RS20 Zoning

CASE: PBR 2023-12

PIN: 6843-64-0992.000

SCALE: 1" represents 600'

STAFF: Wilson

GMA: 3

ACRES: 51.84

MAP(S): 6843.02; 6843.04
1) SITE PLAN TITLE AND NUMBER: PBR 2023-12 (Heritage Station)

2) TYPE OF DEVELOPMENT: 101-lot Planned Residential Development (PRD)

3) ACREAGE: 51.84

4) ZONING: RS9 & RS20

5) UNITS/LOTS: 101 lots

6) SITE PLAN PREPARER: Stimmel, PA
   601 N. Trade Street
   Winston-Salem, NC 27101
   PHONE: 336-723-1067
   E-MAIL: frontdesk@stimmelpa.com

7) OWNER/AGENT: The Inspiring Investment Property Resolution Services, LLC
   126 Quade Drive
   Cary, NC 27513
   PHONE: 919-757-9447
   E-MAIL: uriah@theinspiringinvestment.com

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

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

   • PRIOR TO THE SIGNING OF FINAL PLATS:
     a. Developer shall build streets to UDO public street standards. Developer shall build or provide surety for all internal sidewalks. A fee-in-lieu payment for sidewalks along the Teague Road frontage shall be completed.
     b. Developer shall complete all requirements of all driveway permits.
     c. 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.

   • PRIOR TO ISSUANCE OF BUILDING PERMITS:
     a. Developer shall record a final plat in the office of the Register of Deeds.
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: 20**

### Engineering

#### General Issues

19. **General comments**

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Matthew Gantt</th>
<th>336-727-8000</th>
<th><a href="mailto:matthewg@cityofws.org">matthewg@cityofws.org</a></th>
<th>6/8/23 7:47 AM 01.07</th>
<th>Application for Preliminary Subdivision Approval - 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Since the driveway connection for this project is located within the Winston-Salem City limits, a City driveway permit would be required for the permanent connection to Teague Road. To obtain a driveway permit, complete and sign a City driveway permit application and submit it, along with a copy of the site plan to the Engineering Division for review. A review fee of $200 is also required. All items may be submitted through IDT plans. Please note the following items on the plan, (a) to contact the Engineering Field Office (EFO) at 336-727-8063 to set up inspections, prior to construction, (b) include phone numbers and email addresses for the engineer and project owner, and (c) that the driveway permit will expire one year from the date of issuance.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If the remainder of this project will be annexed into the Winston-Salem City limits, the following comments will also apply:

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

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

4. Please show the building envelope and the driveway location for each lot.

### Erosion Control

#### General Issues

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

If this project will use any public funds for financing and/or be constructed on public owned property, 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).

There are regulated floodplain areas within the limits of this proposed project. Be aware that any proposed development in the regulated floodplain area will require approval of a Floodplain Development Permit and compliance with Winston-Salem/Forsyth Co. UDO, Chapter 8, Section 1 - Floodway and Flood Fringe Regulations. Please be mindful of this ordinance requirement as you continue with plans to develop this parcel. Application for a Floodplain Development Permit must be submitted through the electronic plan review portal as application type 04.04 Floodplain Development Permit at the following link: https://winston-salem.idtplans.com/secure/

These comments apply only to portions of the project within the city limits of Winston-Salem:

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.

[ Ver. 2 ] [Edited By Cory Lambert]
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; ([D103.1](#))
- 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.; ([D103.1](#))
- 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](#))

<table>
<thead>
<tr>
<th>Minimum Diameter (ft)</th>
<th>Minimum Width (ft)</th>
<th>Clearing Diameter (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>30</td>
<td>20</td>
<td>30</td>
</tr>
<tr>
<td>60</td>
<td>20</td>
<td>60</td>
</tr>
<tr>
<td>90</td>
<td>26</td>
<td>90</td>
</tr>
</tbody>
</table>

