

# Planning Board Member Information

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## DATES TO REMEMBER:

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

**December 23\*, 2016 - 8:15 A.M. Sign Check**

**\* Date changed due to Holiday**

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

**January 12, 2017 - 4:30 P.M. Public Hearing**

**January 23, 2017 - 1:15 P.M. Sign Check**

**January 26, 2017 - 4:30 P.M. Work Session**

## **Rules and Procedures**

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

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

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**AGENDA**  
**CITY-COUNTY PLANNING BOARD**  
**DECEMBER 8, 2016**  
**4:30 P.M.**  
**FIFTH FLOOR**  
**BRYCE STUART MUNICIPAL BUILDING**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**A. ACTION ON MINUTES**

- November 10, 2016 Public Hearing
- November 21, 2016 Sign Check

**B. PUBLIC HEARING ITEMS**

1. Zoning petition of Bill Katsis and Dina Katsis from RS30 to HB-L (Arts and Crafts Studio; Building Contractor, General; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Nursery, Lawn and Garden Supply Store, Retail; Offices; Police or Fire Station; Services, A; and Services, B): property is located on the west side of NC 66 South, south of Yorktown Road (Zoning Docket F-1564).
  - a. Zoning Recommendation.
2. Zoning petition of Craig Johnson and Valerie Johnson from RS9 to RM8-L (Child Day Care Center; and Residential Building, Single Family): property is located on the west side of Reidsville Road, north of Rickard Road (Zoning Docket W-3311).
  - a. Zoning Recommendation.
3. Final Development Plan of NCDOT - Division 9 for a LI-S TWO PHASE zoned site for the use of offices: property is located on the northeast corner of North Cherry Street and Polo Road (Zoning Docket W-2985).
  - a. Final Development Plan Action.
4. Zoning petition of CLH Properties, LLC from LB-S to GB-S (Storage Services, Retail): property is located on the northeast side of Robinhood Road, west of Whitaker Ridge Drive (Zoning Docket W-3312).
  - a. Zoning Recommendation.
  - b. Site Plan Recommendation.

5. Zoning petition of Hubbard Realty of Winston-Salem, Inc. from GI to LB: property is located on the south side of Country Club Road, east of Styers Ferry Road (Zoning Docket W-3313).

a. Zoning Recommendation.

**C. PLANNING BOARD REVIEWS**

1. PBR 00-29; Salem Springs Associates, LLC (Salem Springs); west side of Lexington Road, south of Lakeside Valley Drive; removal of a residential street connection; City; 2.21 acres.
2. PBR 2016-07; Winston-Salem/Forsyth County Schools (Lowrance/Paisley Replacement Schools); off the west side of Thurmond Street between Gillete Street and West Twelfth Street; School, Public in an IP zoning district; City; 23.63 acres.

**D. WITHDRAWAL OF PRELIMINARY SUBDIVISION APPROVAL**

1. Withdrawal request of Meadowlark Estate Subdivision (#2015004): property is located on the east side of Meadowlark Drive, north of Ashlyn Drive; 6.91 acres.

**E. STAFF REPORT**

**F. FOR THE GOOD OF THE ORDER**

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

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

**WINSTON-SALEM CITY COUNCIL**

1. Zoning petition of 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).

APPROVED.

Planning Board and staff recommended approval of the amendment.

2. 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).

APPROVED.

Planning Board and staff recommended approval of the amendment.

3. 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 Clemmonsville Road (Zoning Docket W-3307).

APPROVED.

Planning Board and staff recommended approval of the amendment and certified that the site plan (including staff recommended conditions) meets all code requirements if the petition is approved.

4. 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).

APPROVED.

Planning Board and staff recommended 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.

5. Zoning petition of Lynm Dwo Trustee; Lynm 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)

WITHDRAWN.

Planning Board and staff recommended denial of the amendment and certified that the site plan (including staff recommended conditions) meets all code requirements if the petition is approved.

### **FORSYTH COUNTY BOARD OF COMMISSIONERS**

1. Zoning petition of TJMK, LLC from LI-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; Warehousing): property is located on the west side of N.C. 66, north of Highway 311 (Zoning Docket F-1562).

APPROVED.

Planning Board and staff recommended approval of the amendment.

2. 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).

APPROVED.

Planning Board and staff recommended approval of the amendment.

**A**

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

MEMBERS PRESENT: George Bryan, Melynda Dunigan, Arnold King, Clarence Lambe,  
Darryl Little, Paul Mullican, Allan Younger

MEMBERS ABSENT: Tommy Hicks, Brenda Smith

PRESIDING: Arnold King

**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

MOTION: Paul Mullican moved approval of the minutes.

SECOND: Clarence Lambe

VOTE:

FOR: George Bryan, Melynda Dunigan, Arnold King, Clarence Lambe, Darryl Little,  
Paul Mullican, Allan Younger

AGAINST: None

EXCUSED: None

**B. PUBLIC HEARING ITEMS**

The actual order of cases considered by the Planning Board on November 10, 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 November 10, 2016 was: B.1., C.1., and B.2.

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).

## **PUBLIC HEARING**

FOR: None

AGAINST: None

## **WORK SESSION**

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

Melynda Dunigan asked about the bufferyard and how this site would link up with the adjacent proposed multifamily development. Gary Roberts noted that since the staff report was written, the petitioners have indicated that a survey was done and showed the building to be located outside the bufferyard. A variance will not be needed. Aaron King responded that the fence should be on the inside of the bufferyard. Staff showed and explained the proposed layout of the approved multifamily development next to this site.

Melynda Dunigan expressed concern about this use being compatible with the multifamily next to it. Due to the approval of rezoning for multifamily next to this site, she feels the area plan no longer accurately reflects the current conditions for this area and with current conditions, this site might be suggested as a more transitional use rather than this intensity of commercial. I don't feel Outdoor Display Retail is an appropriate use.

MOTION: Clarence Lambe 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: Paul Mullican

VOTE:

FOR: George Bryan, Arnold King, Clarence Lambe, Darryl Little, Paul Mullican, Allan Younger

AGAINST: Melynda Dunigan

EXCUSED: None

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).

Gary Roberts presented the staff report.

## **PUBLIC HEARING**

FOR:

David Buerckholtz, 18 Timber Moss Drive, Asheville, NC 28804

- We hope to use this site as a counseling office which we feel would be a benefit to the surrounding community.

- The area down the road is approved for a veterinary clinic. The adjoining site is approved for a transmission tower.
- The property owners immediately south of us have indicated that the NCDOT has talked with them and plans to take all their property up to their front porch for a road. If a similar amount was taken from our property, it would be about half of our yard.
- We're looking at a four-lane road as improvements are made to the road and we feel a low-intensity office use is appropriate here.
- The property immediately to the right of us hasn't been occupied for the last six or seven years.
- Because of the road work, the whole character of this area is changing.
- Please allow us to proceed with the NO-L zoning and do what we're wanting to do.

Harriett Buerckholtz, 18 Timber Moss Drive, Asheville, NC 28804

- Distributed photos of the surrounding area and explained that all those pictures are of properties within one quarter mile of this site. She also distributed copies of letters sent to neighbors regarding this request.
- I believe this use for this property would be beneficial to the surrounding community.

AGAINST: None

### **WORK SESSION**

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

In response to a question from Paul Mullican, David Buerckholtz indicated that the only attendee at last night's community meeting was one of the neighbors from further up the street. In response to the letters sent to neighbors, they received a couple of phone calls but there was no indication of a reason not to do this. There was mostly support from the neighborhood. Harriett Buerckholtz noted that she spoke directly with one adjoining neighbor and she had questions but had no objection.

In response to a request from Allan Younger, the petitioner pointed out on the zoning map the locations where each photograph on the handout is located. Some of the locations were beyond the area shown on the map.

NCDOT has not yet contacted the petitioner about widening the road across his property.

Paul Mullican asked if this could be considered an illegal spot zoning. Gary Roberts responded that it certainly could be with a more intense commercial zoning. However, this request for Neighborhood Office (NO-L) is so close to a home occupation that it would not be considered a spot zoning. A home occupation requires that no more than 25% of the floor space be used for the business and that the business operator lives in the home.

The uses being requested are Offices and Residential Building, Single Family. There is a condition that the house will be retained. The NO District requires landscaping along the street

and limits parking to two spaces in the front. Any other parking has to be along the side or rear of the property. Lighting has to be eight foot tall or less and there is an eight square foot sign limitation.

Harriett Buerckholtz: There is parking in the back already. If a handicapped space is added, it would be in the back and entry to the building would be in the back. The petitioner agreed to add a condition limiting parking to the rear of the building.

Melynda Dunigan: The area plan was prepared in 2011. Is there an update scheduled soon and is it too soon for staff to anticipate any changes to this particular stretch? Paul Norby responded that the update to the *Northeast Suburban Area Plan* will begin at the end of this month with the first public meeting. Staff waits until after the first community meeting to begin discussions on land use.

Arnold King stated that he had called a nearby property owner, Mr. Whicker, to see how he felt. He complimented the petitioners on keeping them informed. He didn't have a strong opinion either way. He stated that although they have not had any problems recently, there have been problems with tenants in the past. He felt this would be less of an impact on him. His son currently lives on the Whickers' land. The house sits back off the road and it won't be very intrusive if it's an office.

George Bryan: We aren't ruling on the house, but on the land and the zoning. Staff noted that there is a condition requiring the house to be kept in its original location. That condition would go with the property if it were sold.

Clarence Lambe asked about the benefit of the requirement that the operator of a home occupation live in the structure. Paul Norby responded that the idea is to retain the residential character.

The cell tower has been approved but staff is unaware of whether it has been permitted. Paul Norby noted that cell towers have been deemed suitable for residential areas if a Special Use Permit is obtained and it otherwise meets the restrictions for placement in a residential district. George Bryan expressed his concern that towers may make it difficult to retain a residential feel in an area.

Melynda Dunigan expressed her concern that this could set a precedent for this entire block to go commercial/office. People in other areas could also use this as a precedent setting example in requesting zoning in the middle of a block surrounded by residential.

Paul Mullican: This is such a low impact use that even if they were to rezone the whole area, I wouldn't have a problem with it. I don't think the neighbors are going to feel any repercussions. If I was the neighbor I would much rather have this use than tenants. The petitioners held their community meeting. We don't have anybody here against it.

Melynda Dunigan: I feel it's important that we have boundaries. The rationale behind the rezoning for the LO that is up the road was that it next to the institutionally zoned property and there was a natural boundary there. Now we are saying that boundaries don't matter. The vet is not very impactful but they did put up an electronic sign.

George Bryan: Allowing the cell tower there is as impactful as an institutional use.

Paul Mullican: Professional people do keep their property up. They keep the lawn mowed and everything looking nice.

Allan Younger: I would prefer to have a low intensity business next to me than a vacant home. I agree with needing to be careful about setting precedents, but in this instance I'm comfortable with the request.

MOTION: Allan Younger moved approval of the zoning petition with additional conditions that all parking be located to the rear of the structure and that there be no internally illuminated signage.

SECOND: Clarence Lambe

VOTE:

FOR: George Bryan, Arnold King, Clarence Lambe, Darryl Little, Paul Mullican, Allan Younger

AGAINST: Melynda Dunigan

EXCUSED: None

### **C. PRELIMINARY SUBDIVISION APPROVAL**

1. 2016062; Hubbard Realty; west side of Lynhaven Drive between Burkes Crossing Drive and Pineridge Drive; 20 lot Single Family Subdivision in a RS9 zoning district; City; 9.06 acres.

