

# Planning Board Member Information

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## DATES TO REMEMBER:

**November 10, 2016 - 4:30 P.M. Public Hearing**

**November 21, 2016 - 1:15 P.M. Sign Check**

**December 8, 2016 - 4:30 P.M. Public Hearing**

**December 23\*, 2016 - TBD Sign Check**

**\* Date changed due to Holiday**

**REMINDER: THERE ARE NO REGULARLY SCHEDULED WORK  
SESSIONS IN NOVEMBER OR DECEMBER. ENJOY YOUR  
HOLIDAY SEASON!**

## **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.**

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**AGENDA  
CITY-COUNTY PLANNING BOARD  
NOVEMBER 10, 2016  
4:30 P.M.  
FIFTH FLOOR  
BRYCE STUART MUNICIPAL BUILDING**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**A. ACTION ON MINUTES**

- October 13, 2016 Public Hearing
- October 24, 2016 Sign Check
- October 27, 2016 Work Session

**B. PUBLIC HEARING ITEMS**

1. Zoning petition of Thelma Niday and Niday Family, LLC from RS9 to GB-S (Offices; Outdoor Display, Retail; Retail Store; Services, A; and Services, B): property is located on the east side of Peters Creek Parkway, south of Fishel Road (Zoning Docket F-1561).

CONTINUANCE HISTORY: September 8, 2016 to November 10, 2016

- a. Zoning Recommendation.
  - b. Site Plan Recommendation.
2. Zoning petition of David Buerckholtz and Harriett Buerckholtz from RS9 to NO-L (Offices; and Residential Building, Single Family): property is located on the northwest side of Reidsville Road, south of Old Belews Creek Road (Zoning Docket W-3309).
- a. Zoning Recommendation.

**C. PRELIMINARY SUBDIVISION APPROVAL**

1. 2016062; Hubbard Realty; west side of Lynhaven Drive between Burkes Crossing Drive and Pineridge Drive; 26 lot Single Family Subdivision in a RS9 zoning district; City; 10.5 acres.

**D. STAFF REPORT**

**E. FOR THE GOOD OF THE ORDER**

**RESULTS OF  
CITY COUNCIL AND  
BOARD OF COMMISSIONERS HEARINGS  
REGARDING PLANNING MATTERS**

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

**WINSTON-SALEM CITY COUNCIL**

1. An ordinance amendment proposed by the City Attorney's Office amending Chapter B of the *Unified Development Ordinances* requiring the amortization of nonconforming adult establishments in the CB zoning district. (UDO-272).

APPROVED.

Planning Board and staff recommended approval of the amendment.

**FORSYTH COUNTY BOARD OF COMMISSIONERS**

1. Zoning petition of St. Andrews Presbyterian Church from RS30 to IP: property is located on the southwest side of Phelps Circle across from Holly Ridge Drive (Zoning Docket F-1560).

APPROVED.

Planning Board and staff recommended approval of the amendment.

**A**

**MINUTES**  
**CITY-COUNTY PLANNING BOARD**  
**OCTOBER 13, 2016**  
**4:30 P.M.**  
**FIFTH FLOOR**  
**BRYCE STUART MUNICIPAL BUILDING**

MEMBERS PRESENT: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King,  
Darryl Little, Paul Mullican, Brenda Smith, Allan Younger

MEMBERS ABSENT: Clarence Lambe

PRESIDING: Arnold King

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**A. ACTION ON MINUTES**

- September 8, 2016 Public Hearing
- September 22, 2016 Work Session
- September 26, 2016 Sign Check

MOTION: Paul Mullican moved approval of the minutes.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Darryl Little, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

**B. PUBLIC HEARING ITEMS**

The actual order of cases considered by the Planning Board on October 13, 2016 is determined procedurally by taking consent agenda cases first, then cases for which there was a public hearing. Accordingly, the order of cases on October 13, 2016 was: B.2., B.3., B.4., B.5., B.6., B.7., B.8., C.1., and B.1.

1. Zoning petition of Lynn Dwo Trustee; Lynn Living Trust; and Three Properties, LLC from RM18 and RSQ to GB-S (Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; Combined Use; Life Care Community; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Restaurant (without drive-

through service); Retail Store; Shopping Center; Shopping Center, Small; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Hotel or Motel; Offices; Services, A; Services, B; Testing and Research Lab; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; and Utilities): property is located at the southwest quadrant of Business 40 and Peters Creek Parkway along both sides of Fourth Street (Zoning Docket W-3303)

Gary Roberts presented the staff report.

### **PUBLIC HEARING**

FOR:

Lawson Newton, 110 Oakwood Avenue, Winston-Salem, NC 27103

- I wish at some time I could present you with the perfect project but that is probably impossible.
- The concerns about this project are legitimate.
- With regards to the impact on existing businesses, when you bring good businesses and solid businesses into an area it seems to uplift the existing businesses.
- This particular plan will not change the floodplain situation. It is what it is.
- We're not looking to nor do we expect to increase situations that are negative that already exist in the floodplain area.
- We don't have to do what other cities do. What has transpired in cities like Charlotte, Raleigh, and Durham in their downtown thought process is that we want our downtown to grow, to prosper.
- We don't want to increase traffic for anybody that's already there. The increase in traffic is one car every minute and 25 seconds.
- You never want to talk ill of anybody's property. This is not what I call blighted property but it is property that needs a tremendous uplift. I think this project provides that.
- It brings Winston-Salem forward which is what everybody ultimately wants to do. We want to be sensitive to the surrounding neighborhoods about traffic, about water flow, about any of those things. This plan presents that opportunity.

Melynda Dunigan asked if the one car every 1:25 minutes is an average over a 24-hour period? Lawson Newton responded that it is. A lot of services that are projected are within walking distance of these areas. Just like in any other neighborhood, at 7:05 a.m. it may be a little jammed up but you won't see constant increased traffic.

George Bryan explained to the petitioner that the Planning Board has to act on the zoning for the land, not the businesses or who the future owners will be. How should we judge this not knowing any of these factors? Lawson Newton responded that what you have to project upon is what is the normal impact of good solid competition in any business situation. I don't think a business that's brought into this particular project stands to come in to drive anybody out of business. We see enough activity here to justify this development.

George Bryan asked the petitioner what his idea is for the placement of the road and what that's going to do to traffic? Lawson Newton said that he would defer to Pat Ivey about that. We trust in the DOT's expertise and we're confident that this is not going to be a situation that is going to negatively impact traffic flow.

#### AGAINST:

JoAnn Mount, 1238 W. Fourth Street, Winston-Salem, NC 27101

- I've lived here 35 years.
- Why would you consider changing a residential neighborhood, just tear down all these residences, tear down all these homes that are historic and turn that into a business area, a commercial area?
- The traffic that is going to be forced up West Fourth Street is going to be horrendous. Right now this is a major artery to our downtown area. You're going to be jeopardizing all of us. There are going to be more accidents. Traffic comes through there so quickly and there are cars parked on either side. It is already extremely difficult to back out of your driveway.
- I have questions about how this is going to affect not just the residents that are going to be displaced, but also the adjoining neighbors.

Bonnie Crouse, 2001 Boone Avenue, Winston-Salem, NC 27103

- I'm the liaison for zoning and land use matters for the Ardmore Neighborhood Association.
- The purpose of the Ardmore Neighborhood Association is to preserve the residential nature of the neighborhood and to prevent further encroachment of industry, commercial, and high density land uses.
- The Ardmore Neighborhood Association opposes this planned development.
- The plan to develop this property in the manner that has been presented to you will not serve this neighborhood.
- The loss of affordable housing is a very big issue in Ardmore. We're already facing the loss of hundreds of units on Cloverdale Hill should that project proceed.
- Workforce housing or whatever you want to call it is an endangered species already in Ardmore and that is our loss. Everyone in Ardmore values diversity. In fact when new members join, the most frequent characteristic they value is the diversity and that includes socio-economic diversity and the status of the residents there. We want these affordable housing units and we want the working people who live in them.
- My grandfather built homes in Ardmore just like these and I think he built some of these. Some of these are framed with oak 2" x 10". These are nice homes. They are worth rehabbing. The interior features include red oak floors and tile fireplaces and many charming features.

- The Ardmore Neighborhood Association worked diligently to create a historic district and in that plan is provision for an overlay. It was considered a key to protecting some of these vintage wonderful old homes that make our neighborhood so special.
- Our work on that is what I would call a good start and when we pursue this overlay many of these properties and I would say most of the single family residences down there are of sufficient age and characteristics that they would now qualify to be included as historic properties. It would be a shame to lose them.
- In their place would be structures, density and uses that go against the interests of this great neighborhood.
- The Ardmore Neighborhood Association opposes this development and asks that the work that went into the Area Plan be honored.
- One of the gentlemen spoke about uplifting or blending in. There is nothing about this that blends anywhere. If they want to uplift we would encourage them to go across the street and look at some of the properties facing Peters Creek Parkway that are already commercial and would be great locations for some of what they are planning to do.

John Merschel, 3400 Paddington Lane, Winston-Salem, NC 27106

- There are 22 single family structures in this development amongst 82 units. A large percentage of them are craftsman style.
- Some neighbors and I went door-to-door there to inform the people about what is going on, a lot of the homes have really good porches. They opened their doors to us. They have fireplaces, hardwood floors. They are not all in perfect shape but they have the potential to be in perfect shape. To “uplift” that area by tearing them all down for another hotel in a residential zoning would not be an uplift.
- We don’t want to be like Charlotte. We want to be Winston-Salem and the best it can be, not try to mimic Charlotte.
- This is a viable, stable neighborhood with houses of historic character that offer a much needed affordable housing component to the area. If not for the Business 40 bridge, there’d be no reason for this area to not be part of the West End.
- These are viable units that serve a purpose of a much needed affordable housing component that we’re struggling with in Winston-Salem. The fact that the owner has other housing in the area does not account for how we would replace this housing.
- It’s a City-wide issue today and I think we really need to be careful about how we displace these people.
- I’m here representing the West End Association and the Board voted unanimously to oppose this rezoning.
- Other groups which have opposed it are the Ardmore Association, the New South Coalition, and the Neighborhood Alliance.
- It’s contrary to the *South Central Area Plan* which neighbors had a tremendous amount of input into. Hopefully we’ll pay attention to these area plans because they’re important. That was deemed to be residential and stay residential for a good reason.
- As far as the residents we talked to, yes there are some people who are transient in there, but there were also several people who just didn’t have an idea where they would go if this went away. Some of them have been there 15 years plus. We don’t have a count but they are not all transient people.
- When we went door-to-door we had to calm down our rhetoric about everything being torn down because these people were nervous and afraid. It was very enlightening to go on their porches and talk to them and see what this was about.

- I would encourage you to deny this.

Margaret Herman, 122 Piedmont Avenue, Winston-Salem, NC 27103

- My main concerns are the traffic and the floodplain.
- The maps are showing the current situation but not the current plans for the on-ramps and exit ramps on Business 40 which have been proposed and solidified.
- They've already made plans at the end of Fourth Street that they were not going to allow traffic going north to turn left so coming down from Fourth Street they were going to turn right. Coming off Peters Creek you can turn right onto Fourth Street.
- There was not supposed to be any traffic going across between Academy and Business 40. Is that still correct? So you've got all those 8,000 cars that only have access if they're coming from the north having to come off Business 40 or having to come down Fourth Street. They're not going to come slowly through that. It is quite a bad situation already for all of us even on Piedmont which really only has width for one car.

David Elam, 114 Piedmont Avenue, Winston-Salem, NC 27103

- We have traffic problems now. This will make the problems enormous.

## **WORK SESSION**

During discussion by the Planning Board, the following points were made:

Melynda Dunigan asked if there is already any flooding of the homes already in this location. Gary Roberts replied that some of the existing homes are within the floodplain but he doesn't know if they have experienced any flooding. Perhaps Mr. Osborne may be able to answer that.

Melynda Dunigan asked a member of the public to address the issue of whether there is currently flooding in the existing homes. Patti Ladd, 425 Brent Street, Winston-Salem, NC 27103, stated that she has owned a house on Crafton Street since 1990. We have flooding. That creek is a crazy creek. It looks mild but it gets all the runoff. It gets so high that it gets to the bottom of the bridge that spans Crafton Street and it runs frighteningly fast. We have all had flooding in our yards and there has been some flooding in basements. That's why I'm here - to see if there has been an Environmental Impact Study done. You're going to be adding a lot of impervious coverage and I don't see how that can not increase the flooding dramatically.

Allan Younger asked Gary Roberts if there are other projects which we have approved without having elevations? Gary Roberts responded that we certainly have. For larger projects we tend to encourage that. This is a fairly large project which is highly visible. Paul Norby added that the UDO does not require elevations, but staff's concern is that we don't know if the frontage will be the front or rear of the buildings. Parking is on the other side so we suspect the back of these buildings could be on the street side, which may not be pedestrian friendly.