**Bridges and elevated surfaces that are part of the fire apparatus access road shall be constructed in accordance with AASHTO HB-17 and shall be designed for a live load sufficient to carry the imposed load of fire apparatus; ([503.2.6](#)).**

- Fire apparatus access road grade shall not exceed 10%; ([D103.2](#))
- Gates shall be not less than 20’ in width for a single gate and 12’ for a divided roadway. Methods of locking the gate shall be submitted for approval by the Forsyth County Fire Marshals office; ([503.6](#)) ([D103.5](#))
- If the gates will be secured and a Knox Box type entry system will be utilized please contact our office to coordinate the requirements; 336-703-2550

- **One-Two Family Developments**: Projects having more than 100 dwelling units shall be equipped with two separate and approved access roads; ([D107.1](#))

- **Multiple Family Development**: Projects having more than 100 dwelling units shall be equipped with two separate and approved access roads; ([D106.1](#))

- Where two fire apparatus access roads are required, they shall be placed at a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses; ([D106.3](#))

**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))

<table>
<thead>
<tr>
<th>Square Feet</th>
<th>GPM 1 hour</th>
<th>GPM 2 hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-3600</td>
<td>1000</td>
<td>1500</td>
</tr>
<tr>
<td>3601 or greater</td>
<td>Values in Table B105.1(2)</td>
<td></td>
</tr>
</tbody>
</table>

Type V-B Construction- (B105.1(2))

<table>
<thead>
<tr>
<th>Square Feet</th>
<th>GPM 2 hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-3600</td>
<td>1500</td>
</tr>
<tr>
<td>3601-4800</td>
<td>1750</td>
</tr>
<tr>
<td>4801-6200</td>
<td>2000</td>
</tr>
</tbody>
</table>

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.

25. Hydrant

Any subsequent Addenda, Change Orders, selection of Alternates, or other actions that may have any possible bearing on Code B103.3.1 Fire Apparatus access roads and public streets providing access to hydrants in accordance with section B103.3.1 of the International Fire Code shall be provided with one or more hydrant, as determined by section C102.1. Where more than one fire hydrant is required the distance between the required fire hydrants shall be in accordance with section C103.2 and C103.3.

Hydrant distances do not meet code requirements.

26. Dead End Road
### General Issues

**31. General Comments**

- 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.


- 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. Any drainage system larger than 48" in diameter will be subject to review by the NCDOT Hydraulics Unit.

- For any connections to a state maintained roadway, an NCDOT Driveway permit is required. Randy Ogburn is the primary point of contact – rogburn@ncdot.gov. 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.


- Left and right turn lanes required.

- A standalone striping plan is required. This is basically a stripped-down version of the plans, showing the roadway, existing and proposed markings, and any proposed symbols. All taper lengths shall be dimensioned. In addition, the color, type of material, line widths, and thickness of the product should be specified.

- Street and driveway connections to the state maintained roadway shall provide for adequate vertical and horizontal sight distance. The minimum sight distance required is 100 feet per 10 mph of design speed. A 16.1B encroachment agreement would be required for road improvements.

- A 16.6 3-party encroachment agreement would be required for any utility ties (water and sewer) in the right of way, and sidewalk where applicable.

### Historic Resources

**23. Historic Resources**

**City of Winston-Salem**

Bryan Wilson  
336-747-7042  
bryandw@cityofws.org  
6/14/23 3:50 PM  
01.07 Application for Preliminary Subdivision Approval - 2

**Show temporary turnaround**

**Planning**

**2023.06.06 Heritage Station PRD (23-089).pdf [4 redlines] (Page 1)**

**33. Planning Comments**

- Show temporary turnaround

**General Issues**

**23. Historic Resources**
### 27. CAC

**City of Winston-Salem**
Amy Crum
336-747-7051
amyc@cityofws.org
6/13/23 5:29 PM
01.07) Application for Preliminary Subdivision Approval - 2

No comment.