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

SECOND: Paul Mullican

VOTE:

FOR: George Bryan, Melynda Dunigan, Arnold King, Clarence Lambe, Darryl Little, Paul Mullican, Allan Younger

AGAINST: None

EXCUSED: None

### **D. STAFF REPORT**

Paul Norby presented the staff report:

He introduced Jeff Hunter and Elizabeth Colyer who are our new Zoning Plans Examiners in the Inspections Division.

The December sign check would normally be Monday the 26th. That is a holiday so it is moved to Friday the 23rd. We would like to have it at 8:15 a.m. instead of the afternoon. Are Board members okay with that time? The Board agreed with that request.

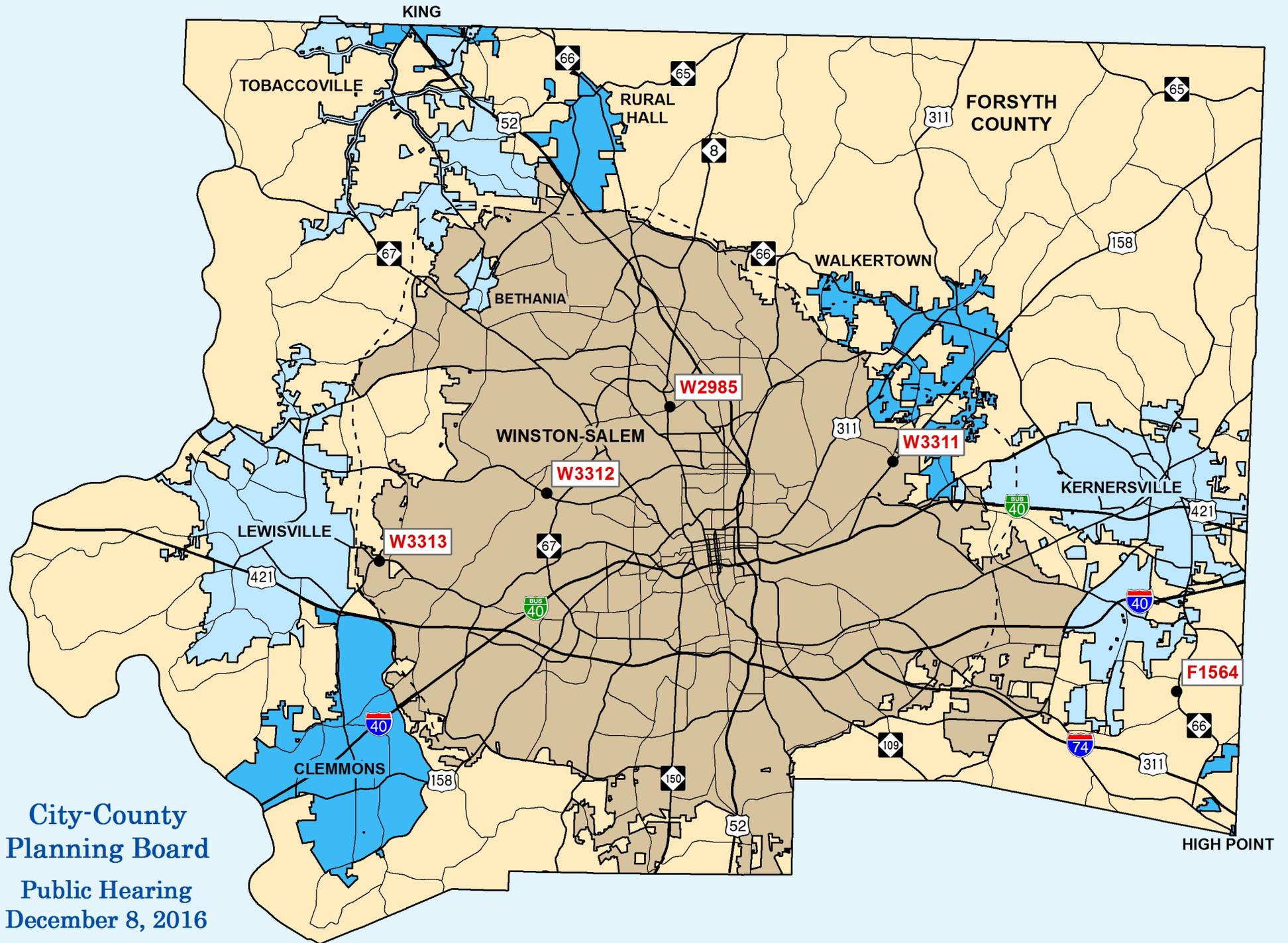
### **E. FOR THE GOOD OF THE ORDER**

**MINUTES  
CITY-COUNTY PLANNING BOARD  
SIGN CHECK  
NOVEMBER 21, 2016  
1:15 P. M.  
PLANNING BOARD OFFICES  
BRYCE STUART MUNICIPAL BUILDING**

Members Present: George Bryan

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 December 8, 2016 Planning Board meeting.

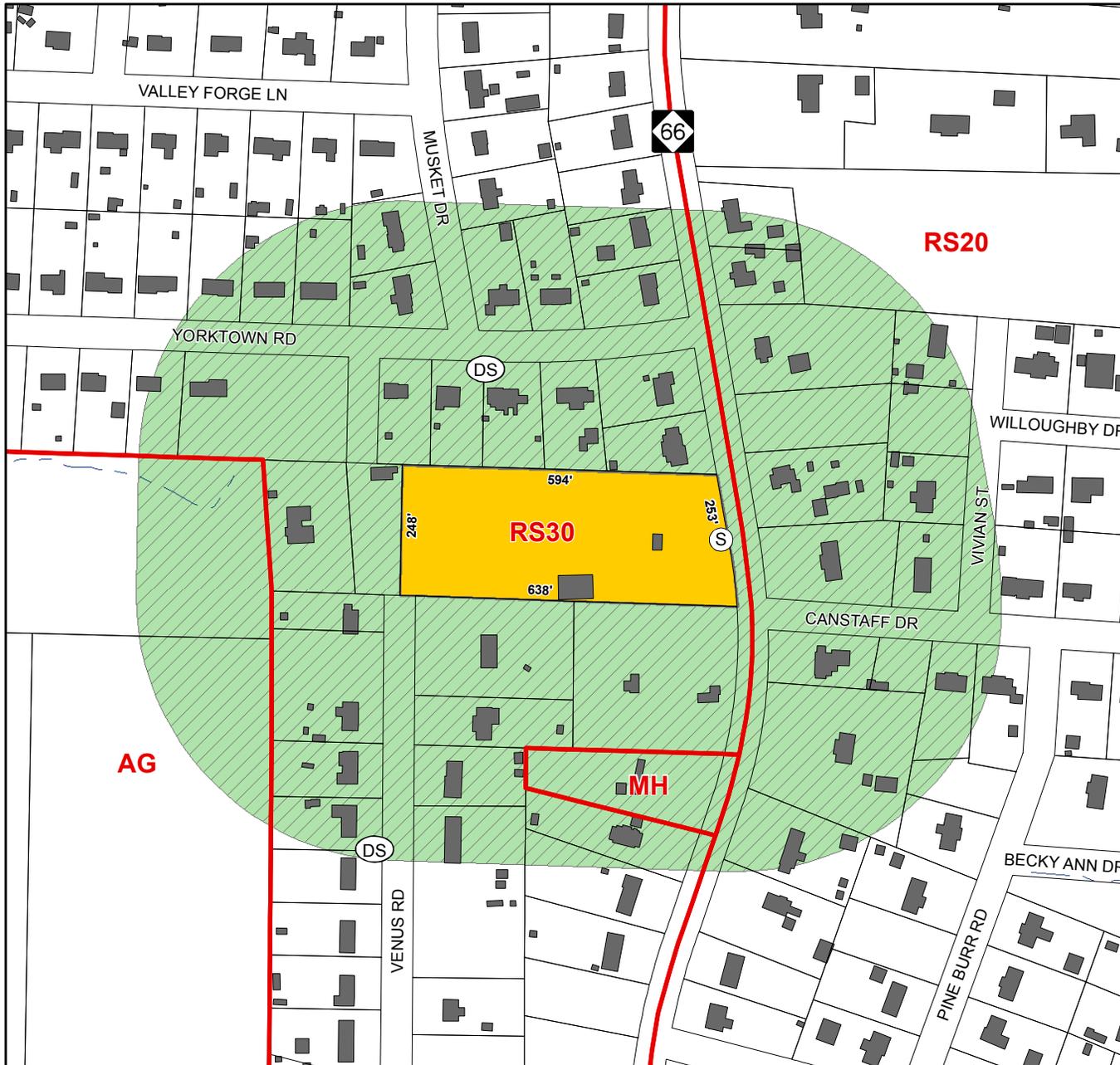
No action taken.



City-County  
 Planning Board  
 Public Hearing  
 December 8, 2016

**B**





**DOCKET #:** F1564

**PROPOSED ZONING:**  
HB-L

**EXISTING ZONING:**  
RS30

**PETITIONER:**  
Bill Katsis and Dina Katsis

 Property included in zoning request.