George Bryan: As much as West End would like to own this section of the road, I'm understanding, Ms. Crouse, this is in Ardmore? Bonnie Crouse: Yes, the overwhelming area is in the boundaries of the Ardmore Neighborhood Association. George Bryan: Where does the Ardmore Neighborhood Association have their line of where they don't want encroachment of

businesses? Bonnie Crouse stated that they would like to hold it where it is because they're already bounded by Business 40, Stratford Road on the north, Peters Creek Parkway on the East, Silas Creek Parkway on the south and the west all the way over to Forsyth Hospital. We have very few affordable housing units left in the neighborhood at all and this would be a chunk of them that would just be gone overnight and replaced with something which does not have any business being in a residential area. It's got nothing to do with the neighborhood that's there now. It would be just an amputation of a wonderful section of our neighborhood.

Allan Younger asked Lawson Newton about for more information about what you've been told about traffic. Lawson Newton deferred that question to Ramey Kemp, 8307 University Executive Park Drive, Charlotte, NC 28262, whose firm prepared the Traffic Impact Study. He stated that they did an in-depth study and looked at 12 intersections altogether for this project. Five of them were on West Fourth Street and seven were on Peters Creek Parkway. NCDOT was asked to review it and did. Your City engineer reviewed it and they have agreed with the numbers. We've all agreed that on Fourth Street, if you look at the traffic at peak hour, right now you've got about 2,000 cars a day in the vicinity of Fourth Street in this area. That's a very low number. If you look at the peak hour we've got about 80 vehicles going north in the a.m. peak and we're going to add five vehicles. That's our projection. Most of the traffic is going to go up Peters Creek Parkway. It's going to come out of the development, go south down to the nearest U-turn, make a U-turn, and go back north. That is our projection. If you don't believe that and want to take the worst case, let's just say that all of the traffic that is going out Peters Creek Parkway going north of the interchange goes up Fourth Street, we add about 30-35 vehicles. If you look at the total number, 40 vehicles per hour at the peak hour, that works out to be the one and a half minutes per vehicle. That's what we add to the system. That is nothing added to a street that is already carrying 2,000 vehicles per day. I'm sorry but the numbers aren't there. That's not heavy traffic. We've got good capacity on Peters Creek Parkway and DOT is fixing to make it better. We looked at the impact of what they're doing compared to what is there now and what we might add to what's there now. Let me just tell you the traffic is not now an issue. If you're having trouble getting out on Fourth Street, you're not waiting very long and we might add five seconds of delay to a vehicle that's sitting there waiting, but that's about the max you're going to have to go through.

Melynda Dunigan asked a follow up question. It looks like you made the assumption that the traffic from the hotel, if it's going to go north, it's just going to take Business 40 and Peters Creek Parkway but it won't go up Fourth Street at all? Ramey Kemp replied that we've got about 20% going north of the interchange. About 50% will be directed towards Business 40 so that will be traffic coming and going from Business 40. Melynda Dunigan: In your traffic calculations, in your assumptions that you made in your model, was any of that hotel traffic assigned to go through Fourth Street if it was going downtown? Ramey Kemp: We may have assigned some of it to go that way. I don't think there would be much need to go that way, but there again if you took all of the traffic and assigned it that way, including the hotel traffic, that was the result I gave you. In other words, we've got about 20% of the traffic going north of Business 40 altogether. That's what we projected. If you put it all over on Fourth Street there's very little traffic added to Fourth Street.

George Bryan asked questions of Pat Ivey, NCDOT Division 9 Engineer, 375 Silas Creek Parkway, Winston-Salem, NC 27127. George Bryan: I'm going to make the assumption before I start asking questions that one of your goals is safety. Pat Ivey: Very much so. George Bryan:

So what we're hearing is that folks are going to come down to this little connector road, pull out on Peters Creek, and they can only go right. Why didn't you give him permission to have a big cloverleaf and go right into Business 40 there? Pat Ivey: DOT's main concern when we were working with the developer was that we not have any additional full access intersections between the new ramp that will be constructed as part of the Business 40 Improvement Project Program and the intersection at Academy Street. That is why the new entrance that is going to be constructed is right-in/right-out and that is also why DOT required that the existing full-access intersection at Fourth Street be converted to a directional left-over which prevents left turn traffic from coming out of Fourth Street onto northbound Peters Creek Parkway. Any motorists that do come out or use Fourth Street will be heading south to get on Peters Creek Parkway that want to go back to Business 40 will have to go down to the Academy Street intersection and make a U-turn at that location. George Bryan: And you want people to pull across three lanes of traffic and pull a U-turn, 30-40 cars an hour, down at Academy? Pat Ivey: I didn't say that's what I wanted people to do, but that is what they will have to do. I will say that the studies that DOT did as part of the Business 40 project, show there is no issue on Peters Creek Parkway. I think it was mentioned before that Peters Creek Parkway has a significant amount of unused capacity now and our studies indicate that Peters Creek will not be a problem whatsoever. Making a U-turn at Academy Street is a protected movement now and it will be if this project or any other project goes through. U-turns under a protected signal are very safe.

George Bryan: I know you get this question every time you're being requested and you're being requested a lot lately. The timing of this and the timing of doing Peters Creek - do they mesh and the replacement of the Fourth Street bridge? Pat Ivey: Any work here that impacts Peters Creek Parkway would have to be coordinated with the DOT contractor building the Business 40 project. Actual construction is scheduled to begin I believe in late 2017 with completion of this intersection in late 2018. I'm not sure what the timeline is for this particular development project, when it would begin, but it would have to be coordinated and that's not unusual.

Paul Mullican asked for a head count of those in the audience who came in opposition to this request. Approximately 20 people raised their hands.

Melynda Dunigan stated that the point which was made about the area plan is a really good point. We really need to pay attention to what is in our plans. This area in the plan was supposed to remain a neighborhood and I think that's a good use for it. This is a well-functioning neighborhood. The West Salem Activity Center which is just a little way down the road from here does actually call in the plan to have some of the things that are being proposed here, the same types of retail. I think it would be much more appropriate for this type of development to occur down there at the West Salem Activity Center than up here.

George Bryan: This is a residential street and I assume Ms. Mount expected that when she moved here and expects that when she moves again. I think when you have neighbors moving in you have an expectation that this is the way traffic is going to be. We've already heard that there are traffic problems. I know there have been traffic calming issues before in this neighborhood. My feeling in making a motion for denial is that doesn't mean there isn't room for development here. I see some places where there could be wonderful apartments added here, some townhouses added here, but residential. It has potential. It has potential to help the *Legacy* goals of infill and density and other things like that. It certainly has plenty of potential and I hope the developer looks at some of those options as he looks into the future as well.

MOTION: George Bryan moved denial of the zoning petition and certified that the site plan (including staff recommended conditions) meets all code requirements if the petition is approved.

SECOND: Melynda Dunigan

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Darryl Little, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

2. Zoning petition of Frank Myers Investments, LLC from HB to GB: property is located on the north side of Specialty Park Drive, west of North Cherry Street (Zoning Docket W-3305).

### **PUBLIC HEARING**

FOR: None

AGAINST: None

### **WORK SESSION**

MOTION: Paul Mullican moved approval of the zoning petition.

SECOND: Allan Younger

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Darryl Little, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

3. Zoning petition of TJMK, LLC from HB-S to LI-L (Building Contractors, General; Building Contractors, Heavy; Building Materials Supply; Church or Religious Institution, Neighborhood; Fuel Dealer; Government Offices, Neighborhood Organization, or Post Office; Manufacturing A; Manufacturing B; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Offices; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; Recreation Services, Indoor; Recycling Center; School, Vocational or Professional; Services A; Terminal, Bus or Taxi; Testing and Research Lab; and Warehousing): property is located on the west side of N.C. 66, north of Highway 311 (Zoning Docket F-1562).

### **PUBLIC HEARING**

FOR: None

AGAINST: None

## **WORK SESSION**

During discussion by the Planning Board, the following points were made:

Melynda Dunigan asked about the appearance provisions recommended for this area during the Heart of the Triad planning process. Staff explained that the recommendations in the plan address standards for new development. Since the existing building is being used, the facade is not addressed. However, conditions were added to protect the existing substantial vegetation along NC 66 and also to require outdoor storage to be placed behind the building.

MOTION: Paul Mullican moved approval of the zoning petition.

SECOND: Allan Younger

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Darryl Little, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

4. Zoning petition of 4S Properties, LLC from HB-S and RS30-S to HB-L (Car Wash; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Outdoor Display Retail; Parking, Commercial; Recreational Vehicle Park; and Retail Store): property is located east of University Parkway, across from Sunset Drive (Zoning Docket F-1563).

## **PUBLIC HEARING**

FOR: None

AGAINST: None

## **WORK SESSION**

During discussion by the Planning Board, the following points were made:

George Bryan asked if the nearby buildings are residences because he noticed there was no neighborhood meeting. Has there been any contact from neighbors to staff about this request? Aaron King responded that he had not heard from neighbors.

Melynda Dunigan asked about the fence mentioned in the staff report and was it for the house which was closest to the property line? Aaron King stated that it is and the purpose is to have that condition in case the petitioner ever requested a bufferyard variance. Melynda Dunigan then asked if the neighbor had been contacted and if they knew what kind of fence would be required and were they okay with it? Gary Roberts stated that the applicant has stated to staff that they are in agreement. Gary Roberts noted that he had one call but once he had explained the case, he had not heard anything back from him or other residents.

MOTION: Paul Mullican moved approval of the zoning petition.

SECOND: Allan Younger

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Darryl Little, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

5. Zoning petition of David Wilson, Jr. from RS9 to GB-L (Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Building Materials Supply; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Combined Use; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Kennel, Indoor; Library, Public; Motor Vehicle, Rental and Leasing; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Nursing Care Institution; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services A; Services B; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; School, Private; and School, Public): property is located on the southwest corner of Yadkinville Road and Valley Road (Zoning Docket W-3306).

### **PUBLIC HEARING**

FOR: None

AGAINST: None

### **WORK SESSION**

During discussion by the Planning Board, the following points were made:

Melynda Dunigan expressed concerns about safety because this site is a little triangle. With some of the uses such as Restaurant (with drive-through service) and Childcare, her concern is about people getting hit in the parking lot and that sort of thing. Aaron King explained that staff had discussed the use "Restaurant (with drive-through service)" with the petitioner and he understands that it would be impractical to put that use on this site.

Melynda Dunigan then asked if this site was zoned GB, would the homes across the street be more likely to come in with GB rezoning requests? Aaron King answered that the area plan does not recommend that and Planning staff would probably not recommend rezoning those homes for commercial use.

MOTION: Paul Mullican moved approval of the zoning petition.

SECOND: Allan Younger

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Darryl Little, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

6. Final development plan of O'Reilly Auto Parts for property owned by Glenn Crossing Associates, LLC for a HB-S TWO PHASE zoned site for the use of Retail Store: property is located on the southwest corner of Union Cross Road and Glennview Drive (Zoning Docket W-3174).

### **PUBLIC HEARING**

FOR: None

AGAINST: None

### **WORK SESSION**

MOTION: Paul Mullican moved approval of the final development plan.

SECOND: Allan Younger

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Darryl Little, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

7. Zoning petition of Brian Yow, Vicki Plemmons, and Christopher Plemmons from RS9 to GB-S (Storage Services, Retail): property is located on the east side of Hope Church Road, south of Clemmons Road (Zoning Docket W-3307).

### **PUBLIC HEARING**

FOR: None

AGAINST: None

### **WORK SESSION**

During discussion by the Planning Board, the following points were made:

George Bryan asked if this would be the end of the beltway forever or be a dead-end or if there are plans afoot? Aaron King deferred to Pat Ivey with the NCDOT. Pat Ivey stated that at this time there are no plans to extend the beltway south of Stratford Road. However the *Long-Range Transportation Plan*, and the *Comprehensive Transportation Plan*, does show the completed

loop to be done decades into the future. There is nothing on the books right now to extend it. George Bryan stated that means there has been no attempt to purchase. Pat Ivey confirmed that statement and added that there have been no planning or studies and they don't foresee anything like that in the foreseeable future. Paul Norby noted that he has seen maps denoting several different alignments for the beltway in this general area so this is not a certain pathway. Pat Ivey explained that the current plan shows the beltway ending at grade at Stratford Road. If the beltway was ever extended to form a complete loop around Winston-Salem, it would likely be a full interchange at Stratford Road which would completely change everything. There are no plans for that at this time.

Aaron King explained additional conditions the petitioner agreed to add in order to help the proposed development be more compatible with its surroundings. These should be added to the request.

MOTION: Paul Mullican moved approval of the zoning petition and certified that the site plan (including staff recommended conditions) meets all code requirements if the petition is approved.

SECOND: Allan Younger

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Darryl Little, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

8. Site Plan Amendment of Yadkin Bank for a Restaurant (with drive-through service) in a GB-S zoning district: property is located on the northeast corner of Country Club Road and Vinegar Hill Road (Zoning Docket W-3308).

## **PUBLIC HEARING**

FOR: None

AGAINST: None

## **WORK SESSION**

MOTION: Paul Mullican moved approval of the site plan amendment and certified that the site plan (including staff recommended conditions) meets all code requirements if the petition is approved.

SECOND: Allan Younger

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Darryl Little, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

### **C. PLANNING BOARD REVIEWS**

1. PBR 2016-06; Reagan Village, LLC; 54 lot Planned Residential Development; south side of Wesmar Drive, east of Transou Road; 16.42 acres.

MOTION: Paul Mullican moved approval of the Planning Board Review.