### 28. Environmental Features/Greenways

**City of Winston-Salem**
Amy Crum
336-747-7051
amyc@cityofws.org
6/13/23 5:29 PM
01.07) Application for Preliminary Subdivision Approval - 2

Greenways: A greenway is proposed along South Fork Muddy Creek in the Greenway Plan Update. A 40 ft. greenway easement is requested along both sides of the creek beginning 10 ft. from top-of-bank.

Wetlands: The National Wetland Inventory shows wetlands to the north and east of Spring House Farm Road and Hartsoe Road. The submitted site plan denotes the location of wetlands with development outside of these areas.

Farmland/VAD: The site is located within the 1/2 mile buffer of a property participating in the Voluntary Agricultural District located to the east.

Natural Heritage Site: N/A

Other Features: The Parks and Open Space Plan Update shows a potential park location in the general area of this site.

### 38. Resubmittal

**City of Winston-Salem**
Bryan Wilson
336-747-7042
bryandw@cityofws.org
6/21/23 10:22 AM
01.07) Application for Preliminary Subdivision Approval - 2

Resubmittal deadline for changes to the plan is next Wednesday. Demonstrate that you meet the distance requirement for 90% of all lots to an active open space. Verify street maintenance with NCDOT/WSDOT. Show future greenway easement along both sides of Muddy Creek.

### General Issues

### Stormwater

#### General Issues

**Contact County Stormwater Review Authority**

The vast majority of this development is located in the County and so the stormwater management plan will need to be reviewed and approved by the authority with jurisdiction for the County which I believe may be NCDEQ. It is not feasible for the City to review their small portion of area under one stormwater management plan and the County authority to review theirs under another. Usually the authority with the majority of the area will be the review authority and in this case the vast majority as I mentioned is in the County. Therefore, from a City of Winston-Salem Stormwater Division perspective, we have no comment as it will not be in our jurisdiction for review.

If for some reason the developer intends to voluntarily annex this entire site into the city then that would change things and the City would become the review authority for stormwater management regulations. However, as of now I see no notes on the plan or have been provided with no indication that there is an intent to annex this development into the city and so I have to assume its staying in the county and therefore under a different review authority.

### Utilities

#### General Issues

**General Comments**

- [idtPlans Review](#)
- [PBR 2023-12 Heritage Station ( 98-lot PRD in City RS9)](#)
City of Winston-Salem
Chris Jones
336-747-7499
charlesj@cityofws.org
6/14/23 6:01 AM

Additional exclusive sanitary sewer easement will be required when the sanitary sewer is placed less than 10’ from the R/W line. This CANNOT be part of the 10’ utility strip for dry utilities behind the R/W. That will start after the exclusive sanitary sewer easement. Tie water line into Hartsoe Road.

WSDOT
Preliminary Subdivision Approval - 2
General Issues

City of Winston-Salem
Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
6/21/23 9:36 AM

37. General Comments

- WS Comprehensive Transportation Plan Calls for 60’ of Right of Way-Dedicate 30’ from center along site frontage
- Fee in Lieu of sidewalk construction will be required for Teague Rd Frontage
- Confirm annexation status
- WSDOT recommends connection to Heartsoe.
- If annexed, Heartsoe frontage and all internal streets should be built to City Standard should be built to WS street standard with Curb and Gutter and sidewalk
- Confirm Stub Street location is viable for future connection
- Extend Heartsoe to southern Property line
- WSDOT recommends Left and Right Turn Lanes-Refer to NCDOT
- Provide a No Access Easement on Teague Frontage
- Show typical section

Zoning
General Issues

35. Planned Residential Development (PRD)

City of Winston-Salem
Nick Smith
336-747-7064
nicks@cityofws.org
6/16/23 6:42 PM

5.2.66H.9 Common Open Space

5.2.66H.9.a - Common Open Space Requirements

<table>
<thead>
<tr>
<th>Underlying Zoning District</th>
<th>Acreage</th>
<th>Required Open Space Percentage</th>
<th>GMA2 or GMA3 Reduction</th>
<th>Required Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS9 and RS20</td>
<td>53</td>
<td>15% &amp; 20%</td>
<td>No, because not providing 40% of open space as active open space</td>
<td>10.17 acres</td>
</tr>
</tbody>
</table>