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

**SCALE:** 1" represents 300'

**STAFF:** Roberts

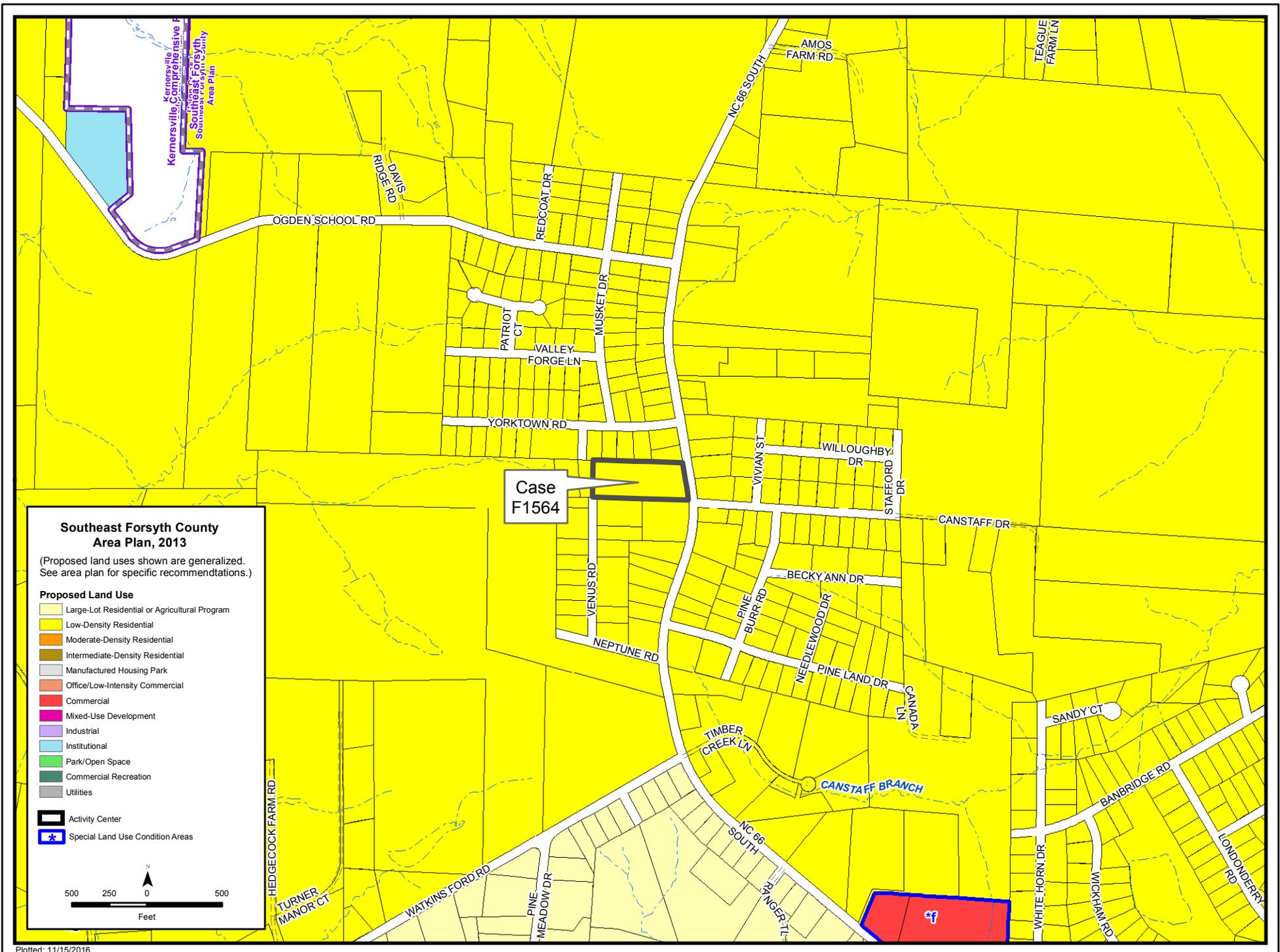
**GMA:** 3

**ACRES:** 3.52

**NEAREST BLDG:** 3' north

**MAP(S):** 6884.03, 6884.04





Case F1564

\*f

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

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	F-1564
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>
<b>Petitioner(s)</b>	Bill Katsis and Dina Katsis
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN # 6884-40-7744
<b>Address</b>	The site does not currently have an assigned address.
<b>Type of Request</b>	Special use limited no site plan rezoning from RS30 to HB-L
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS30 (Residential, Single Family – 30,000 sf minimum lot size) <b>to</b> HB-L (Highway Business – special use limited no site plan zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Arts and Crafts Studio; Building Contractor, General; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Nursery, Lawn and Garden Supply Store, Retail; Offices; Police or Fire Station; Services, A; and Services, B</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>	The application indicates that the petitioners “have talked to the surrounding neighbors on 10-29-16.”
<b>Zoning District Purpose Statement</b>	The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in GMAs (Growth Management Areas) 2 (Urban Neighborhoods), 3 (Suburban Neighborhoods), and 4 (Future Growth Area).
<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 site has good access being located along a major thoroughfare and it is located within GMA 3. However, approval of the subject request could encourage or accommodate strip commercial development along NC 66.</p>
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	West side of NC 66 South, south of Yorktown Road
<b>Jurisdiction</b>	Forsyth County
<b>Site Acreage</b>	± 3.52 acres
<b>Current Land Use</b>	The site is currently used for the parking of vehicles for a landscaping business which falls under the Services B use and the property owners have been cited for a zoning violation. See additional comments in the

	Analysis of Conformity to Plans and Planning Issues section below.			
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>		<b>Use</b>
	North	RS30		Single family homes
	East			
	South			
West				
<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>			
	No, some of the proposed commercial uses are intense in nature and not compatible with the low density residential uses permitted on the adjacent properties. This is of particular concern as the relatively large subject property (3.52 acres) if rezoned to HB-L, could have significant impacts on the surrounding residential properties.			
<b>Physical Characteristics</b>	The western portion of the site appears to be covered in grass/underbrush and has a gentle slope downward to the northwest.			
<b>Proximity to Water and Sewer</b>	The site has access to public water but does not have access to public sewer.			
<b>Stormwater/ Drainage</b>	No known issues.			
<b>Watershed and Overlay Districts</b>	The site is located within the balance area of the Abbotts Creek WS III water supply watershed which limits the amount of impervious coverage to 24%.			
<b>Analysis of General Site Information</b>	The site has very good topography and the rectangular configuration of the property lends itself well to development. However, it does lack access to public sewer and the watershed requirements limit the amount of impervious coverage to 24%.			
<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>
NC 66	Major Thoroughfare	250'	9,800	15,300
Venus Road	Local street	30'	NA	NA
<b>Proposed Access Point(s)</b>	Because this is a special use limited no site plan request with no access conditions, the exact location of access points is unknown. The site is currently accessed from NC 66.			
<b>Planned Road Improvements</b>	The 2012 <i>Comprehensive Transportation Plan</i> recommends a three lane section for NC 66 with wide outside lanes, curb and gutter, and sidewalks.			
<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: RS30</u>  3.52 acres x 43,560 / 30,000 = 5 units x 9.57 (SFR Trip Rate) = 48 Trips per Day</p> <p><u>Proposed Zoning: HB-L</u>  No trip generation is available for the proposed special use limited zoning which has no site plan.</p>			

<b>Sidewalks</b>	There are no sidewalks located in the general area.
<b>Analysis of Site Access and Transportation Information</b>	The site has good access onto a major thoroughfare. A NCDOT driveway permit will be required prior to any change of use. In regard to potential trip generation, staff is unable to provide an accurate estimate because there is no site plan associated with this rezoning. However, due to the commercial nature of some of the requested uses, a significant number of additional trips could occur depending upon the extent to which the site is developed.
<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>Encourage commercial and office uses (along with residential and institutional uses) in Activity Centers and in carefully planned Growth Corridors. <u>This site is not located in an Activity Center or Growth Corridor.</u></li> <li>Discourage inappropriate commercial encroachment into neighborhoods.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>Southeast Forsyth County Area Plan Update</i> (Adopted by the County Commissioners in 2013)
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>The site is located in an area designated for low-density residential development.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is not located along a growth corridor.
<b>Site Located within Activity Center?</b>	The site is not located within an activity center.
<b>Other Applicable Plans and Planning Issues</b>	The County Attorney is of the opinion that if challenged, the request could be considered by the courts to be illegal spot zoning (See Attachment B).
<b>Comments from the Town of Kernersville</b>	The Planning Director for the Town of Kernersville has been contacted in regard to the proposed rezoning and has stated that he supports the recommendation of Planning Staff.
<b>Addressing</b>	A building site plan (which also shows the driveway access) is required in order to assign an address for this property.
<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, <i>Legacy 2030</i> discourages inappropriate commercial encroachment into residential neighborhoods.
<b>Analysis of Conformity to Plans and Planning Issues</b>	The subject request is to rezone 3.52 acres of RS30 zoned property located within the Abbotts Creek Watershed to HB-L. In 1992, affidavits were received and accepted regarding the establishment of a nonconforming (lawn and garden) nursery established in 1966 on the

subject property. Aerial photography appears to indicate the continued use of the site for this purpose into the late 1990's. Images taken after 1998 appear to show the property as being vacant until a February 2012 photo begins to show some activity. According to a neighbor, commercial vehicles began appearing on the site in the fall of 2012. The April 2013 photo shows significant parking improvements and an improvement to an existing structure. It therefore appears that permits were required for these activities. An electrical permit for a new meter was issued for the property in February of 2013. Several security lights have also been installed and it appears that these lights do not use cutoff fixtures and could cast light onto adjacent residential properties and impact motorists travelling along NC 66.

After a determination that the site had lost its nonconforming status, the property owners filed a request to rezone the site from RS30 to HB-L in August of 2013 (F-1543). That request was withdrawn at the September 2013 Planning Board after an opinion by the County Attorney that if challenged, the request could be considered to be illegal spot zoning. At present, the site is illegally used for the parking of vehicles associated with a landscaping business (Services B). Inspections staff received a complaint in regard to this operation and the owners have been cited with a Notice of Violation.

The site is surrounded by low density residential uses and zoning. The closest commercial zoning is an LB zoned site located over one half of a mile to the south along NC 66. The *Southeast Forsyth County Area Plan Update* recommends low-density residential development for the general area. *Legacy 2030* discourages inappropriate commercial encroachment into residential neighborhoods. The proposed HB district is one of the more intense districts in the UDO.

The County Attorney is again of the opinion that if challenged in a Court, based on the current interpretation of the law, the rezoning, if approved, would not successfully withstand a legal challenge and would constitute an illegal spot zoning (See Attachment B). Planning staff consistently defers to such an opinion in making its recommendations on proposed rezonings but in addition to that, the rezoning proposal is not consistent with both *Legacy 2030* and the adopted area plan. Planning staff recommends denial of the request.

**RELEVANT ZONING HISTORIES**

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1543	RS30 to HB-L	Withdrawn at 9-12-13 Planning Board	Subject property	3.52	Denial	Withdrawn

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

Positive Aspects of Proposal	Negative Aspects of Proposal
------------------------------	------------------------------

The request would allow for new commercial activity.	The County Attorney is of the opinion that if challenged, the request could be considered to be illegal spot zoning.
	The request is inconsistent with the <i>Southeast Forsyth County Area Plan Update</i> .
	The request is inconsistent with the recommendations of <i>Legacy 2030</i> .
	The proposed zoning district and requested uses are incompatible with the surrounding low density residential development pattern and could have negative impacts on the adjacent single family homes in regard to noise, dust, lighting and traffic.
	If approved, the request could lead to other commercial rezoning petitions in the general 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.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. Developer shall obtain a Watershed Permit.
  - b. Developer shall obtain a driveway permit from NCDOT.
  - c. Developer shall obtain building/zoning permits for all commercial buildings on the site.
  
- **OTHER REQUIREMENTS:**
  - a. Freestanding signage shall be limited to one monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.
  - b. Developer shall install a streetyard along the frontage of NC 66.

**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.**

**F-1564 ATTACHMENT A**  
**EXISTING RS30 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)**

Cemetery  
Church or Religious Institution, Community  
Golf Course  
Landfill, Land Clearing/Inert Debris, 2 acres or less  
Library, Public  
Planned Residential Development  
School, Private  
School, Public  
Utilities

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

Bed and Breakfast  
Borrow Site  
Campground  
Child Day Care, Large Home  
Dirt Storage  
Fishing, Fee Charged  
Habilitation Facility A  
Kennel, Outdoor  
Manufactured Home, Class A  
Manufactured Home, Class B  
Manufactured Home, Class C  
Nursing Care Institution  
Park and Shuttle Lot  
Recreational Vehicle Park  
Riding Stable

**F-1564 ATTACHMENT A**  
**EXISTING RS30 USES ALLOWED**  
**Forsyth County Jurisdiction Only**

Shooting Range, Outdoor  
Transmission Tower

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

Access Easement, Private Off-Site  
Landfill, Land Clearing/Inert Debris, greater than 2 acres  
Parking, Off-Site, for Multifamily or Institutional Uses

MEMORANDUM

TO: Gary Roberts, City-County Planning Department

FROM: Davida W. Martin, Forsyth County Attorney



DATE: November 22, 2016

RE: Zoning Opinion on F-1564

This is in response to your request for a spot zoning opinion in the above referenced case. Based upon the information provided regarding the proposed rezoning, the surrounding properties, the map and comprehensive plan, as well as the applicable ordinances and law, I conclude the following:

The subject property fits the North Carolina Supreme Court definition of a spot zoning in that it seeks a zoning ordinance or amendment which "singles out and reclassifies a relatively small tract owned by a single person and surrounded by a much larger area uniformly zoned, so as to ... relieve the small tract from restrictions to which the rest of the area is subjected."

According to the law, a spot zoning per se is not invalid and, if there exists a reasonable basis for the spot zoning, it is legal and valid. In order to determine whether there is a reasonable basis, the Court directs that we look at several factors, including but not limited to the following:

- a. The size of the tract in question;
- b. The compatibility of the disputed action with an existing comprehensive zoning plan;
- c. The benefits and detriments for the owner, his neighbors and the surrounding community; and
- d. The relationship between the uses envisioned under the new zoning and the uses currently present in adjacent tracts.