SECOND: Allan Younger

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Darryl Little, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

### **D. STAFF REPORT**

Paul Norby presented the staff report:

October is National Community Planning month. Thank you to the Chairman and a number of the Board members for coming to the City Council and County Commissioners meetings to receive resolutions which they presented us. The Council also took extra time to thank the Planning Board for what you do.

Filing deadline was Monday. We have two cases for the November meeting.

Tiffany White has joined our staff as a Planner in the Comprehensive Planning and Design Team. The Board welcomed her.

### **E. FOR THE GOOD OF THE ORDER**

**MINUTES  
CITY-COUNTY PLANNING BOARD  
SIGN CHECK  
OCTOBER 24, 2016  
1:15 P. M.  
PLANNING BOARD OFFICES  
BRYCE STUART MUNICIPAL BUILDING**

Members Present: George Bryan, Melynda Dunigan, Allan Younger

Board members met at the Planning Board Offices at the Bryce Stuart Municipal Building and then visited each of the sites scheduled for public hearing at the November 10, 2016 Planning Board meeting.

No action taken.

**MINUTES  
CITY-COUNTY PLANNING BOARD  
WORK SESSION  
OCTOBER 27, 2016  
4:30 P.M.  
PLANNING BOARD CONFERENCE ROOM  
BRYCE STUART MUNICIPAL BUILDING**

MEMBERS PRESENT: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King,  
Brenda Smith, Allan Younger  
MEMBERS ABSENT: Clarence Lambe, Darryl Little, Paul Mullican  
PRESIDING: Arnold King

**I. COMMERCIAL DEVELOPMENT/REDEVELOPMENT DESIGN TECHNIQUES**

Marco Andrade presented a report on Commercial Development/Redevelopment Design Techniques. The report features illustrations showing possible redevelopment options, particularly for older shopping centers. The Board discussed the report and potential applications. A copy of his report is on file.

**II. REPORT ON POTENTIAL *UNIFIED DEVELOPMENT ORDINANCES (UDO)* AMENDMENT REQUIRING APPLICANTS TO CONDUCT COMMUNITY MEETINGS FOR CERTAIN REZONING PROPOSALS**

Aaron King led a discussion regarding a potential UDO amendment requiring applicants to conduct community meetings for certain zoning proposals. It would be advantageous to petitioners to have some language in the UDO to assist them in understanding what is expected regarding neighborhood meetings/contact for zoning requests. Flexibility would be important, but offering some guidance as to good methods of contact would be helpful. The Planning Board discussed possible scenarios for notifying residents as well as property owners in the area.

Having better communications between petitioners and the neighbors in sufficient time before the Planning Board meeting would assist the Planning Board in discussing the petition and making a decision. This in turn would benefit the City Council and County Commissioners by having some of the issues fleshed out before the Elected Body meeting.

After discussion, the Board agreed that staff should draft a potential amendment with more details and bring it back to the Board for its consideration. A copy of the report is on file.

**III. REPORT ON OPTIONS FOR UDO OVERHAUL**

Kirk Ericson explained the background for considering the updating or overhaul of the UDO which is now more than 20 years old. He then explained the options and projected cost estimates, including monetary amounts and staff time required. Staff also discussed with

Planning staff in other communities their experiences with a total re-write Staff recommendations were then discussed. Planning staff believes after consideration of the options that a total re-write is not the best option due to the cost involved, the extensive public process and notice requirements, the potential loss of important features of the current UDO that were carefully developed with stakeholder input, and the limited benefit vs. the cost. Staff recommends making use of the current UDO with limited consultant assistance to analyze the UDO for more minor revisions and better organization; better graphics; and a better and more user friendly web presence. After discussion, the Planning Board agreed and these recommendations will be discussed with the City and County Managers. A copy of his report is on file.

#### **IV. INITIAL BRIEFING ON POTENTIAL NEW NEIGHBORHOOD CONSERVATION OVERLAY PROPOSAL FROM STRATFORD MANOR SUBDIVISION AND REVIEW OF PROCESS (Gary Roberts)**

Gary Roberts briefed the Board on a potential new neighborhood conservation overlay proposal from Stratford Manor Subdivision and a review of the process for such a designation. At this point the Subdivision is expected to go to the Historic Resources Commission (HRC) for its review and comment in early December. Afterward, it would be considered further by the Planning Board.

#### **V. DEBRIEFING PUBLIC HEARING MEETING OF OCTOBER 13, 2016**

George Bryan discussed whether there could be better coordination between Planning, WSDOT, and NCDOT concerning rezoning analysis and recommendations. Paul Norby responded that WSDOT is a peer department and is not under Planning's authority. Also, NCDOT is a state entity and functions separately from City & County departments. Planning does have interdepartmental development review meetings which representatives from both entities attend. Comments from NCDOT as well as City departments are gathered and discussed at that meeting and considered before the Planning Board meeting. The DOTs typically analyze proposed developments in terms of how they can best handle expected traffic, not whether the development should be rezoned. Planning staff provides approval/denial recommendations.

#### **VI. STAFF REPORT**

Paul Norby presented the staff report:

A request for withdrawal of W-3303 was received shortly after the Planning Board meeting. It is on the City Council's agenda for November 7th to be considered for withdrawal.

Winston Overlay: Staff has had discussions with Downtown Winston-Salem Partnership. They are interested in going forward with the process of detailing what changes should be made, and having discussions with stakeholders. It will be several months before a proposal is available.

Area Plan Update:

*Northwest Area Plan.* Two meetings have been held with another scheduled for November 16th.

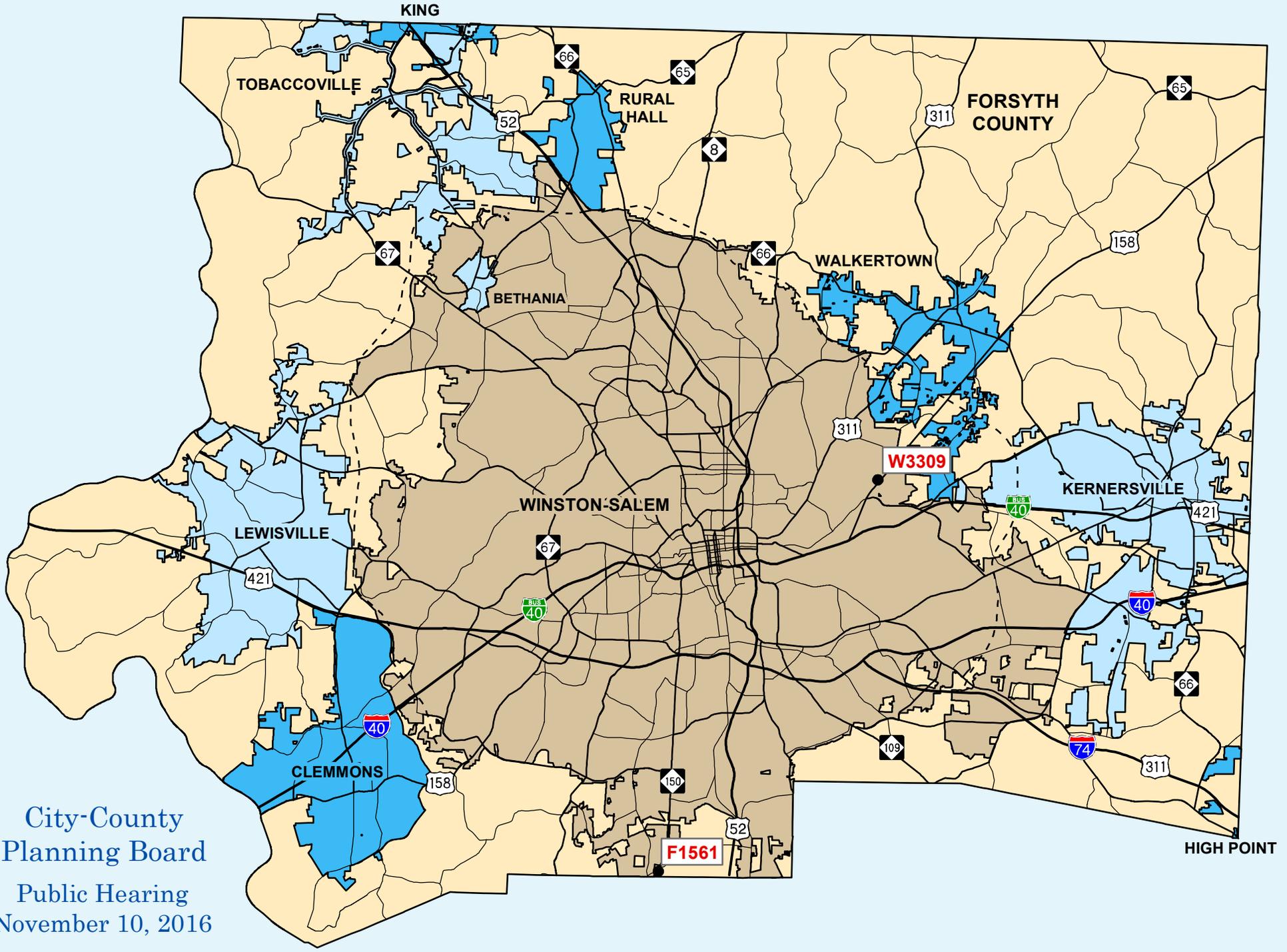
*Northeast Suburban Area Plan.* The first meeting will be November 29th.

*South Suburban Area Plan.* Work has begun and the first community meeting is projected for January 2017.

The Planning Newsletter and the Development Dashboard were distributed. Paul Norby briefly reviewed the development data, noting that nonresidential development is on pace for a record setting year. Residential construction is also doing well this year.

Paul Norby also recognized Margaret Bessette for recently completing the UNC School of Government Public Executive Leadership Academy (PELA).

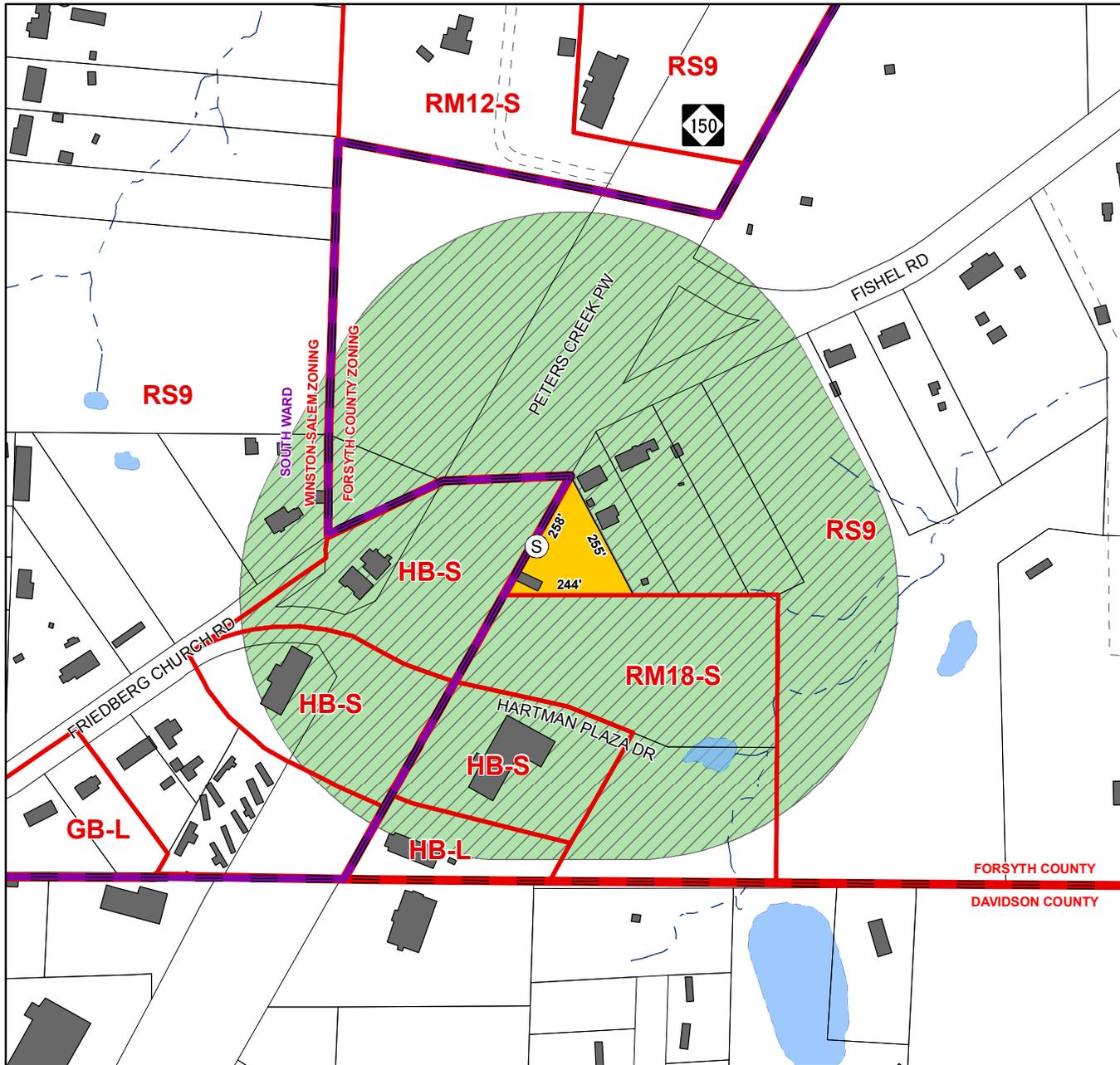
## **VII. FOR THE GOOD OF THE ORDER**



City-County  
Planning Board  
Public Hearing  
November 10, 2016

**B**





**DOCKET #:** F1561  
(Continued from 9/8/16)

**PROPOSED ZONING:**  
GB-S

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
Thelma Niday and Niday  
Family LLC