5.2.66H.9.c - Active Open Space

<table>
<thead>
<tr>
<th>Required Open Space</th>
<th>Underlying Zoning District; Active Open Space Required (%)</th>
<th>Active Open Space Required (sqft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.17 acres</td>
<td>RS9 &amp; RS20; 15%</td>
<td>1.53</td>
</tr>
</tbody>
</table>

- Active Open Space must be activated via a combination of natural and man-made features that are highly visible and facilitate opportunities for social gathering. Examples include but are not limited to neighborhood greens or squares, pocket parks, community recreation areas, and community gardens.
- Active Open Spaces must not be behind or between houses; active open spaces must be prominently placed in a deliberative manner.
- Sidewalks to Active Open Space are required, and at least 90% of PRD lots must be within 660 feet of Active Open Space areas.

5.2.66H.9.e - Thoroughfare Open Space

- In GMA 3, a thoroughfare buffer at least fifty (50) feet wide and containing the forty (40) foot type II bufferyard plantings shall be provided along major or minor thoroughfares.

5.2.66H.9.f - Open Space Connectivity Requirements

- PRD Open Space shall be connected via sidewalks or other pedestrian paths when practicable.
- PRD Active Open Space shall be connected via sidewalks or other pedestrian paths.
- PRD Open Space shall connect to abutting open space in exterior non-PRD parcels.
- PRD Open Space shall connect to abutting public parks and greenways.
### 36. Planned Residential Development (PRD)

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nick Smith</td>
</tr>
<tr>
<td>336-747-7064</td>
</tr>
<tr>
<td><a href="mailto:nicks@cityofws.org">nicks@cityofws.org</a></td>
</tr>
<tr>
<td>6/16/23 6:49 PM</td>
</tr>
</tbody>
</table>

#### 5.2.66H.6.d-g - (Forsyth County) Fire Hydrant and Building Spacing

- **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.** 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.
June 23, 2023

Randy Ogburn,
NCDOT
375 Silas Creek Pkwy
Winston-Salem, NC 27127

Jeff Fansler
WSDOT
100 E. First St.
Winston-Salem, NC 2710

Reference: Heritage Station – Waiver Request for Additional Improvements on Hartsoe Road

Dear Randy and Jeff,

Per the request of the Petitioner (Property Resolution Services, LLC), we are submitting this letter in response to the conditional request by WSDOT to widen Hartsoe Road to 22’ width ribbon pavement along the entire project frontage. While we realize the widening will provide benefit to the additional traffic that will utilize Hartsoe Road at the new proposed connection of Black Walnut Street, we are kindly requesting that the widening be limited only to the frontage north of this connection. South of Black Walnut Street, Hartsoe Road services only 5 existing residences, 2 undeveloped parcels, and a small remnant of ROW. The two undeveloped parcels are approximately 1.13 acres (PIN # 6843-54-4187.000) and 4.52 acres (PIN# 6843-53-4704.000). The majority of both parcels (90% +) lie within the 100 year floodplain, and about 50% of the larger parcel is comprised of floodway and the South Fork Muddy Creek branch. Due to these challenges, it is anticipated that future development would be minimal, if at all. Any future extension of Hartsoe Road southward will encounter significant challenges as it will require crossing South Fork Muddy Creek, traversing 735 LF +/- of 100 year floodplain, and 300 lf +/- of floodway. The larger undeveloped tracts to the south currently have existing ROW access at Valleyside Lane, so extension of Hartsoe would not be required to service these. Thank you again for your time and consideration in this request.

Sincerely yours:

Stephen Owen
Project Manager / Plan Preparer
Stimmel Associates, PA
Planning Board Members:

Chris Leak, Chair
Jason T. Grubbs, Vice Chair

Walter O. Farabee
Clarence Lambe, Jr.
Mo McRae
Salvador Patño
Lindsey R. Schwab
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.