This case involves a relatively small tract of land consisting of 3.52 acres, which is surrounded by a much larger area (hundreds of acres) uniformly zoned low density Residential (primarily RS-20 and RS-30) and Agricultural (AG), in examining a one half mile radius around the subject property. The nearest business zoned properties are located in an area which is part of a planned activity center approximately one half mile from the site and there are two other business zonings, which represent small isolated pockets of property. The subject site "must be examined relative to the vast majority of the land immediately surrounding it, not just a small isolated pocket of property", according to the case of Mahaffey v. Forsyth County, 99 N.C.App. 676, 394 S.E.2d 203 (1990). The vast majority of the land immediately surrounding the subject site is uniformly zoned as stated above. These isolated pieces of property do not destroy the uniformity of zoning in the area under current North Carolina law. In my opinion, this factor does not provide a reasonable basis for the spot zoning.

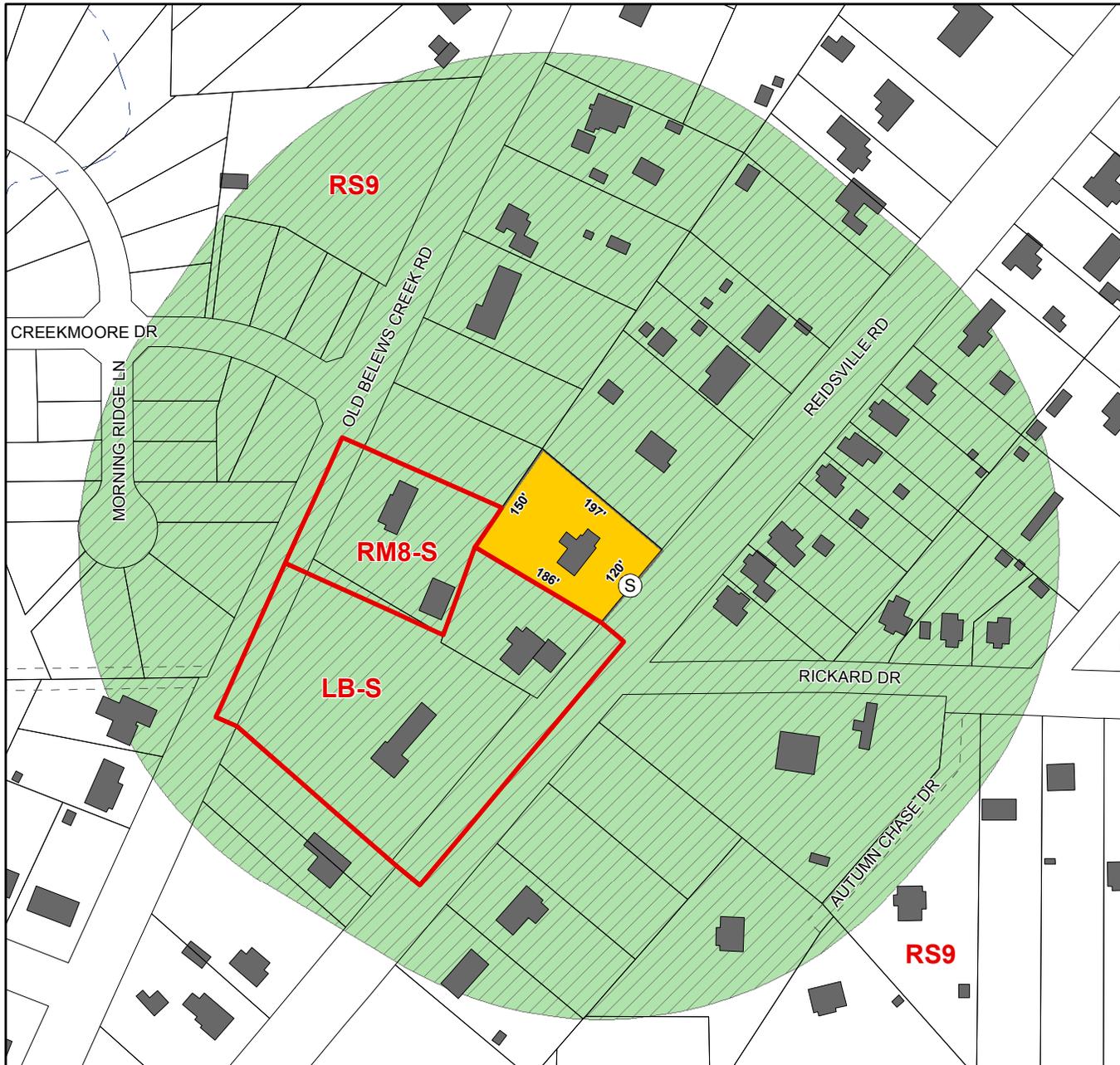
The second factor is the compatibility of the proposed rezoning with the existing comprehensive zoning plan. The subject site is located in Growth Management Area 3, which is the Suburban Neighborhoods area. The Growth Management Plan states that the Suburban Neighborhoods area consists of neighborhoods built after World War II, with a more separated growth pattern of different land uses with subdivisions that cater to specific housing styles and price ranges featuring streets that often lack connectivity. In this case, the subject property is currently zoned RS-30. The RS-30 district is primarily intended to accommodate single family detached dwellings on three quarter acre lots in areas without access to public water and sewer services. The proposed uses of this property, if rezoning is permitted from RS-30 to HB-L, are Nursery, Lawn and Garden Supply, Retail; Arts and Crafts Studio; Building Contractor, General; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Offices; Police or Fire Station; Services, A; and Services B. This proposed Highway Business-Limited zoning in a residential area is inconsistent with the Legacy Comprehensive Zoning Plan, the Southeast Forsyth County Area Plan, and the Unified Development Ordinances (UDO). The UDO states that the Highway Business-Limited District is established to provide locations for retail service and distributive uses in Growth Management Areas (GMA) 2, 3 and 4. Because the proposed uses are more intense and thus incompatible with the uses encouraged under both the comprehensive zoning plan, the adopted area plan, and the UDO, this factor does not provide a reasonable basis for the spot zoning.

The third factor relates to the benefits and detriments for the property owner, his neighbors and the surrounding community. The information available shows that the benefit to the owner is that proposed rezoning would allow him to operate a limited highway business use on property currently zoned low density Residential. While rezoning the property for the uses Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; or Police or Fire Station could provide additional benefits to the neighbors and the surrounding community, it remains inconsistent with surrounding area. The potential harm to the neighbors and the surrounding community associated with the requested uses are noise, increased traffic, odors from the mulching operation, diesel fumes, and lighting at night. No information has been provided that the proposed rezoning would generate any new jobs, increase neighboring property values or provide other benefits to the surrounding community. The law is clear that in determining the existence of a reasonable basis for spot zoning based upon this factor, the exclusive and preferential benefit to a particular landowner, with no relation to the community as a whole, is not a valid exercise of sovereign power. The law looks at benefits, such as jobs or services provided, which specifically benefit the community as a whole. In the case of Good Neighbors of South Davidson, et. al vs. Town of Denton, 355 N.C. 254, 559 S.E.2d 768(2002), the North Carolina Supreme Court stated that a "reasonable basis" is established when a zoning authority "clearly shows" that the potential benefits to the property owner, his neighbors and/or the surrounding community outweigh the potential detriments to those neighbors and/or the surrounding community as a whole. In this case, the potential detriments to the neighbors and the surrounding community outweigh the benefits. Therefore, I conclude that this factor does not support a reasonable basis for the spot zoning.

The fourth and final factor to be considered is the relationship between the uses envisioned under the proposed rezoning and the uses currently present in adjacent tracts. In contrast to the residential purposes and objectives of the RS-30 zoning district as listed above, the UDO states that the HB-L zoning district, which is proposed for the subject site, is primarily intended to accommodate retail service and distributive uses. The HB-L zoning district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. The proposed zoning district is not intended to encourage or accommodate strip commercial development and is intended for application in GMAs 2, 3 and 4. While the church, law enforcement and fire protection uses requested under the proposed HB-L rezoning of the subject site could provide a benefit to the surrounding residential development present in adjacent and surrounding tracts, they are still inconsistent with the surrounding low density residential development. This factor, therefore, does not support a reasonable basis for the spot zoning.

In conclusion, based upon the analysis herein, it is my opinion that there is not a reasonable basis for the spot zoning. Therefore, if challenged in a Court based on the current interpretation of the law, I believe the proposed rezoning would not successfully withstand a legal challenge. In summary, I believe that the proposed rezoning would constitute an illegal spot zoning.





**DOCKET #:** W3311

**PROPOSED ZONING:**  
RM8-L

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
Craig Johnson and Valerie  
Johnson

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

**SCALE:** 1" represents 200'

**STAFF:** Roberts

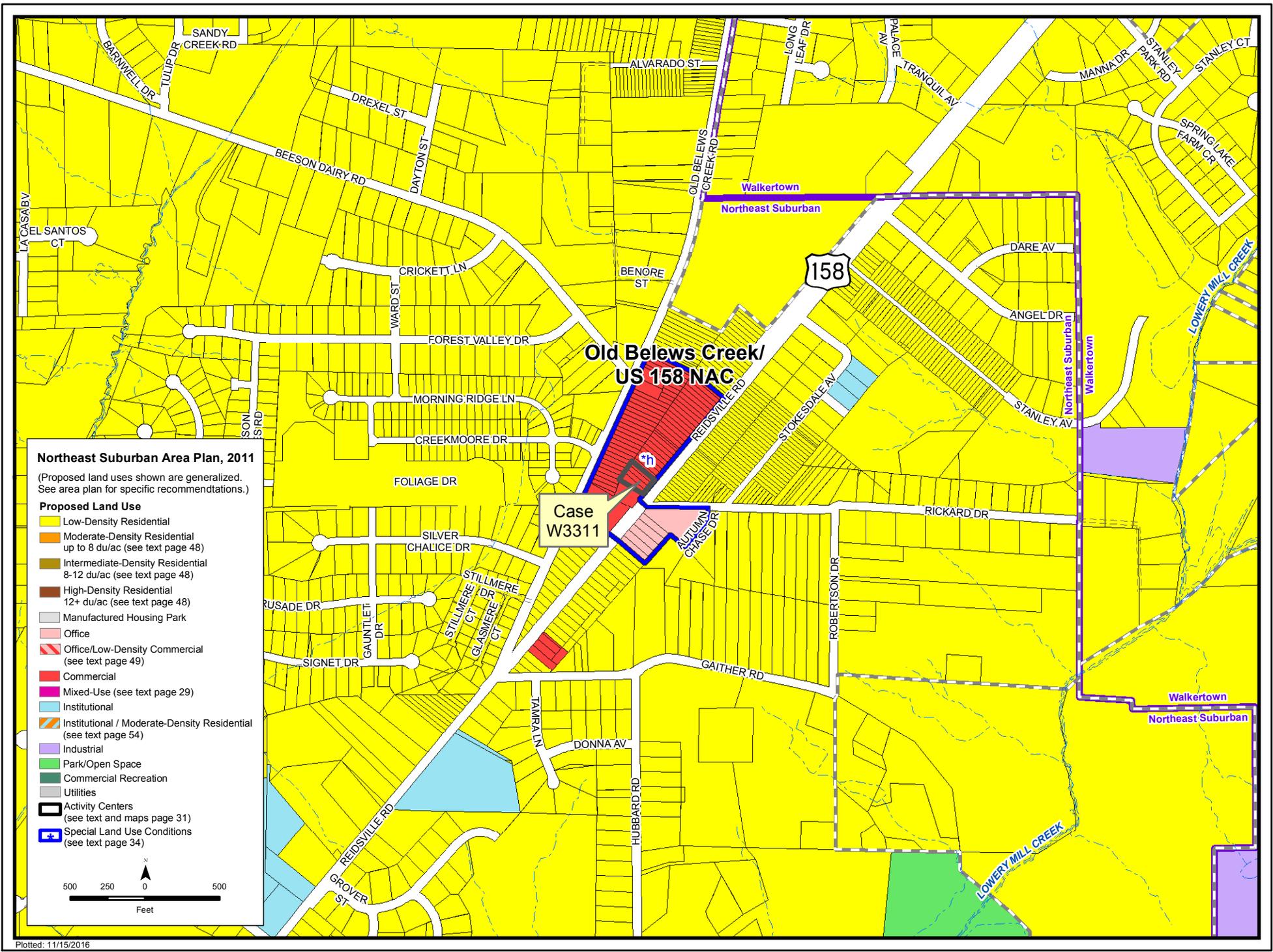
**GMA:** 3

**ACRES:** 0.59

**NEAREST BLDG:** 53' southwest

**MAP(S):** 6856.01



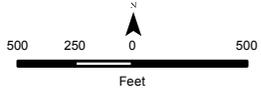


**Northeast Suburban Area Plan, 2011**

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

**Proposed Land Use**

- Low-Density Residential
- Moderate-Density Residential up to 8 du/ac (see text page 48)
- Intermediate-Density Residential 8-12 du/ac (see text page 48)
- High-Density Residential 12+ du/ac (see text page 48)
- Manufactured Housing Park
- Office
- Office/Low-Density Commercial (see text page 49)
- Commercial
- Mixed-Use (see text page 29)
- Institutional
- Institutional / Moderate-Density Residential (see text page 54)
- Industrial
- Park/Open Space
- Commercial Recreation
- Utilities
- Activity Centers (see text and maps page 31)
- Special Land Use Conditions (see text page 34)