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

**SCALE:** 1" represents 300'

**STAFF:** Roberts

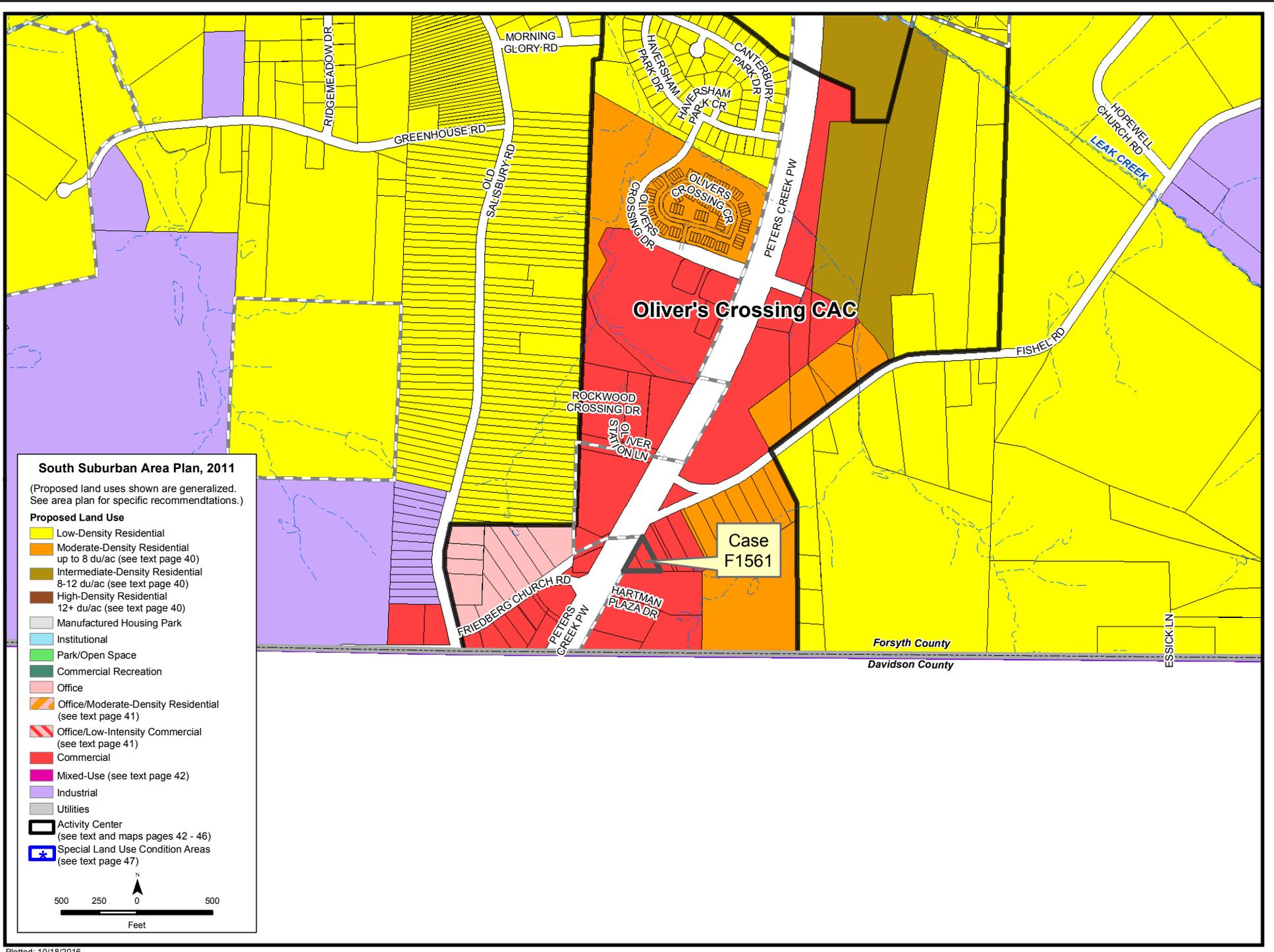
**GMA:** 3

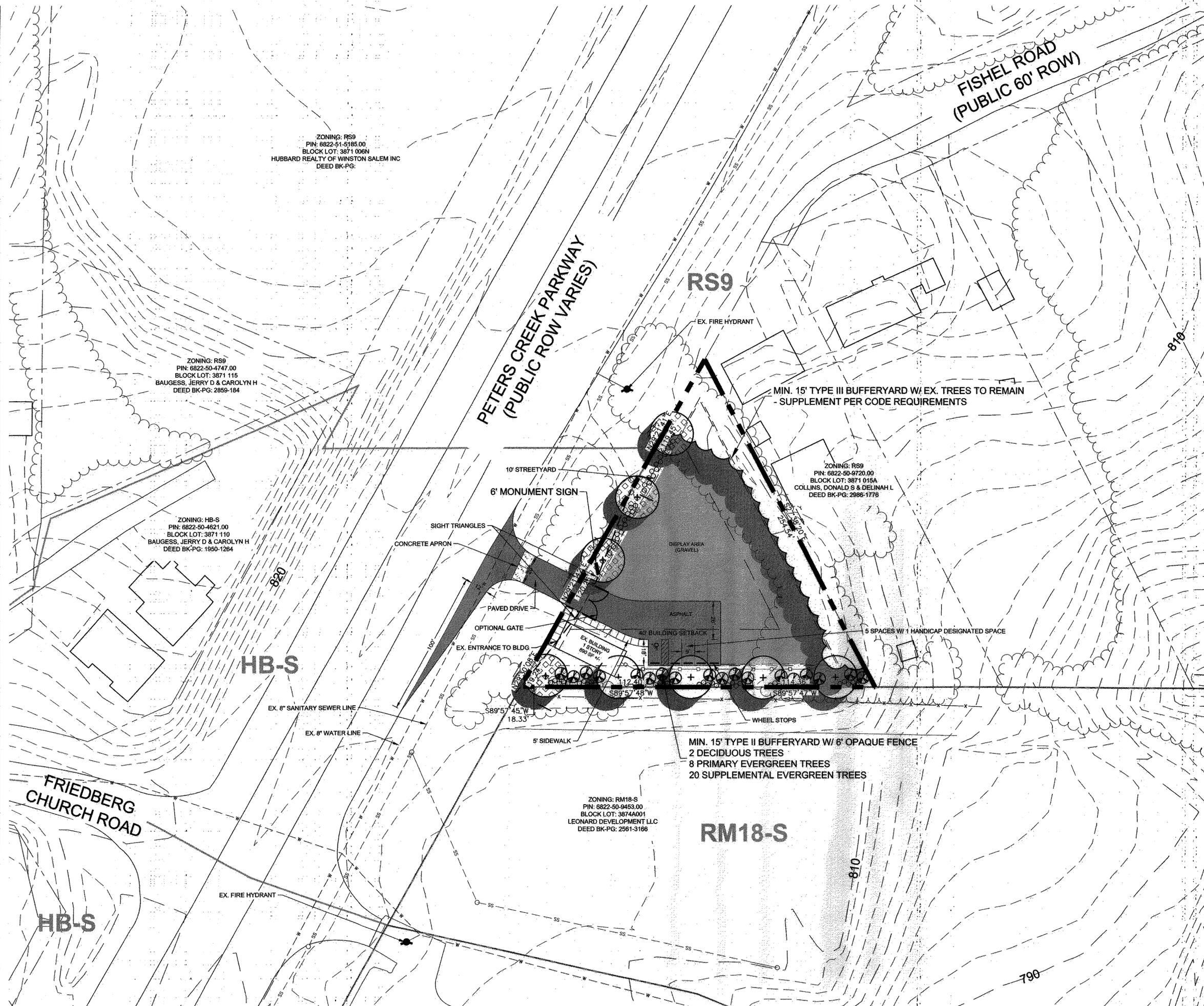
**ACRES:** 0.77

**NEAREST BLDG:** 4' northeast

**MAP(S):** 6822.04







ZONING: RS9  
 PIN: 6822-51-5185.00  
 BLOCK LOT: 3871 006N  
 HUBBARD REALTY OF WINSTON SALEM INC  
 DEED BK-PG:

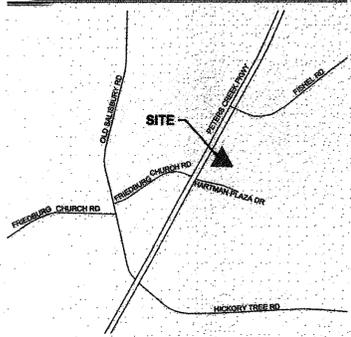
ZONING: RS9  
 PIN: 6822-50-4747.00  
 BLOCK LOT: 3871 115  
 BAUGESS, JERRY D & CAROLYN H  
 DEED BK-PG: 2859-184

ZONING: HB-S  
 PIN: 6822-50-4621.00  
 BLOCK LOT: 3871 110  
 BAUGESS, JERRY D & CAROLYN H  
 DEED BK-PG: 1950-1264

ZONING: RS9  
 PIN: 6822-50-9720.00  
 BLOCK LOT: 3871 015A  
 COLLINS, DONALD S & DELIAH L  
 DEED BK-PG: 2986-1776

ZONING: RM18-S  
 PIN: 6822-50-9453.00  
 BLOCK LOT: 3874A001  
 LEONARD DEVELOPMENT LLC  
 DEED BK-PG: 2561-3166

VICINITY MAP



SITE DATA

**Jurisdiction**  
 Forsyth County, NC

**Purpose Statement**  
 The purpose of this request is to rezone from RS9 to GB-S.

**Zoning**  
 Existing Zoning: RS9  
 Proposed Zoning: GB-S

**Proposed Uses**  
 Offices; Outdoor Display, Retail; Retail Store; Services, A; Services, B

**Site Acreage**  
 Total Site Acreage: 0.63 Acres +/-  
 Acreage Per GIS: 0.77 Acres +/-

**Building Data**  
 Max. Building Height: 60'  
 Exis. Building Size: 890 SF +/-

**Watershed Data**  
 Site is Not Located Within A Water Supply Watershed District

**Site Coverage**  
 Maximum Impervious Area Permitted: N/A  
 Building To Land: 0.37 Acres +/- 3.17 %  
 Pavement To Land: 0.37 Acres +/- 58.73 %  
 Open Space: 0.24 Acres +/- 38.10 %  
 Parcel Total: 0.63 Acres +/- 100.00 %

**Total Impervious**  
 0.39 Acres +/- 61.90 %

**Infrastructure**  
 Water: N/A  
 Sewer: N/A  
 Road: N/A

**Parking Calculations**  
 Outdoor Display, Retail (1 Space Per 650 SF GFA; Bicycles  
 Parking Exempt): 890 SF / 650 = 1  
 Parking Required: 1 Spaces  
 Parking Provided: 5 Spaces +/-

**Building Setbacks**  
 Front: None  
 Rear: None  
 Side: None  
 Street: None

**Bufferyards**  
 Type Required: 15' Type III Adjacent to RS9  
 15' Type II Adjacent to RM18-S

**Streetyards**  
 Type Required: 10' Min.

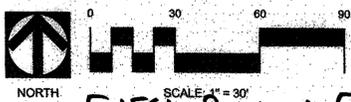
NOTES

**Topographic & Boundary Information**  
 Topographic information provided from WSFC planimetric data.  
 Boundary information from digital WSFC GIS data.

**GREENLIGHT LEASING - 5265 PETERS CREEK PKWY**

**PETITIONER/OWNER:**  
 PIN# 6822-50-9627.00  
 Mark E. Kelly and wife, Liz R. Kelly  
 418 Yadkin Valley Road  
 Advance, NC 27006  
 (336) 940-3444

**PREPARED BY:**  
 stimmel  
 LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING



**stimmel**  
 LANDSCAPE ARCHITECTURE  
 CIVIL ENGINEERING  
 LAND PLANNING  
 601 N. TRADE STREET, SUITE 200  
 WINSTON-SALEM, NC 27101  
 P: 336.723.1067 F: 336.723.1069  
 www.stimmelpa.com

SEALS:  
  
 PRELIMINARY DRAWING  
 NOT APPROVED FOR CONSTRUCTION

**PROJECT:**  
**GREENLIGHT LEASING  
 5265 PETERS CREEK PARKWAY**  
 FORSYTH COUNTY, NC

**CLIENT:**  
 MR. MARK KELLY  
 GREENLIGHT LEASING  
 167 YADKIN VALLEY ROAD  
 ADVANCE, NC 27006  
 (336) 940-3444  
 gogreenlightleasing@gmail.com

**DRAWN:** LD  
**DATE:** 10/10/16  
**REVISIONS:**  
 Rev. Submittal 11/03/16

**JOB NO.:** 16-206  
**SHEET TITLE:**

**REZONING PLAN**

**SCALE:** 1" = 30'  
**SHEET NO.:**

**RZN-1**  
 © STIMMEL ASSOCIATES, P.A.

F:\16-206\Drawings\Revised\16-206-RZN-1.dwg, 24 - 36, Resizing, 11/03/16, 2:39pm

**CITY-COUNTY PLANNING BOARD  
DRAFT STAFF REPORT**

PETITION INFORMATION			
<b>Docket #</b>	F-1561		
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>		
<b>Petitioner(s)</b>	Thelma Niday and Niday Family, LLC		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN# 6822-50-8627		
<b>Address</b>	5265 Peters Creek Parkway		
<b>Type of Request</b>	Special use rezoning from RS9 to GB-S		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS9 (Residential, Single Family; 9,000 sf minimum lot size) <b>to</b> GB-S (General Business – special use zoning).</p> <ul style="list-style-type: none"> <li>• Offices; Outdoor Display, Retail; Retail Store; Services, A; and Services, B</li> </ul>		
<b>Continuance History</b>	The request was continued from the September 8, 2016 Planning Board meeting to the November 10 meeting in order to convert the proposed district from GB to GB-S.		
<b>Neighborhood Contact/Meeting</b>	See Attachment B.		
<b>Zoning District Purpose Statement</b>	The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, 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.		
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes, the site is located in an activity center within GMA 3 and has frontage onto a major thoroughfare.		
GENERAL SITE INFORMATION			
<b>Location</b>	East side of Peters Creek Parkway, south of Fishel Road		
<b>Jurisdiction</b>	Forsyth County		
<b>Site Acreage</b>	± .77 acre		
<b>Current Land Use</b>	An unoccupied, modest sized commercial building is currently located on the site.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	Northeast	RS9	Single family homes
	South	RM18-S	Undeveloped property
	West	HB-S	Accessory building sales

<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>			
	The uses permitted within the proposed GB-S request are compatible with the commercial uses located to the west.			
<b>Physical Characteristics</b>	The site is predominately cleared and is relatively flat.			
<b>Proximity to Water and Sewer</b>	Public water and sewer are available to the site.			
<b>Stormwater/ Drainage</b>	No known issues.			
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.			
<b>Analysis of General Site Information</b>	The triangular site is relatively small and has a 40 foot building setback (adjacent to residential zoning) along two sides. Otherwise, the site appears to have no development constraints such as steep slopes, regulatory floodplains, or water supply watersheds. Staff notes that should the subject request be approved, a bufferyard variance from the Zoning Board of Adjustment will be required as the structure encroaches into the required bufferyard along the southern property line.			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>Average Daily Trip Count</b>	<b>Capacity at Level of Service D</b>
Peters Creek Parkway	Major Thoroughfare	258'	21,000	31,600
<b>Proposed Access Point(s)</b>	The proposed site plan shows one access point onto Peters Creek Parkway.			
<b>Planned Road Improvements</b>	The <i>Comprehensive Transportation Plan</i> recommends sidewalks along Peters Creek Parkway.			
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: RS9</u> .77 x 43,560 / 9,000 = 3 lots x 9.57 (SFR Trip Rate) = 29 Trips per Day.  <u>Proposed Zoning: GB-S</u> 890 / 1,000 x 44.32 (Specialty Retail Center Trip Rate) = 39 Trips per Day.			
<b>Sidewalks</b>	There are no sidewalks located in the general area; however, the proposed multifamily development to the south will be required to install sidewalk along their frontage on Peters Creek Parkway.			
<b>Transit</b>	Route 13 runs along Peters Creek Parkway and Stafford Village Boulevard located approximately 2.5 miles to the north.			
<b>Analysis of Site Access and Transportation Information</b>	Staff would prefer to see a larger grouping of lots which would allow for coordinated access. However, Peters Creek Parkway is a major thoroughfare which has ample capacity. The proposed site plan shows the driveway to be in the same general location as is the existing access.			
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>				

<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 3 – Suburban Neighborhoods
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>Promote activity centers as compact, mixed-use areas supporting walking and transit use and providing services and employment close to residences.</li> <li>Promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>South Suburban Area Plan</i> (2011)
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>Activity Center: The subject property is located in the Oliver’s Crossing Community Activity Center.</li> <li>The area plan recommends commercial land use for the subject property.</li> <li>Comprehensively redeveloped if possible.</li> <li>Development should include pedestrian-oriented design features with sidewalk and street connections to adjacent parcels.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is located along the Peters Creek Parkway (NC 150) Growth Corridor.
<b>Site Located within Activity Center?</b>	The site is located within the Oliver’s Crossing Activity Center.
<b>Addressing</b>	There are no addressing or street naming issues.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>
	The site directly south of the subject property has recently been rezoned from HB-S to RM18-S (F-1559) for 66 multifamily units.
	<b>(R)(4) - Is the requested action in conformance with Legacy 2030?</b>
	See comments below.
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The subject request is to rezone .77 acre of property from RS9 to GB-S. The site contains a modest sized, unoccupied commercial structure which was built in 1962. A request to rezone the site from residential to commercial was denied in 1969 (F-126). The structure has been used as a nonconforming beauty salon.</p> <p>The property is located within the boundaries of the <i>South Suburban Area Plan</i> (2011) and the recommended land use is commercial. The site is further located within the Oliver’s Crossing Activity Center and it is located along the Peters Creek Parkway Growth Corridor.</p> <p>While Planning staff would prefer a more comprehensive assemblage of properties as opposed to smaller, more incremental rezonings in this area, the subject request would not preclude the potential redevelopment of this site in the future. The site is adjacent to residential zoning on two sides; however, the proposed site plan includes measures to minimize</p>

potential negative impacts on said properties. These measures include conditions for: lighting, retention of existing vegetation along the northeastern property line; monument signage; opaque fencing along the southern property line; and black vinyl coated chain link fencing.

**RELEVANT ZONING HISTORIES**

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1559	HB-S to RM18-S	Approved 4-11-16	Directly south	5.36	Approval	Approval
W-3170	LB-S & RS9 to HB-S	Approved 4-1-13	Directly west	.68	Approval	Approval
F-126	R6 to B2 (GB)	Denied 10-6-1969	Subject property	.76	Denial	Denial

**SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS**

Building Square Footage	Square Footage	Placement on Site
	890	Fronting on Peters Creek Parkway
Parking	Required	Proposed
	1 space	5 spaces
Building Height	Maximum	Proposed
	60'	One story
Impervious Coverage	Maximum	Proposed
	NA	61.9%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> <li>Chapter B, Article II, Section 2-1.3 (J) General Business District</li> </ul>	
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy 2030 policies:</i>	Yes
	(B) <i>Environmental Ord.</i>	NA
	(C) <i>Subdivision Regulations</i>	NA
Analysis of Site Plan Compliance with UDO Requirements	The site plan proposes the reuse of the existing 890 square foot structure and the formalization of a modest amount of parking and a larger area for outdoor display.	

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

Positive Aspects of Proposal	Negative Aspects of Proposal
The site fronts on a major thoroughfare which is also a growth corridor.	The site is adjacent to residential zoning on two sides.  The request is for a relatively small parcel which is not comprehensively designed with other adjacent properties.
The area plan recommends commercial land use for the site.	
The site is located within the Oliver's Crossing Activity Center.	
The proposed site plan includes measures such as an opaque fence, monument sign, and a lighting condition which will help to minimize potential impacts onto adjacent residentially zoned properties.	

The request would not generate a significant amount of traffic.

**SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. Developer cordon off the undisturbed area shown on the site plan along the northeastern property line. This area shall be retained and not disturbed. Vegetation in this area shall be protected from grading encroachment in accordance with UDO requirements.
  - b. Developer shall obtain a driveway permit from NCDOT/City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit.
  
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles at the property line.
  - b. Developer shall petition the Forsyth County Board of Adjustment for a bufferyard variance.
  
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. Developer shall complete all requirements of the driveway permit.
  - b. Lighting shall be installed per approved lighting plan and certified by an engineer.
  
- **OTHER REQUIREMENTS:**
  - a. Freestanding signage shall not exceed six (6) feet in height and thirty six (36) square feet in maximum copy area.
  - b. Any new chain link fencing shall be black vinyl coated similar to the existing fencing.

**STAFF RECOMMENDATION:** Approval

**NOTE:** These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR F-1561  
SEPTEMBER 8, 2016**

Gary Roberts presented the staff report.

**PUBLIC HEARING**

FOR: None

Mark Kelly, 418 Yadkin Valley Road, Advance, NC 27006

- Mark Kelly expressed that the property previously was in bad shape; meaning run down and drug infested. After buying the property, Mr. Kelly stated he cleaned it up and made it ready to use as office space. He also stated that he reached out to the Fisher family and William T. Leonard, who are located north of the property and says they are happy the property is being cleaned up.

AGAINST: None

Harris Gupton, PO Box 306, Tobaccoville, NC 27050

- Harris Gupton stated he was speaking for the developers of the property immediately to the south which was rezoned earlier this year for apartments. He further stated that Gupton Engineering is in the process of designing the final site plans for the apartments. The purpose of this project is designed for working families and children. This gives people a nice place to live and raise their families. He stated he thinks it's inappropriate to change the zoning on this property to a General Business Zone and it will be defeating the purpose of what we are trying to accomplish.

**WORK SESSION**

During discussion by the Planning Board, the following points were made:

Paul Mullican asked, if the neighborhood had a meeting about the General Use Zoning request? Aaron King stated that attachment C in the Agenda Book is an email sent from the petitioner stating he tried to contact the owner/developer via telephone and did not get a response. Mr. Kelly then left a message with his contact information.

Board members discussed with the applicant whether he would like to consider a more restrictive zoning request such as GB-L or GB-S to limit the uses and /or provide a site plan showing how the site would be planned and buffered in relation to the apartments. Mr. Kelly stated he would be agreeable to a continuance to go in that direction.

MOTION: Paul Mullican moved the zoning petition to be continued to November 10, 2016.

SECOND: Allan Younger

VOTE:

FOR: George Bryan, Melynda Dunigan, Arnold King, Clarence Lambe, Tommy Hicks,  
Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

**F-1561 ATTACHMENT A**  
**EXISTING RS9 USES ALLOWED**  
**Forsyth County Jurisdiction Only**

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

Adult Day Care Home  
Agricultural Production, Crops  
Agricultural Production, Livestock  
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  
Transmission Tower (see UDO)

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

Church or Religious Institution, Community  
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  
Transmission Tower

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

Access Easement, Private Off-Site  
Parking, Off-Site, for Multifamily or Institutional Uses



14313 Derby Ridge Court, Midlothian VA 23113 • office: (804) 272.2009 • fax: (804) 367.5809

October 28, 2016

Mr. Arnold King, Chairman  
Planning Board Members  
City-County Planning Board  
City of Winston-Salem  
101 N. Main Street  
Winston-Salem, NC 27101

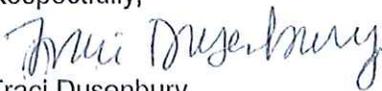
Dear Mr. King and Planning Board Members:

I wanted to write you concerning Docket F-1561. As you may remember, my development company and affiliates were involved in the rezoning of the parcel adjacent to this site on Hartman Plaza earlier this year to a Multifamily Residential designation-RM18-S. Your Board unanimously supported our rezoning. Forsyth County subsequently also unanimously supported the rezoning on April 11, 2016. We are planning to purchase that property from Ms. Hartman soon and will be building apartment homes on that property. This is already approved and construction will be underway hopefully by the end of the year.

It is my understanding that the request has been changed to rezone this adjacent parcel to allow for Offices; Outdoor Display, Retail (car sales); Retail Store; Services A and Services B. We are very strongly opposed to rezoning to allow for Outdoor Display, Retail (car sales) and Services B beside of our residential units, as well as 7212, 7215, 7216, and 7217 in Services A. These apartment homes will have working professionals, families and children living here. With these allowable uses allowing used car lots and mechanic's and noisy repair shops or drycleaners/laundry facilities, I believe this would be very detrimental to our community and residents. We have had many environmental issues on our properties when there are drycleaners/laundry facilities adjacent (even contaminating our soil and underground water for 30 feet) and the other uses are noisy and not complimentary and we would never have pursued this property for our use, if those had been located there. We do agree with Offices, Retail Store and Services A, except for laundries/drycleaners and drycleaning plants 7212, 7215, 7216, 7217. If the Applicant is not willing to limit the use to these uses, we do not support the rezoning and urge you to deny the request. Rezoning to all of the classifications requested, which allows so many things, would be detrimental to our future residents and their children. While we are open to certain businesses and services, we would prefer the specified classifications, which could be complementary to our development. We do not want there to be a negative impact on our development and the quality of life for our future residents. We are trying to provide high-quality rental living and this could dramatically influence our lease-up and retention of residents seeking a nice, safe residential community to call home.

Thank you for your consideration of our concerns. If you would like to discuss, you may reach me at (919) 741-9328 or [tdusenbury@halconcompanies.com](mailto:tdusenbury@halconcompanies.com).