**Case W3311**

**Old Belews Creek/  
US 158 NAC**

**158**

Walkertown  
Northeast Suburban

Walkertown  
Northeast Suburban

Walkertown  
Northeast Suburban

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

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	W-3311		
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>		
<b>Petitioner(s)</b>	Craig Johnson and Valerie Johnson		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN # 6856-26-4973		
<b>Address</b>	4303 Reidsville Road		
<b>Type of Request</b>	Special use limited rezoning request from RS9 to RM8-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> RM8-L (Residential, Multifamily – 8 units per acre maximum density - special use limited zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Child Day Care Center; 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>	The petitioner contacted approximately 20 surrounding property owners by mail in order to inform them of the proposed zoning change.		
<b>Zoning District Purpose Statement</b>	The RM8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is appropriate for GMAs 2 and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.		
<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 along a major thoroughfare within GMA 3 and the subject property was previously zoned RM8-S.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	West side of Reidsville Road, north of Rickard Road		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	Northeast		
<b>Site Acreage</b>	± .59 acre		
<b>Current Land Use</b>	Currently located on the subject property is a 1,260 square foot single family home which includes the accessory use of a Child Day Care, Small Home.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS9	Single family homes
	East	RS9	Single family homes
	South	LB-S	Convenience store

	West	RM8-S	Single family home
<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>		
	Yes, considering the previous use of the site for a day care center and the modest scale of the property, the proposed uses are compatible with the adjacent commercial and residential uses.		
<b>Physical Characteristics</b>	The developed site has a gentle slope downward toward the southwest.		
<b>Proximity to Water and Sewer</b>	Public water is available to the site and public sewer is located along Old Belews Creek Road located approximately 200 feet to the west.		
<b>Stormwater/ Drainage</b>	No known issues.		
<b>Watershed and Overlay Districts</b>	The site is located in the Salem Lake Watershed, a WS-III regulated water supply watershed. However, as per UDO Chapter C Section 3-2.3 (C), the engineer for the previously approved site plan has sufficiently demonstrated to the Zoning Officer that the site does not drain into Salem Lake.		
<b>Analysis of General Site Information</b>	The site was previously improved to accommodate a day care center. It is located within the Salem Lake Watershed.		
<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>		
Reidsville Road / U.S. 158	Expressway	120'	14,000
	23,600		
<b>Proposed Access Point(s)</b>	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.		
<b>Planned Road Improvements</b>	The <i>Comprehensive Transportation Plan</i> recommends a four lane divided boulevard with a grass median for Reidsville Road.		
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: RS9</u> .59 x 43,560 / 9,000 = 2 units x 9.57 (SFR Trip Rate) = 19 Trips per Day		
	<u>Proposed Zoning: RM8-L</u> 1,260 / 1,000 x 79.26 (Day Care Center Trip Rate) = 100 Trips per Day		
<b>Sidewalks</b>	There are no sidewalks located in the general area.		
<b>Transit</b>	Route 25 serves the intersection of Reidsville Road and Greensboro Road located approximately 1 mile to the southwest.		
<b>Analysis of Site Access and Transportation Information</b>	Because of the modest size of the subject property the proposed rezoning should have a minimal impact on the traffic levels on Reidsville Road. A Winston-Salem 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</b>	Growth Management Area 3 - Suburban Neighborhoods		

<b>Management Area</b>						
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.</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>Additional nonresidential development (including on the subject property) is recommended contingent upon the extension of Beeson Dairy Road to US 158 allowing access to new nonresidential development to be located along the extended segment of the road.</li> </ul>					
<b>Site Located Along Growth Corridor?</b>	The site is not located along a growth corridor.					
<b>Site Located within Activity Center?</b>	The site is located within the Old Belews Creek/US 158 Neighborhood 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>					
	Yes					
<b>Analysis of Conformity to Plans and Planning Issues</b>	The request is to rezone a .59 acre lot from RS9 to RM8-L. Prior to the current RS9 zoning being put in place in 2012, the site was zoned RM8-S to accommodate a Child Day Care Center. The <i>Northeast Suburban Area Plan</i> recommends commercial land use for the subject property along with other properties in the area when and if Beeson Dairy Road is extended to connect with Reidsville Road. The proposed RM8-L request is less intense than commercial zoning and it is consistent with the previous zoning and use of the site. Planning staff therefore recommends approval.					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3140	RM8-S to RS9	Approved 5-7-12	Subject property	.59	Approval	Approval
W-2772	RS9 to RM8-S	Approved 6-6-05	Subject property	0.59	Denial	Approval
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>						
<b>Positive Aspects of Proposal</b>				<b>Negative Aspects of Proposal</b>		
The site was previously zoned RM8-S and was used for a Child Day Care Center.				The proposed day care center is located along a busy road.		
The request would provide a good transitional use between LB-S and RS9 zoning.						

The subject request may provide a needed service to the surrounding area.	
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**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.**

**W-3311 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

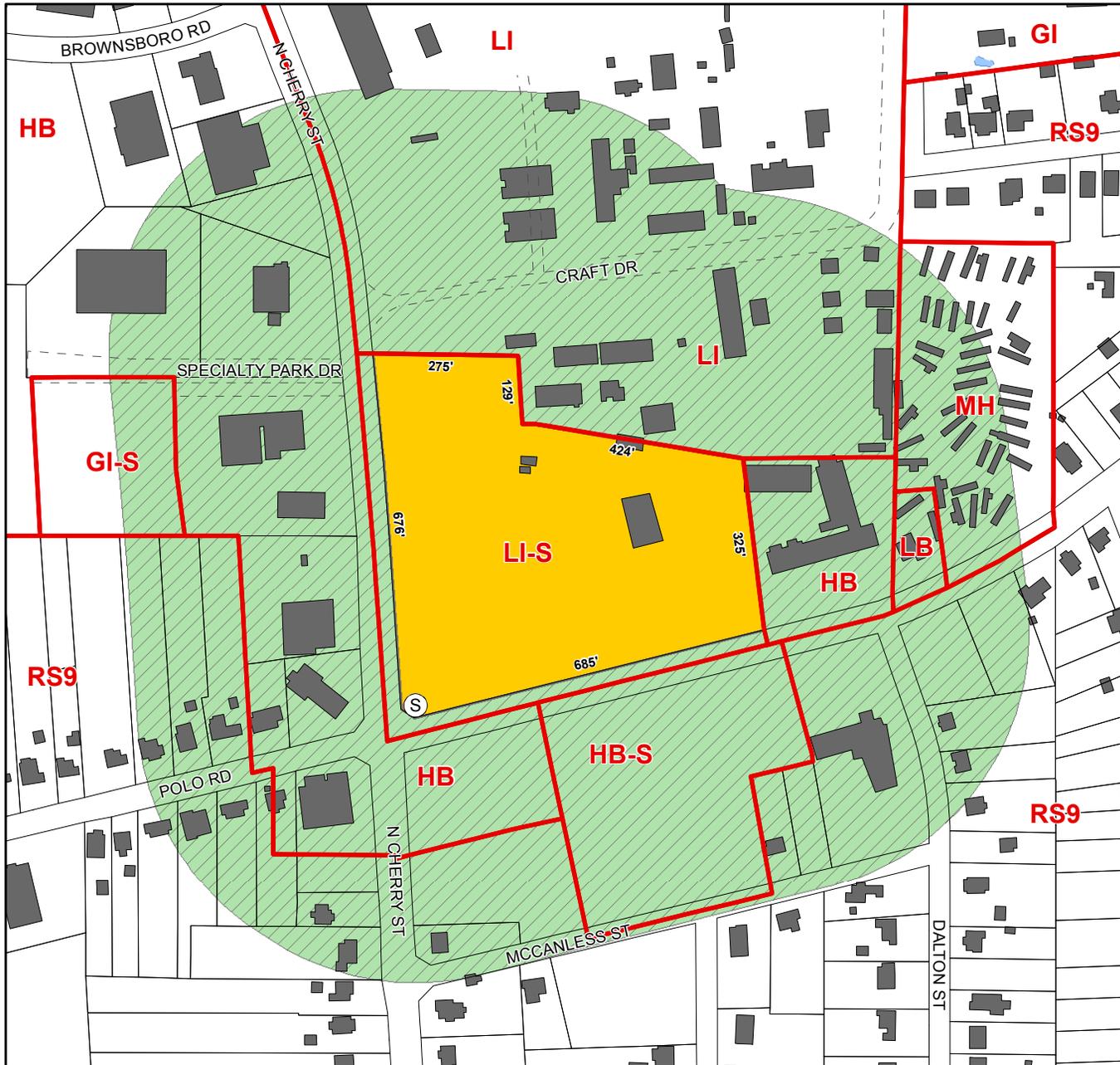
**USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

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





**DOCKET #:** W2985

**PROPOSED ZONING:**  
Final Development Plan

**EXISTING ZONING:**  
LI-S

**PETITIONER:**  
NCDOT - Division 9 (State of North Carolina)

 Property included in zoning request.