Respectfully,

  
Traci Dusenbury



HALCON COMPANIES LLC  
HALCON DEVELOPMENT LLC  
HALCON PROPERTIES LLC

F-1561 Attachment B

# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: F-1561

## PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests, Subdivisions, and Planning Board Review items; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

**PROJECT CASE NUMBER:** F-1561 **PROJECT TITLE:** Thelma Niday and Niday Family LLC **DATE:** October 26, 2016

**PROJECT DESCRIPTION:** East side of Peters Creek Parkway, south of Fishel Road

**NCDOT (Wright Archer)- Phone # - 336.747.7900 Email:** warcher@ncdot.gov

NCDOT driveway permit is required. A 100 foot right slip turn lane 0'-12'. Size for driveway pipe.

**WSDOT (Connie James) - Phone # - 336.747.6872 Email:** conniej@cityofws.org

No Comment

**Engineering (Al Gaskill) - Phone # - 336.747.6846 Email:** albertcg@cityofws.org

1. City/NCDOT driveway permits req'd. R/W in City.
2. Concrete apron req'd.

**Inspections - Phone # - Aaron King - 336.747.7068 Email:** aaronk@cityofws.org

Show 10'x70' sight triangles and make sure sign is not located within; Tree save not required in the County; Bufferyard variance required where building encroaches.

**Erosion Control (Matt Osborne)- Phone # - 336.747.7453 Email:** matthewo@cityofws.org

An Environmental Grading and Erosion Control Permit will be required if more than 10,000 square feet is to be disturbed during any potential construction. An Erosion and Sedimentation Control plan must be submitted and approved before the permit can be issued. Please submit this plan at least 30 days prior to the intended start date of construction.

**Stormwater Division (Joe Fogarty)- Phone # - 336.747.6961 Email:** josephf@cityofws.org

No comments

**County Fire- (Tony Stewart)- Phone # - 336.703.2562 Email:** stewaraj@forsyth.cc

No comments received prior to meeting

# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: F-1561

**Utilities (Jack Fitzgerald)- Phone # - 336.747.7309 Email: [jackf@cityofws.org](mailto:jackf@cityofws.org)**

Existing water and/or sewer connections will require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main.

All water connections must have a backflow preventer. All water meters purchased through the City of Winston-Salem.

**Sanitation (Randy Britton)- Phone # - 336.748.3080 Email: [randallb@cityofws.org](mailto:randallb@cityofws.org)**

No Comment

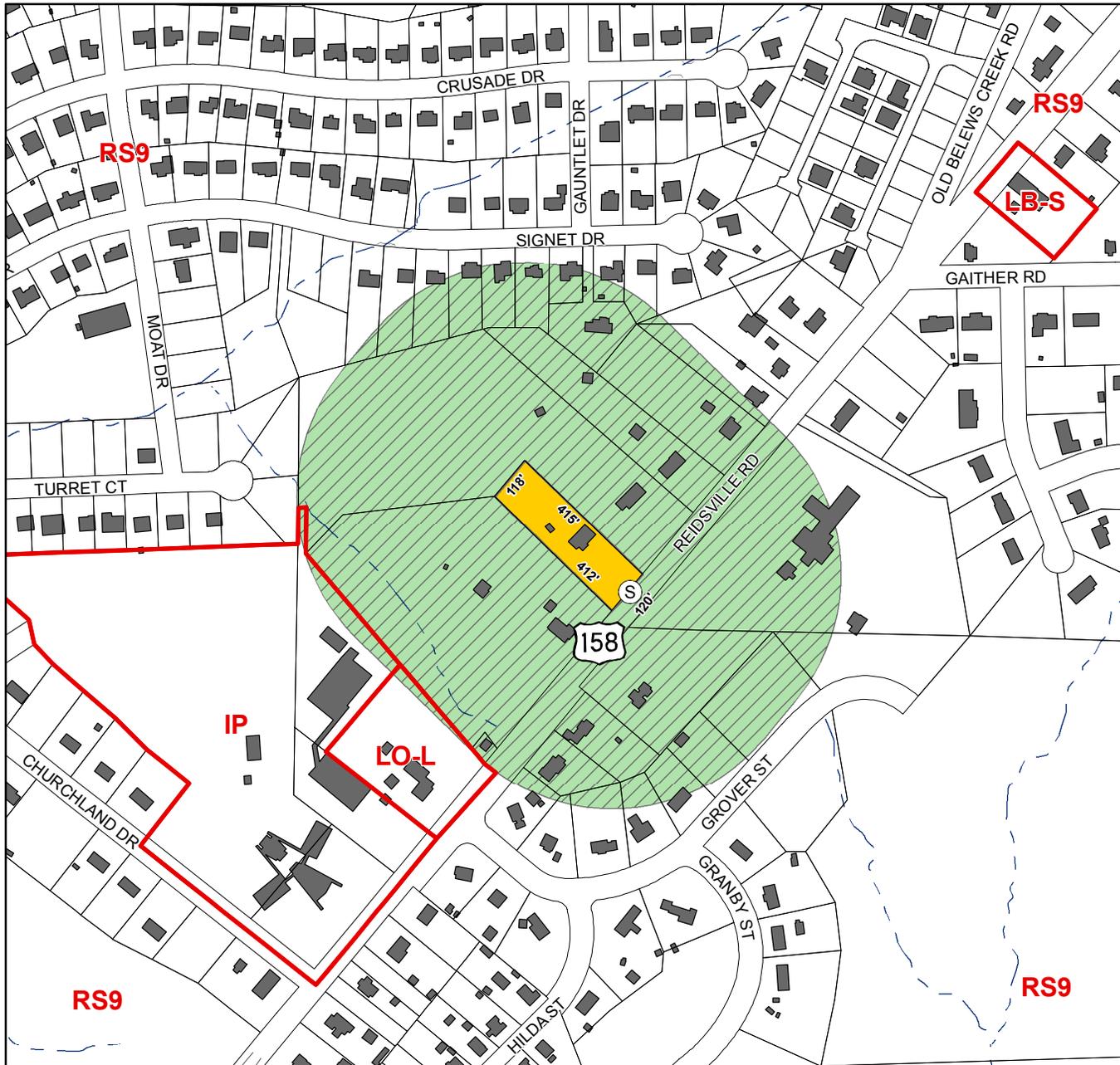
**Planning (Aaron King)- Phone # - 336.747.7068 Email: [aaronk@cityofws.org](mailto:aaronk@cityofws.org)**

Sign condition limited to 6'/36sf; Lighting condition; Staff recommends where chain link fencing is proposed that it be black vinyl coated.

**Street Names/Addresses (Matt Hamby) -336. 747.7074 Email: [hambyme@mapforsyth.org](mailto:hambyme@mapforsyth.org)**

Address is 5265 Peters Creek Pkwy





**DOCKET #:** W3309

**PROPOSED ZONING:**  
NO-L

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
David Buerckholtz and  
Harriett Buerckholtz

 Property included  
in zoning request.

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

**SCALE:** 1" represents 400'

**STAFF:** Roberts

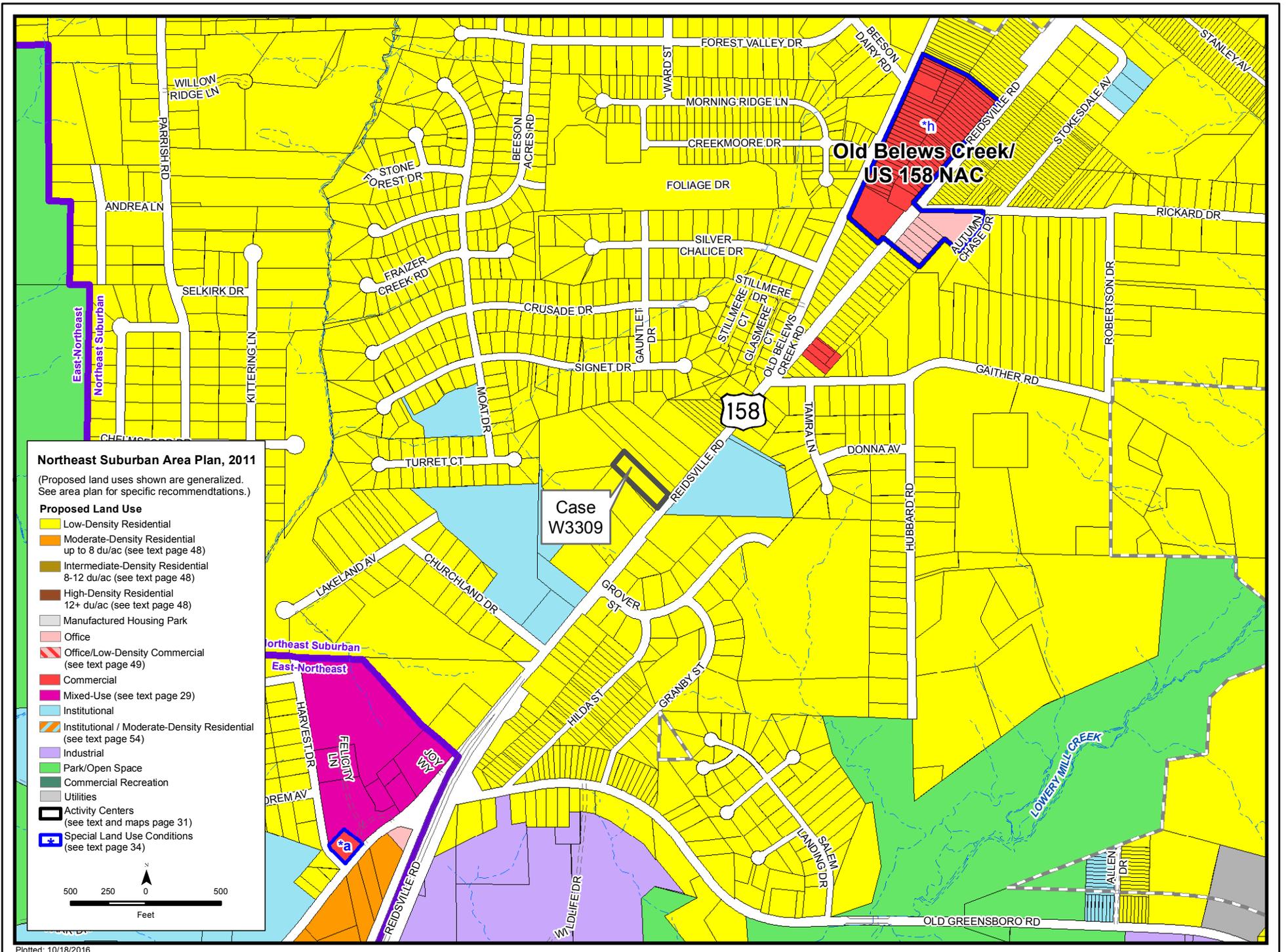
**GMA:** 3

**ACRES:** 1.10

**NEAREST  
BLDG:** 75' north

**MAP(S):** 6856.01, 6856.03





**CITY-COUNTY PLANNING BOARD  
DRAFT STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3309
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>
<b>Petitioner(s)</b>	David Buerckholtz and Harriett Buerckholtz
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN# 6856-04-6984
<b>Address</b>	4135 Reidsville Road
<b>Type of Request</b>	Special use limited rezoning from RS9 to NO-L
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS9 (Residential, Single Family – 9,000 sf minimum lot size) <b>to</b> NO-L (Neighborhood Office – special use limited zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Offices; and Residential Building, Single Family</li> </ul> <p><b>NOTE:</b> General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented.</p>
<b>Neighborhood Contact/Meeting</b>	According to an email received from the petitioner on November 3, 2016: “I sent out letters to 22 residents surrounding the 4135 Reidsville Road location to explain my intentions over a week ago. I had 2 letters returned, one phone call to discuss the plans, and no other response.”
<b>Zoning District Purpose Statement</b>	The NO District is primarily intended to accommodate very low intensity office uses within converted single family detached units. The district is intended to be located on the periphery of established residential areas, along major and minor thoroughfares. The district is established to provide convenient locations for offices, the size and operating characteristics of which require limited parking and which generate little traffic. Standards are designed so that this district may serve as a transitional land use between residential districts and commercial districts. This district is intended for application in GMAs 2, 3 and 4.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<p><b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>The subject property is located along a major thoroughfare and the request should generate little traffic; however, the site does not serve as a transitional property between residential and commercial districts.</p>
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	Northwest side of Reidsville Road, south of Old Belews Creek Road.
<b>Jurisdiction</b>	City of Winston-Salem
<b>Ward(s)</b>	Northeast
<b>Site Acreage</b>	± 1.10 acres
<b>Current Land Use</b>	A single family home is currently located on the subject property.

Surrounding Property Zoning and Use	Direction	Zoning District		Use
	North	RS9		Single family home
	East	RS9		Crews Methodist Church
	South	RS9		Single family home
	West	RS9		Single family home
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>			
	Yes, considering the modest scale of the site, the requested office and single family residential uses should be compatible with the adjacent land uses.			
Physical Characteristics	The partially developed site has a gentle to steep slope downward toward the northwest. Several mature trees are located on the site.			
Proximity to Water and Sewer	Public water and sewer are available to the site.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	A single family home is currently located on the site which appears to have no development constraints.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Reidsville Road/U.S. 158	Expressway	120'	19,000	23,600
Proposed Access Point(s)	Because this is a special use limited request with no site plan, the exact location of access points is unknown. The site is currently accessed from Reidsville Road.			
Planned Road Improvements	The <i>Comprehensive Transportation Plan</i> recommends a four-lane median divided facility for Reidsville Road.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS9</u> $1.10 \times 43,560 / 9,000 = 5$ dwelling units $\times 9.57$ (SFR Trip Rate) 48 Trips per Day  <u>Proposed Zoning: NO-L</u> $1,836 \text{ sf} / 1,000 \times 11.57$ (Single Tenant Office Trip Rate) = 21 Trips per Day			
Sidewalks	There are no sidewalks located in the general area.			
Transit	Route 25 runs along Old Greensboro Road located approximately 2,300' to the southwest.			
Analysis of Site Access and Transportation	Because of the modest size of the subject property and the low intensity nature of the requested uses, the proposed rezoning should have a minimal impact on the traffic levels in the general area. A Winston-Salem			

<b>Information</b>	DOT and NCDOT driveway permit will be required due to the proposed change of use.
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 3 - Suburban Neighborhoods
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>Discourage inappropriate commercial encroachment into neighborhoods.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>Northeast Suburban Area Plan (2011)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>The site is shown as low-density residential on the proposed land use map.</li> <li>Protect residential areas from inappropriate residential, commercial, institutional and industrial encroachment.</li> <li>Direct new commercial services to activity centers and along transit corridors in areas already zoned for commercial development.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is located along the Reidsville Road Growth Corridor.
<b>Site Located within Activity Center?</b>	The site is not located within an activity center.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>
	No
	<b>(R)(4) - Is the requested action in conformance with Legacy 2030?</b>
	No
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The subject request is to rezone a 1.10 acre site which fronts on Reidsville Road/U.S. 158 from RS9 to NO-L. The site is adjacent to RS9 zoned property on all sides. The <i>Northeast Suburban Area Plan</i> does not recommend a change in zoning for the subject property.</p> <p>In 2015, a site located approximately 500 feet to the southwest of the subject property was rezoned from RS9 to LO-L (W-3253). While both properties front on Reidsville Road, staff supported the previous request because it abutted IP zoning on two sides and had a secondary access through the adjacent church property. Secondly, on the opposite side of the LO-L zoned site, there is a substantial ravine and a wooded area which forms a natural buffer and demarcation line between the LO-L and RS9 zoned properties.</p> <p>In contrast, the subject property is surrounded by RS9 zoning on all sides. Staff sees no compelling reason to introduce office zoning at this mid-block location. If approved, this request may establish a precedent for other office and nonresidential rezonings in this area. Staff notes that an</p>

office use may be approved as accessory to the principal single family residential use through the Home Occupation provisions of the UDO.

**RELEVANT ZONING HISTORIES**

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3253	RS9 to LO-L	Approved 4-6-15	500' southwest	1.94	Approval	Approval
W-3245	RS9 to NO-L	Approved 1-20-15	2,000' southwest	1.25	Approval	Approval
W-2465	RS9 to HB-S	Withdrawn at Planning Board 4-12-01	Directly southwest	6.19	Denial	Withdrawn

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

Positive Aspects of Proposal	Negative Aspects of Proposal
The proposed NO district is the least intensive nonresidential district in the UDO.	The area plan recommends low density residential use for the subject property.
	The site is surrounded by RS9 zoned properties.
	The request may establish a precedent for other office rezonings in the area.

**SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **OTHER REQUIREMENTS:**
  - a. The existing structure shall be retained in its original, existing location on the site.

**STAFF RECOMMENDATION: Denial**

**NOTE:** These are **staff comments** only; **final recommendations** on projects are made by the City-County Planning Board, with **final decisions** being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **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.**

**W-3309 ATTACHMENT A**  
**EXISTING RS9 USES ALLOWED**  
**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  
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)**

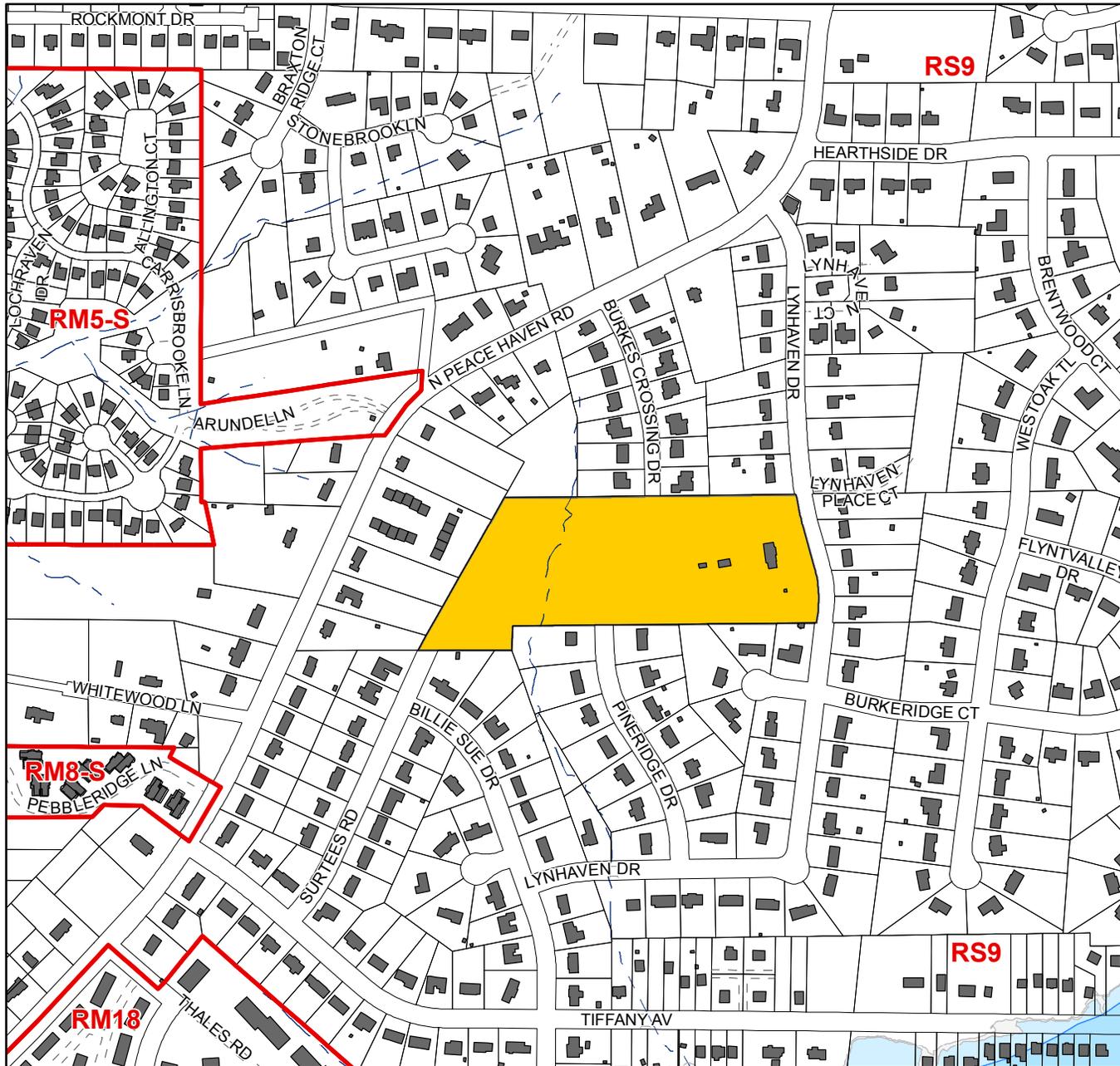
Bed and Breakfast  
Child Day Care, Large Home  
Habilitation Facility A  
Manufactured Home, Class A  
Park and Shuttle Lot  
Urban Agriculture

**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

C





## SUBDIVISION REVIEW

Single Family Subdivision  
in RS9 Zoning

CASE: 2016062

PIN: 6804-85-4247

SCALE: 1" represents 500'

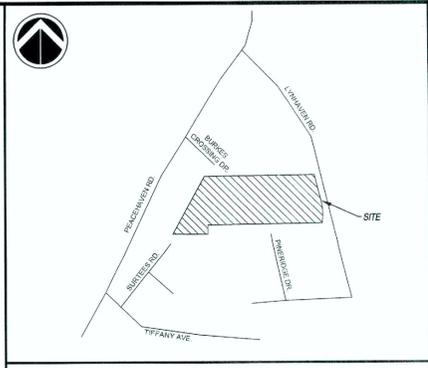
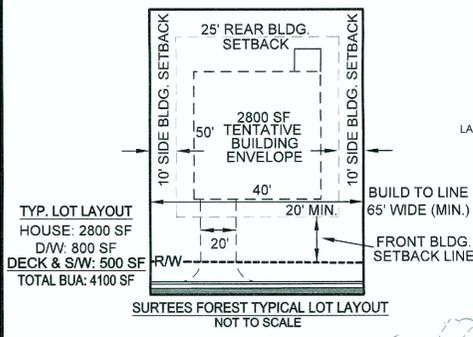
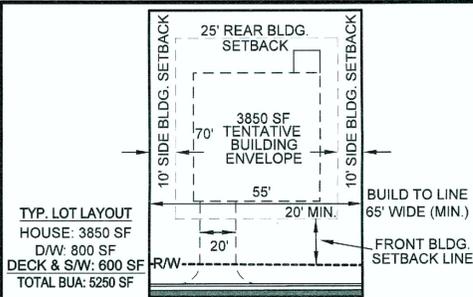
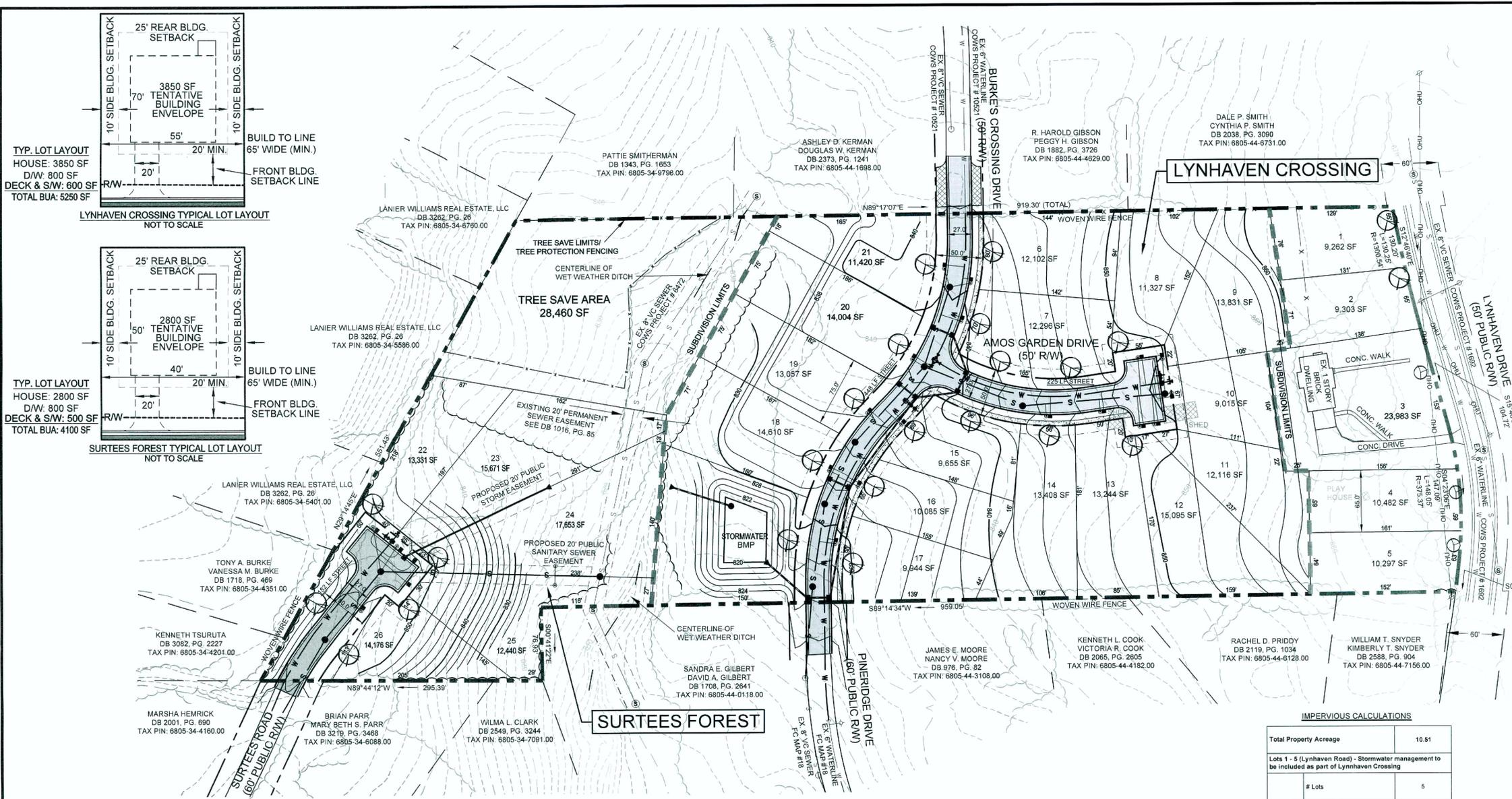
STAFF: Reed