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

**SCALE:** 1" represents 300'

**STAFF:** Roberts

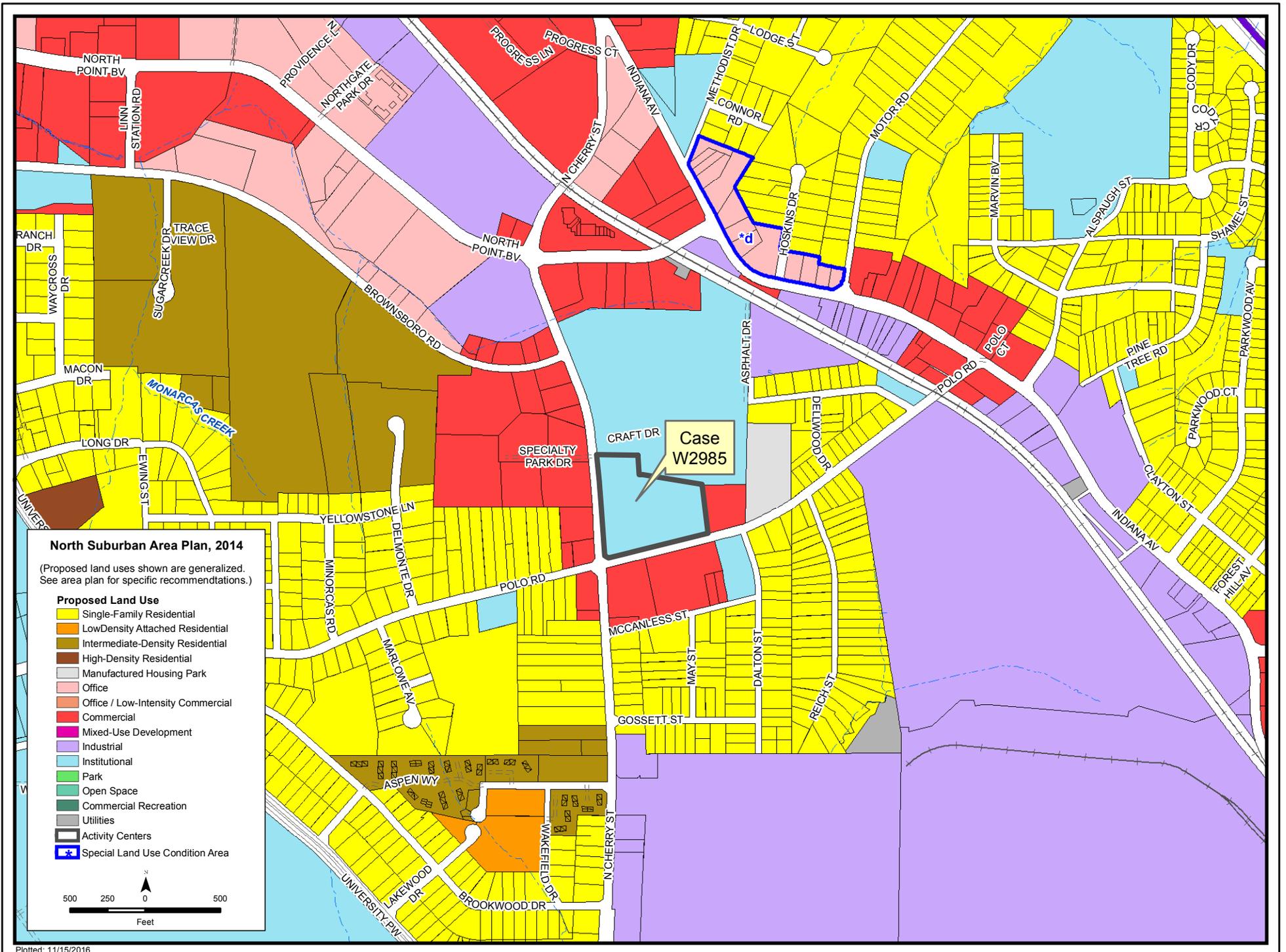
**GMA:** 3

**ACRES:** 1.04

**NEAREST BLDG:** 0' north

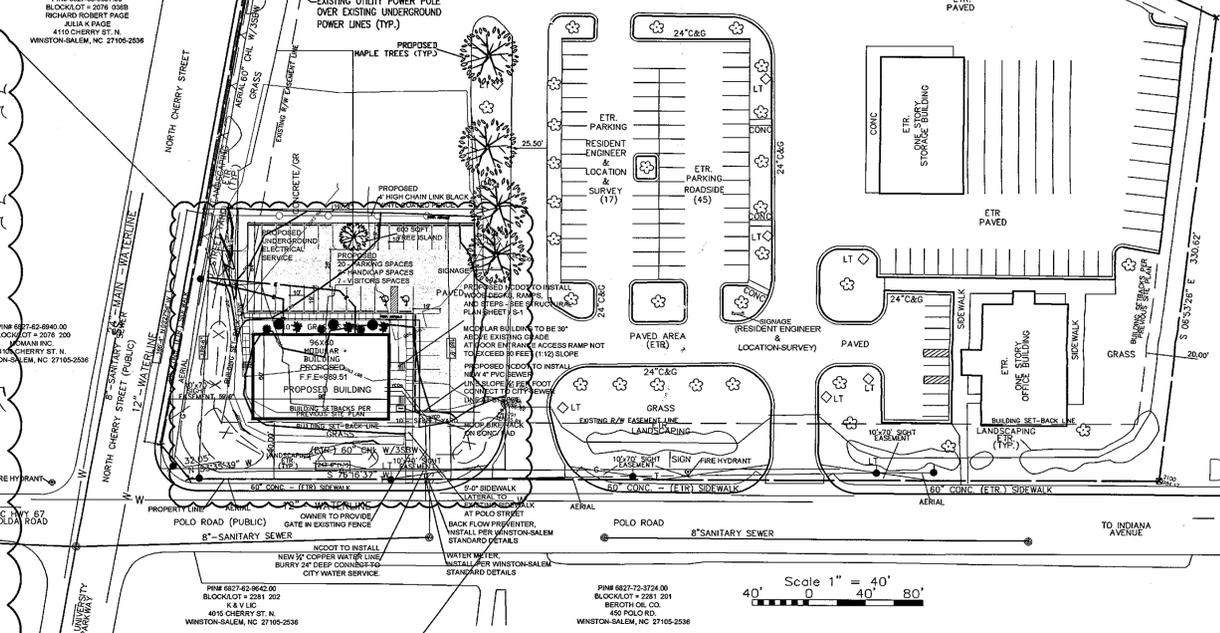
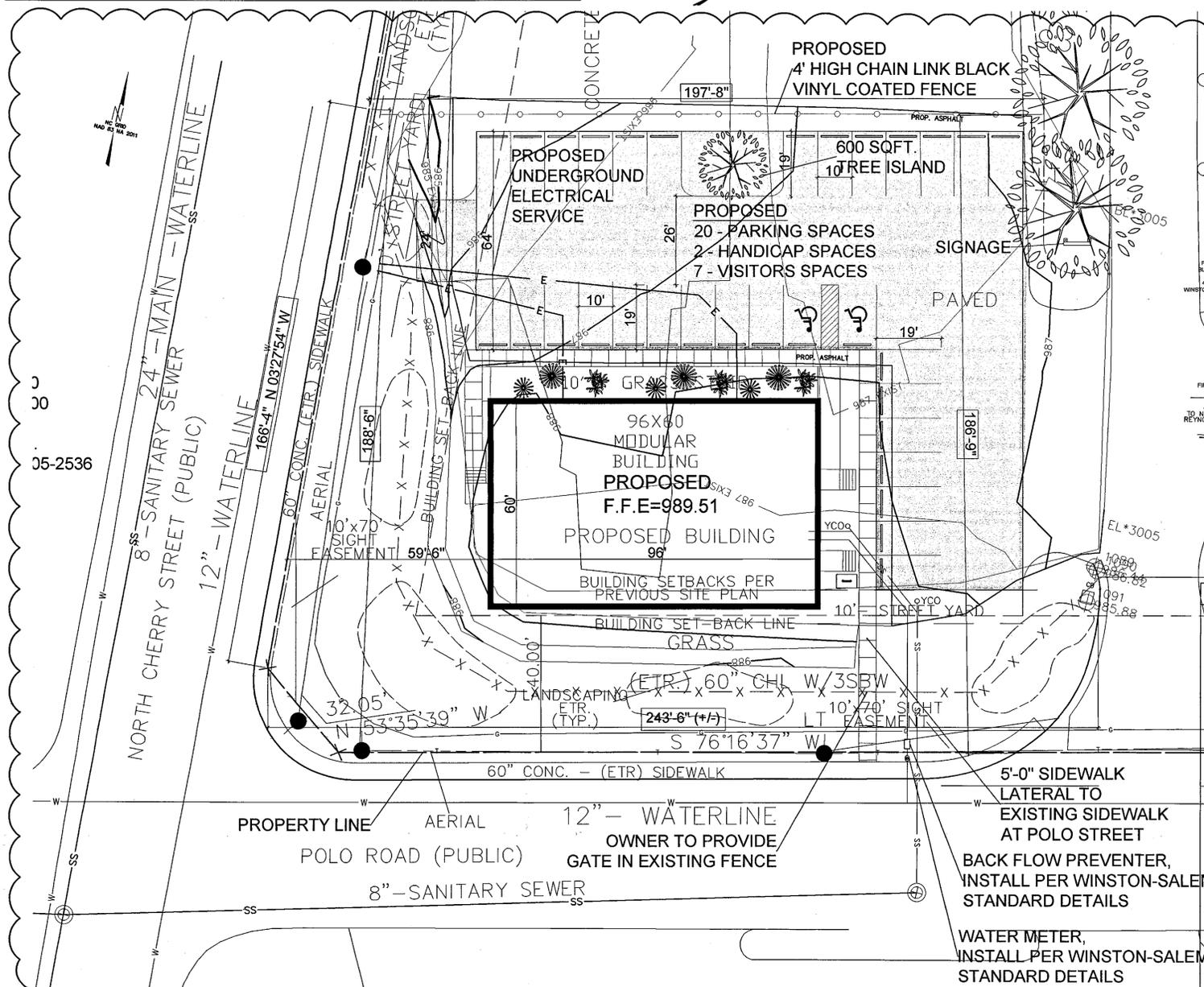
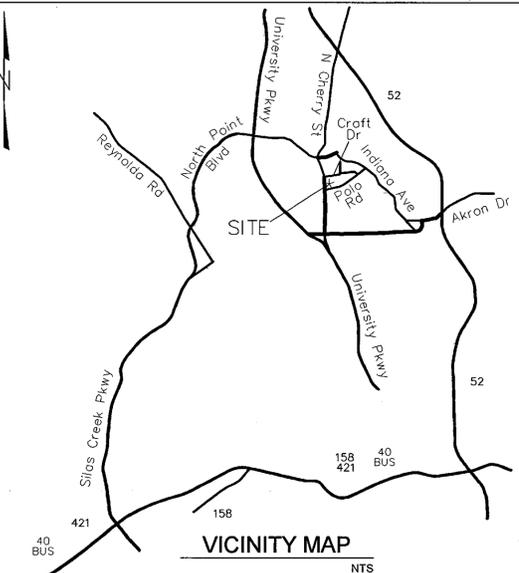
**MAP(S):** 6827.04





CASE # W - 2985  
SITE PLAN LEGEND

<b>REVIEW INFORMATION</b> Type of Review: Special Use Rezoning Site Plan Amendment Special Use Permit (Elected Body Only) Final Development Plan Preliminary Subdivision Planning Board Review	<b>ZONING</b> Existing Zoning: LI-S Proposed Zoning: LI-S Proposed Uses: Office  (Use UDO Terminology)  <b>DENSITY CALCULATIONS</b> # of Units or Lots: Density: _____ Units/Lots per Acre (Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type.)	<b>OFF-STREET PARKING (if applicable)</b> Proposed Use(s): Office Building - 5760 R <sup>2</sup> Required Parking: 20 _____ Spaces / 2 _____ Handicap (more than one calculation may be needed) Parking Provided: 31 _____ spaces provided 1-Parking Space / 300 R <sup>2</sup>  <b>OFF-STREET LOADING (if applicable)</b> Loading/Unloading Spaces Required: N/A Loading/Unloading Spaces Provided: _____ ft. x _____ ft.  <b>BUFFERVARDS</b> Adjoining Zoning: N/A Type Required: _____ ft. Width Provided: _____ ft.
<b>INFRASTRUCTURE</b> Water _____ Sewer _____ Streets _____	<b>PROPERTY INFORMATION</b> PIN #'s _____ (Portion of)	<b>WATERSHED CALCULATIONS</b> This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend. WS-III Watersheds - Salem Lake, Abbotts Creek, and Lake Brand WS-IV Watersheds - Oak Hollow/Randallman Lake, Kemersville Lake, Yadkin River, and Dan River
<b>SITE SIZE AND COVERAGES</b> Total Acreage: 1.04 Acres Site Coverages: Building to Land 12.67 % Pavement to Land 31.5 % Open Space 55.28 % Building Square Footage: 5760 sq. ft. Building Height: 12 ft.		