GMA: 3

ACRES: 10.5

MAP(S): 6805.03





**SITE DATA**  
 OWNER/DEVELOPER: PIN: 8805-44-3404.00  
 HUBBARD REALTY OF WINSTON-SALEM, INC.  
 1588 WESTBROOK PLAZA DRIVE, SUITE 200  
 WINSTON-SALEM, N.C. 27103  
 PHONE: (336) 755-2377  
 FAX: (336) 755-8885  
 STEVE M. CAUSEY, P.E.  
 scausey@allied-engr.com

ENGINEER: ALLIED DESIGN, INC.  
 4720 KESTER MILL ROAD  
 WINSTON-SALEM, N.C. 27103  
 PHONE: (336) 755-2377  
 FAX: (336) 755-8885  
 STEVE M. CAUSEY, P.E.  
 scausey@allied-engr.com

**Allied Design, Inc.**  
 CIVIL ENGINEERING & LAND SURVEYING  
 4720 KESTER MILL ROAD  
 WINSTON-SALEM, NORTH CAROLINA 27103  
 Phone: (336) 755-2377  
 Fax: (336) 755-8885  
 http://www.allied-engr.com

**PRELIMINARY PLANS**  
 NOT RELEASED FOR CONSTRUCTION  
 FIRM LICENSE C-1891

**REVIEW INFORMATION**

TYPE OF REVIEW:  
 PRELIMINARY SUBDIVISION

JURISDICTION:  
 WINSTON-SALEM

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR: APPROVAL OF PRELIMINARY SUBDIVISION PLAN

**INFRASTRUCTURE**

	PUBLIC	PRIVATE
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STREETS:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LINEAR FEET OF PUBLIC STREETS: 885 FT

**SITE SIZE AND COVERAGES**

TOTAL ACREAGE: 10.507 ACRE(S)  
 SITE COVERAGES: SEE IMPERVIOUS CALCULATIONS

**DENSITY CALCULATIONS**

# OF UNITS OR LOTS: 26  
 DENSITY: 2.47 UNITS/LOTS PER ACRE

**SETBACKS (FOR RS9)**

FRONT: 20'  
 REAR: 25'  
 SIDE: 7' (ONE SIDE) / 20' (COMBINED)  
 STREET: 20'

**STREET INDEX CALCULATION**

NUMBER OF SEGMENTS: 4  
 NUMBER OF NODES: 3  
 SEGMENTS / NODES: 4 / 3 = 1.33

**IMPERVIOUS CALCULATIONS**

Total Property Acreage	10.51
Lots 1 - 5 (Lynhaven Road) - Stormwater management to be included as part of Lynhaven Crossing	
# Lots	5
Phase Acreage	1.44
Existing Impervious Coverage (Acres)	0.11
Impervious Coverage of Homesite (Acres)	0.47
Public Right-of-Way (Street and SW - Acres)	0.00
Subtotal	0.58
% Impervious for Phase	40.40%
Lynhaven Crossing - This subdivision will require stormwater permitting under the "High Density" option and will include the appropriate stormwater management measures.	
# Lots	16
Phase Acreage	5.83
Impervious Coverage of Homesite (Acres)	1.93
Public Right-of-Way (Street and SW - Acres)	0.52
Subtotal	2.45
% Impervious for Phase	41.97%
Surtees Forest - This subdivision will be less than 2 lots per acre and less than 24% impervious coverage. Stormwater management will be permitted under the "Low Density" option.	
# Lots	5.00
Phase Acreage	3.24
Impervious Coverage of Homesite (Acres)	0.47
Public Right-of-Way (Street and SW - Acres)	0.18
Subtotal	0.65
% Impervious for Phase	20.01%
TOTAL SITE IMPERVIOUS	3.67
TOTAL SITE % IMPERVIOUS	34.98%

**TREE SAVE AREA SUMMARY CALCULATIONS**

**NEW DEVELOPMENT**

TOTAL SITE SIZE (IN SQUARE FEET): 457,890

TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W. = 54,099 + SQUARE FEET OF EXISTING UTILITY EASEMENTS = 8,901 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS = 13,778 = 76,778

MINIMUM TREE SAVE AREA REQUIRED: 10%  12%

TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA x MINIMUM TSA (12%) = 45,710

TREE STAND METHOD USED:  
 YES  NO

NEW TREES USED FOR TSA CREDIT:  
 YES  NO

LIST THE AREA OF EACH TREE STAND BEING SAVED: 28,480

NUMBER OF LARGE VARIETY TREES PLANTED: 23 x 750 SF = 17,250

DESCRIBE EACH TREE STAND (AGE, HEALTH, SPECIES MIX):  
 DENSE MIX OF 20-40 YEAR OLD DECIDUOUS AND EVERGREEN TREES

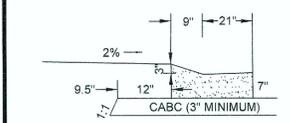
TOTAL SQUARE FOOTAGE OF TREE STANDS BEING SAVED TO SATISFY MINIMUM TSA: 28,480

TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 17,250

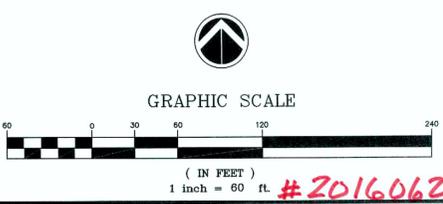
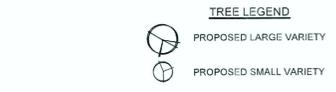
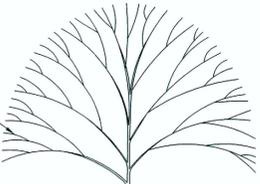
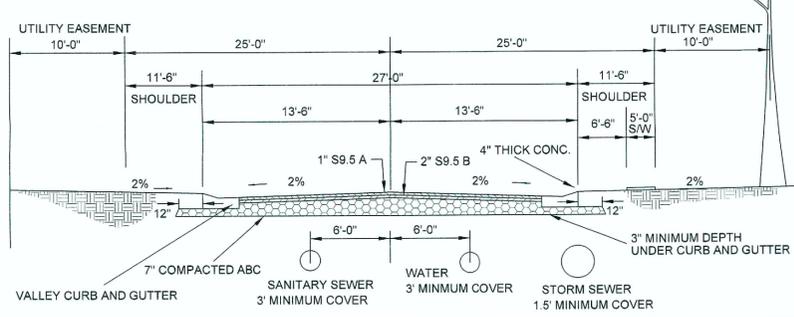
TOTAL REQUIRED TSA (IN SQUARE FEET): 45,710

TOTAL PROVIDED TSA (IN SQUARE FEET): 45,710

- GENERAL NOTES**
- EXISTING SITE BOUNDARY SURVEY PROVIDED BY ALLIED ASSOCIATES, P.A. EXISTING TOPOGRAPHY OBTAINED FROM AVAILABLE CITY/COUNTY MAPS.
  - ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
  - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, BACK OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
  - PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY-COUNTY UTILITIES COMMISSION.
  - ALL WATER AND SEWER MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINSTON-SALEM, JANUARY 1999 EDITION.



**TYPICAL SECTION VALLEY CURB AND GUTTER NOT TO SCALE**



**LYNHAVEN CROSSING & SURTEES FOREST**  
 WINSTON-SALEM, NORTH CAROLINA

PROJECT NO.: 16-052  
 DRAWN BY: JMN  
 CHECKED BY: SMC  
 DATE: 10/04/16

**REVISIONS**

NO.	DATE	DESCRIPTION
A	10/04/16	ISSUED FOR PRELIMINARY REVIEW
B	10/10/16	ISSUED FOR PLANNING BOARD REVIEW

**PRELIMINARY SUBDIVISION PLAN**  
 SHEET C1

**SITE PLAN REVIEW RECORD**

**November 10 2016, Planning Board Meeting**

- 1) SITE PLAN TITLE AND NUMBER: Lynhaven Forest & Surtees Forest #2016062
- 2) TYPE OF DEVELOPMENT: 26 lot Residential, Single Family development
- 3) ACREAGE: 10.507
- 4) ZONING: Existing: RS9
- 5) # UNITS/LOTS: 26                      DENSITY: 2.47 lots per acre
- 6) SITE PLAN PREPARER: Steve Causey, Allied Design, Inc  
4720 Kester Mill Road  
Winston-Salem, NC 27103  
PHONE: 336-765-2377  
FAX: 336-760-8886  
E-MAIL: scausey@allied-engsurv.com
- 7) OWNER AND/OR AGENT: Hubbard Commercial, Brant H. Godfrey  
1598 Westbrook Plaza Drive, Suite 200  
Winston-Salem, NC 27103  
PHONE: 336-733-1524  
E-MAIL: bgodfrey@hubbardcommercial.com
- 8) **CONDITIONS:** (These conditions are additional requirements for development. All other city or county code regulations still apply.)
  - **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
    - a. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Plan may include the establishment of a Homeowners Association and a funded escrow account for maintenance and repair of stormwater controls. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
    - b. An Environmental Grading and Erosion Control Permit will be required if more than 10,000 square feet is to be disturbed during any potential construction. An Erosion and Sedimentation Control plan must be submitted and approved before the permit can be issued.
  - **PRIOR TO THE SIGNING OF FINAL PLATS:**
    - a. Developer shall build streets to City of Winston-Salem public street standards.
  - **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
    - a. Developer shall record a final plat in the Office of the Register of Deeds.

# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: #2016062

## PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests, Subdivisions, and Planning Board Review items; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

**PROJECT CASE NUMBER:** #2016062 **PROJECT TITLE:** Lynhaven Forest & Surtees Forest **DATE:** 10/26/16

**PROJECT DESCRIPTION:** West side of Lynhaven Drive between Burkes Crossing Drive and Pineridge Drive

**NCDOT (Wright Archer)- Phone # - 336.747.7900 Email:** [warcher@ncdot.gov](mailto:warcher@ncdot.gov)

No Comments

**WSDOT (Connie James)- Phone # - 336.747.6872 Email:** [conniej@cityofws.org](mailto:conniej@cityofws.org)

Sidewalk on LynnHaven along property. Sidewalk on Surtees Rd from property line to T turnaround. If driveways for lots 7 and 15 are oriented to the North South street, place them as far away from the intersection as possible.

**Engineering (Al Gaskill)- Phone # - 336.747.6846 Email:** [albertcg@cityofws.org](mailto:albertcg@cityofws.org)

1. Ensure permanent turn-around R/W is 90' X55' minimum.
2. At Amos Garden Dr Show R/W corners with 1 10' radius or fillet.
3. Storm Drain Easement from Surtees Rd should continue (as water will flow) to the PL near the BMP outflow
4. Add sidewalk along Surtees Rd to turn-around.
5. Surtees turn-around . Recommend back R/W extend to PL at L Williams RE lot.
6. All road design to be reviewed/approved by Engineering.
7. Provide ditch design from end of St. Dr. to creek on Lot 24.
8. Recommend R/W at BMP connect to exist R/W at Pinridge Dr.(west side).
9. Sidewalk needed along Lynnhaven in front of Lots 1-5

**Inspections - Phone # - Aaron King - 336.747.7068 Email:** [aaronk@cityofws.org](mailto:aaronk@cityofws.org)

No comments.

**Erosion Control (Matt Osborne)- Phone # - 336.747.7453 Email:** [matthewo@cityofws.org](mailto:matthewo@cityofws.org)

An Environmental Grading and Erosion Control Permit will be required if more than 10,000 square feet is to be disturbed during any potential construction. An Erosion and Sedimentation Control plan must be submitted and approved before the permit can be issued. Please submit this plan at least 30 days prior to the intended start date of construction.

# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: #2016062

**Stormwater Division (Joe Fogarty)- Phone # - 336.747.6961 Email: [josephf@cityofws.org](mailto:josephf@cityofws.org)**

Stormwater Study Required

**City Fire- (Doug Coble) - Phone # - 336.734.1290 Email: [douglasc@cityofwsfire.org](mailto:douglasc@cityofwsfire.org)**

No comments

**Utilities (Jack Fitzgerald)- Phone # - 336.747.7309 Email: [jackf@cityofws.org](mailto:jackf@cityofws.org)**

Submit water extension plans to Utilities Plan Review for permitting/ approval. All water meters purchased through the City of Winston-Salem.

**Sanitation (Randy Britton)- Phone # - 336.748.3080 Email: [randallb@cityofws.org](mailto:randallb@cityofws.org)**

This project is eligible to utilize the curbside refuse and recycling programs. Participation requires use of a city issued cart.

**Planning (Aaron King)- Phone # - 336.747.7068 Email: [aaronk@cityofws.org](mailto:aaronk@cityofws.org)**

Remove existing sheds from site plan. Explain notes that read: Subdivision Limits.

**Street Names/Addresses (Matt Hamby) -336. 747.7074 Email: [hambyme@mapforsyth.org](mailto:hambyme@mapforsyth.org)**

Amos Garden Dr is an acceptable street name. It has been reviewed and approved. Addresses will be issued for each lot during planning process.

# City-County Planning BOARD

FORSYTH COUNTY  
& WINSTON-SALEM,  
NORTH CAROLINA

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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.

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### **CITY OF WINSTON-SALEM**

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