PROPOSED - OVERALL SITE PLAN

SCALE: SHOWN

**SITE PLAN SYMBOL LEGEND**

E	UNDERGROUND ELECTRICAL FEEDERS
SS	SANITARY SEWER
W	WATER LINE SUPPLY
---	PROPERTY LINE
---	PROPOSED 4FT CHAIN LINK FENCE VINYL COATED
---	EXISTING CHAIN LINK FENCE (CHL)
---	TO REMAIN: 3SSW = 3 STRAND BARBED WIRE
G	EXISTING NAT. GAS LINE
T	EXISTING AERIAL TELEPHONE LINE
---	STREET YARD LINE
---	EXISTING POWER POLE
YCOO	YARD CLEAN-OUT
---	SANITARY SEWER MANHOLE
---	ONSITE SIGNAGE
LT	LIGHT POLE
---	LANDSCAPING - ETR
---	LANDSCAPING - SHRUBS
---	EXISTING TO REMAIN
---	PROPOSED MAPLE TREES - BY OWNER
---	PROPOSED LANDSCAPING SHRUBS - BY OWNER
---	OVERALL SITE DIMENSIONS

NOTES:  
1. SITE PLAN GENERATED FROM A COMBINATION OF FIELD SURVEYS AND INFORMATION TAKEN FROM AERIAL PHOTOGRAPHS  
2. UNDERGROUND UTILITIES ARE NOT SHOWN AND SHOULD BE LOCATED PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES  
3. BOUNDARY DIMENSIONS ARE BASED UPON FORSYTH COUNTY GIS DATA AND ARE TO BE CONSIDERED APPROXIMATE. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED.  
4. NOTE: "NO WATERCOURSE OR 100 YEAR FLOODPLAIN AS MAPPED BY F.E.M.A. OR AS DEFINED BY ANY FEDERAL, STATE, OR LOCAL AUTHORITY IS LOCATED ON THIS PROPERTY."

SITE PLAN FOR:  
NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION  
RESIDENT ENGINEER'S OFFICE  
FORSYTH COUNTY

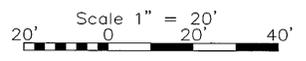
MAP COMPILED BY DIVISION 9 DDC UNIT  
JANUARY 3, 2013  
REVISED MAY 11, 2016

GENERAL NOTE:  
A. EXISTING SPOT ELEVATIONS ARE PROVIDED  
B. FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE STARTING THE WORK  
C. PROPOSED FINISHED FLOOR ELEVATIONS IS 2.5' ABOVE FINAL GRADE  
D. FINE GRADE SITE TO PROVIDE DRAINAGE AWAY FROM STRUCTURE.

OWNER:  
CONTACT:  
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
C/O: MICHAEL C. SHAFFNER  
WORK: 336.747.7800  
EMAIL: MSHAFFNER@NCDOT.GOV

PROPOSED - MODULAR BLDG. SITE PLAN LOCATION

SCALE: SHOWN



HRLee  
Engineering & Associates, Inc.  
info.ee.engineering@gmail.com  
P: 336.740.5487

H. REGINALD LEE, PE, PRES.  
ENGINEERING FIRM REGISTRATION NO. C-3835  
P.O. BOX 41154  
GREENSBORO, NC 27404

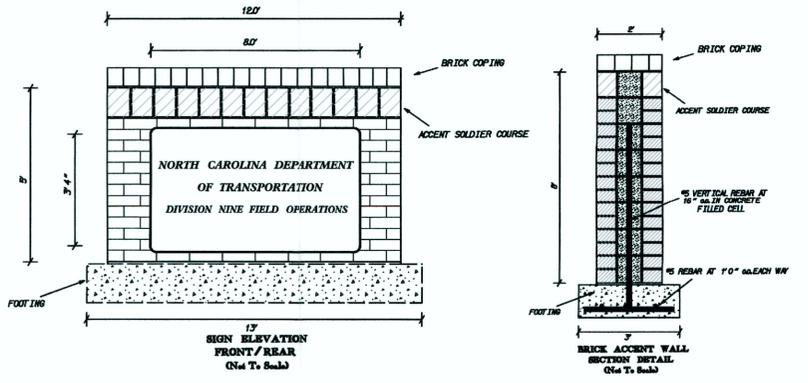
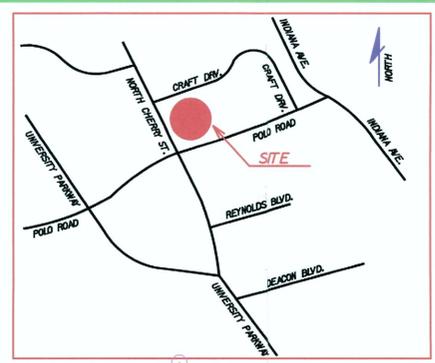
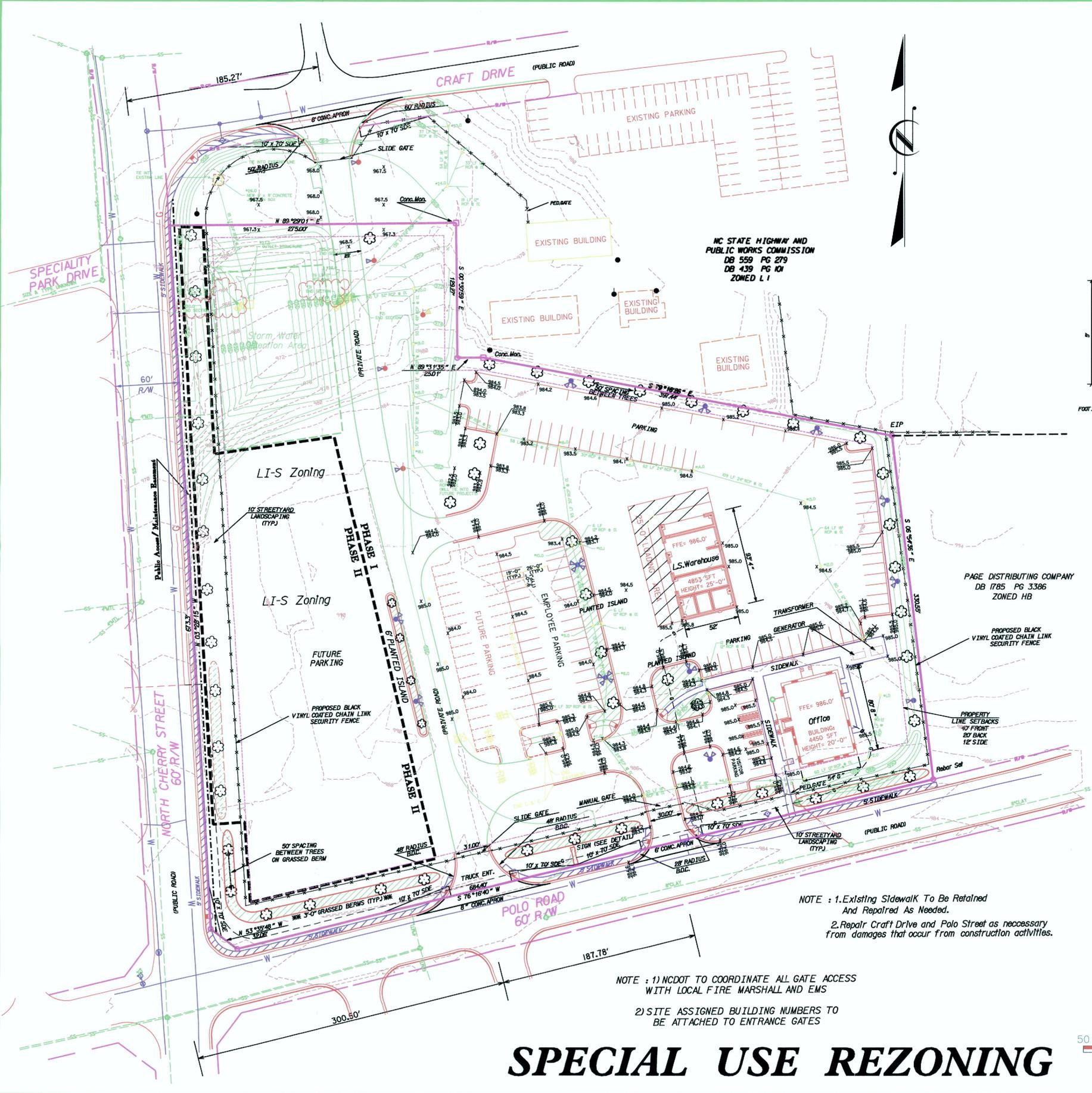
WINSTON SALEM, NC 27105  
408 POLO ROAD

MODULAR OFFICE BUILDING FOR  
**NCDOT DIV. 9 FORSYTH CO.**  
SITE PLAN - (PORTION OF)  
PIN#: 6827-73-1106.00

PERMIT SET  
PROJ.#: 2016-XXX  
DESIGNED BY: HRLLEE  
DRAWN BY: HRLLEE  
CHECKED BY: HRLLEE  
DATE: 9-13-16

SEAL  
036965  
ENGINEER  
FORWARD REGISTRATION NO. 16

SP-0



REVIEW INFORMATION		ZONING	OFF-STREET PARKING (if applicable)															
Type of Review:	<input checked="" type="checkbox"/> Special Use Re-zoning <input type="checkbox"/> Site Plan Amendment <input type="checkbox"/> Special Use Permit (Elected Body Only) <input type="checkbox"/> Final Development Plan <input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Planning Board Review	Existing Zoning: LI-S985.5 Proposed Zoning: LI-S (Building) Proposed Use: Office / Warehouse (On UDO Terminology)	Proposed Units: Office / Warehouse Required Parking: Spaces / (more than one calculation may be used) Parking Provided: 107 (3-HC, 39-EMP, 65-GOV)															
Justification:	<input checked="" type="checkbox"/> City of Winston-Salem <input type="checkbox"/> Forsyth County <input type="checkbox"/> Village of Clemmons <input type="checkbox"/> Town of Walkertown	Density Calculations: Units or Lots: N/A Density: N/A Units / Lots per Acre (Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type.)	OFF-STREET PARKING (if applicable) Loading / Unloading Spaces Required: Loading / Unloading Spaces Provided: Size: ft. X ft.															
Purpose Statement: The purpose of this request is to	<input checked="" type="checkbox"/> Rezone site plan to show new design.	PROPERTY INFORMATION PIN#: 6827-73-1106 Tax Block(s): 3437 Lot(s): 024C, 024D	BUFFERYARDS Adjoining Zoning: HB / LI Type Required: Width Provided:															
Infrastructure:	<table border="1"> <tr><td>Water</td><td><input checked="" type="checkbox"/></td><td>Private</td><td><input type="checkbox"/></td></tr> <tr><td>Sewer</td><td><input checked="" type="checkbox"/></td><td></td><td></td></tr> <tr><td>Streets</td><td><input checked="" type="checkbox"/></td><td></td><td><input checked="" type="checkbox"/></td></tr> </table>	Water	<input checked="" type="checkbox"/>	Private	<input type="checkbox"/>	Sewer	<input checked="" type="checkbox"/>			Streets	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	WATERSHED CALCULATIONS This section only needs to be completed if projects located within designated water supply watersheds. See the site plan for watershed legend. <input checked="" type="checkbox"/> WS-III Watershed - Salem Lake, Albemarle, and Lake Brandt <input checked="" type="checkbox"/> WS-IV Watershed - Oak Hollow / Randleman Lake, Kernersville Lake, Yadkin River, and Deep River				
Water	<input checked="" type="checkbox"/>	Private	<input type="checkbox"/>															
Sewer	<input checked="" type="checkbox"/>																	
Streets	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>															
Site Size and Coverages:	<table border="1"> <tr><td>Total Acreage:</td><td>0.75</td><td>Acres</td></tr> <tr><td>Site Coverage:</td><td></td><td></td></tr> <tr><td>Building to Land:</td><td>16.2</td><td>25.2</td></tr> <tr><td>Pavement to Land:</td><td>54.2</td><td>42.2</td></tr> <tr><td>Open Space:</td><td>30.2</td><td>57.5</td></tr> </table>	Total Acreage:	0.75	Acres	Site Coverage:			Building to Land:	16.2	25.2	Pavement to Land:	54.2	42.2	Open Space:	30.2	57.5	Building Square Footage: 9629 Total sq. ft. Building Height: 28.5 and 22.4 ft.	
Total Acreage:	0.75	Acres																
Site Coverage:																		
Building to Land:	16.2	25.2																
Pavement to Land:	54.2	42.2																
Open Space:	30.2	57.5																

**PARKING SPACE REQUIREMENTS:**  
 OFFICE - 1 SPACE PER 400 SFT  
 4450 SFT / 400 = 11 SPACES REQUIRED  
 PROVIDED - 55 SPACES + 3 ADA = 58 TOTAL  
 WAREHOUSING - 2 SPACES PER 3 EMPLOYEES  
 PLUS 1 SPACE PER VEHICLE USED  
 IN THE OPERATION  
 7 EMPLOYEES PLUS 5 TRUCKS = 11 REQ'D  
 PROVIDED - 50 SPACES TOTAL  
 TYPICAL PARKING SPACES ARE  
 19'-0" DEEP AND 9'-0" LONG  
 WITH A 25'-0" MINIMUM WIDTH



**W-2985**

Prepared in the Office of:  
**DEPARTMENT OF TRANSPORTATION**  
 GENERAL SERVICES DIVISION  
 1 SOUTH WILMINGTON STREET  
 RALEIGH, NC 27601  
 OFFICE 919-715-0406, FAX 919-715-8399

306 STANDARD SPECIFICATIONS	DATE
SITE PLAN FOR NCDOT	DATE
PREPARED BY: JIM WILSON	DATE: 4-01-08
TEMP. NO: W-298740	DATE: 4-01-08
DATE: 3-13-08	DATE: 3-13-08
SCALE: 1" = 50'	



# SPECIAL USE REZONING

- NOTE: 1. Existing Sidewalk To Be Retained And Repaired As Needed.  
 2. Repair Craft Drive and Polo Street as necessary from damages that occur from construction activities.
- NOTE: 1.) NCDOT TO COORDINATE ALL GATE ACCESS WITH LOCAL FIRE MARSHALL AND EMS  
 2.) SITE ASSIGNED BUILDING NUMBERS TO BE ATTACHED TO ENTRANCE GATES

PROJECT REFERENCE NO.	SHEET NO.
SITE PLAN NCDOT	1
PLAN SHEET NO.	1
ROADWAY DESIGN ENGINEER	HYDRAULICS ENGINEER

ATTACHMENT "A"

Special Use District Permit for LLS (Building Contractor, Heavy, Government, Professional Office, and Motor Vehicle, Repair and Maintenance) approved by the Winston-Salem City Council on the 27th day of March 2008.

City Secretary

Conditions: W-2985

PRIOR TO THE ISSUANCE OF ANY PERMITS

Developer shall obtain a Land Disturbing Permit from the NCDENR.

PRIOR TO THE ISSUANCE OF GRADING PERMITS

As a condition of the permit, the applicant shall submit an approved storm water management plan that is approved and stamped by the Public Works Department. Developer shall obtain a driveway permit from the City of Winston-Salem Public Works Department; additional improvements may be required.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

An engineered lighting plan shall be submitted to inspectors for the proposed lighting. An engineering plan shall be submitted to inspectors for the proposed lighting. The use of full-cut-off fixtures, light height @ .25 or less and no more than 0.5 foot-candles at the property line.

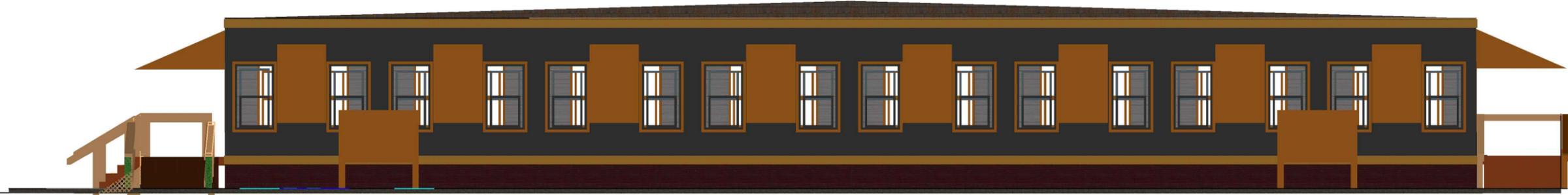
PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS

Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.

Lighting shall be installed per approved lighting plan and certified by an engineer.

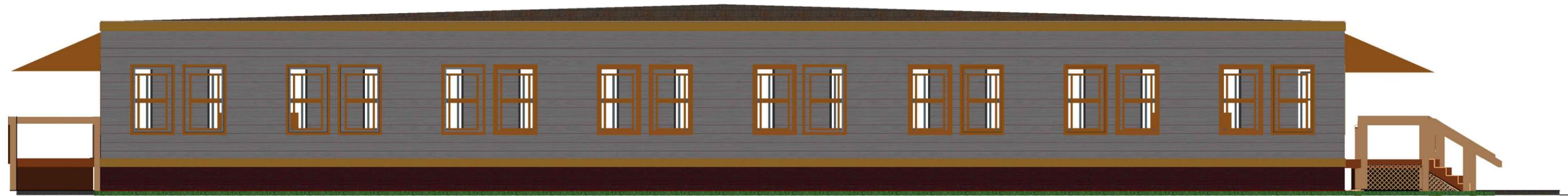
All requirements of the Winston-Salem driveway permit be completed.

Proposed vinyl coated chain link fence shall be in substantial compliance with Exhibit A.



## NOTRH FACING ELEVATION

SCALE: NTS



## SOUTH FACING ELEVATION

SCALE: NTS

### RESIDENT ENGINEER'S OFFICE

405 POLO ROAD

WINSTON-SALEM NC

**BLDG. ELEVATIONS  
NORTH & SOUTH ELEV.**

**NCDOT / DIV. 9**

**HRLee  
Engineering & Associates, Inc.**

hrlee.engineering@gmail.com

P: 336.740.5487

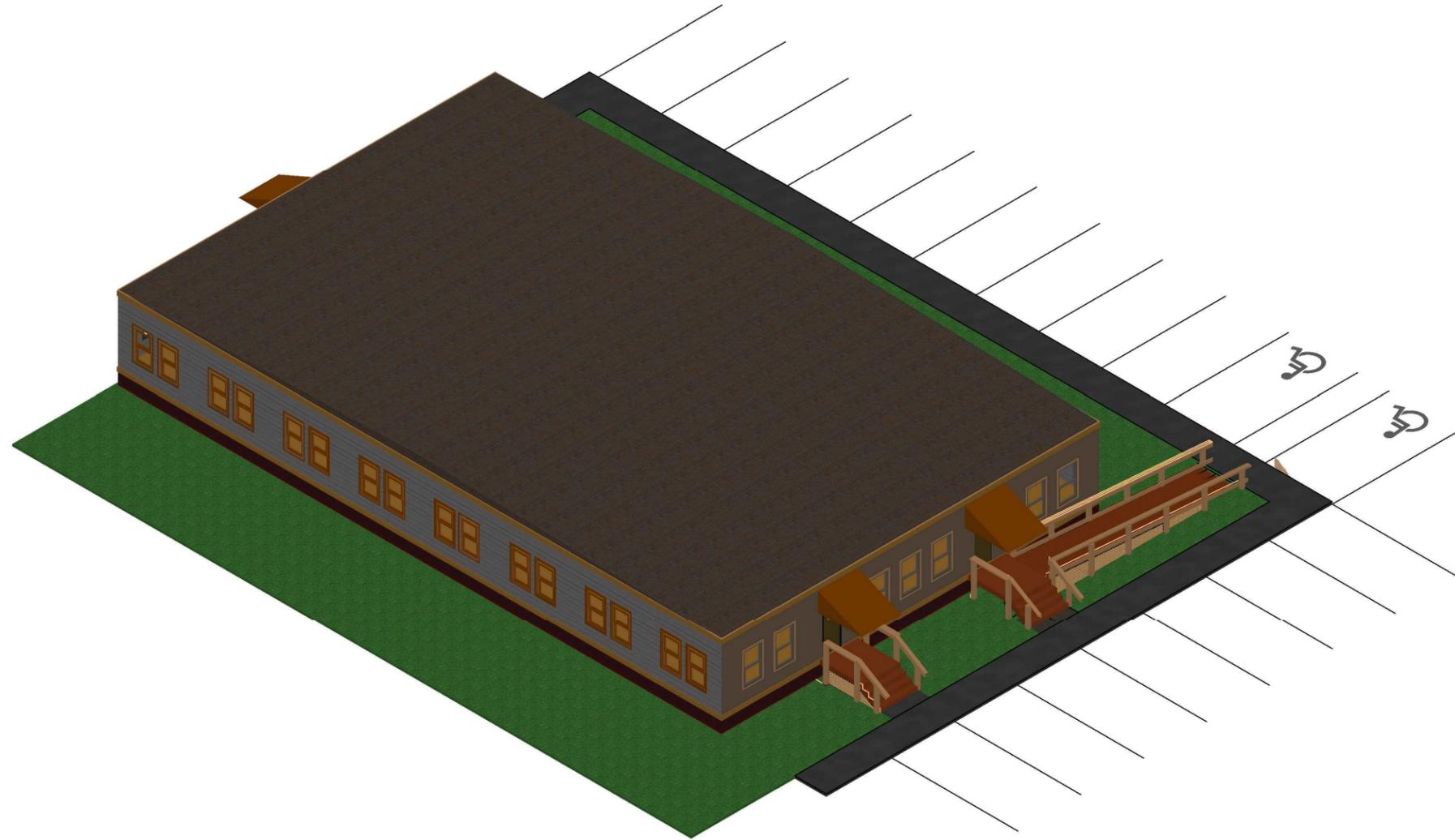
P.O. BOX 41154  
GREENSBORO, NC 27404

H. REGINALD LEE, PE., PRES.  
ENGINEERING FIRM REGISTRATION NO. C-3835

DWG NO.	4	CHECKED BY	CHECKED
DRAWN BY	HRLEE	DATE	10/19/16
FILE NAME:			

**SHT-1**

SCALE NTS 4



## SE FACING ISOMETRIC ELEVATION

SCALE: NTS

### RESIDENT ENGINEER'S OFFICE

405 POLO ROAD

WINSTON-SALEM NC

**BLDG. ELEVATIONS  
SW ISOMETRIC ELEV.**

**NCDOT / DIV. 9**

**HRLee  
Engineering & Associates, Inc.**

hrlee.engineering@gmail.com  
P: 336.740.5487

P.O. BOX 41154  
GREENSBORO, NC 27404

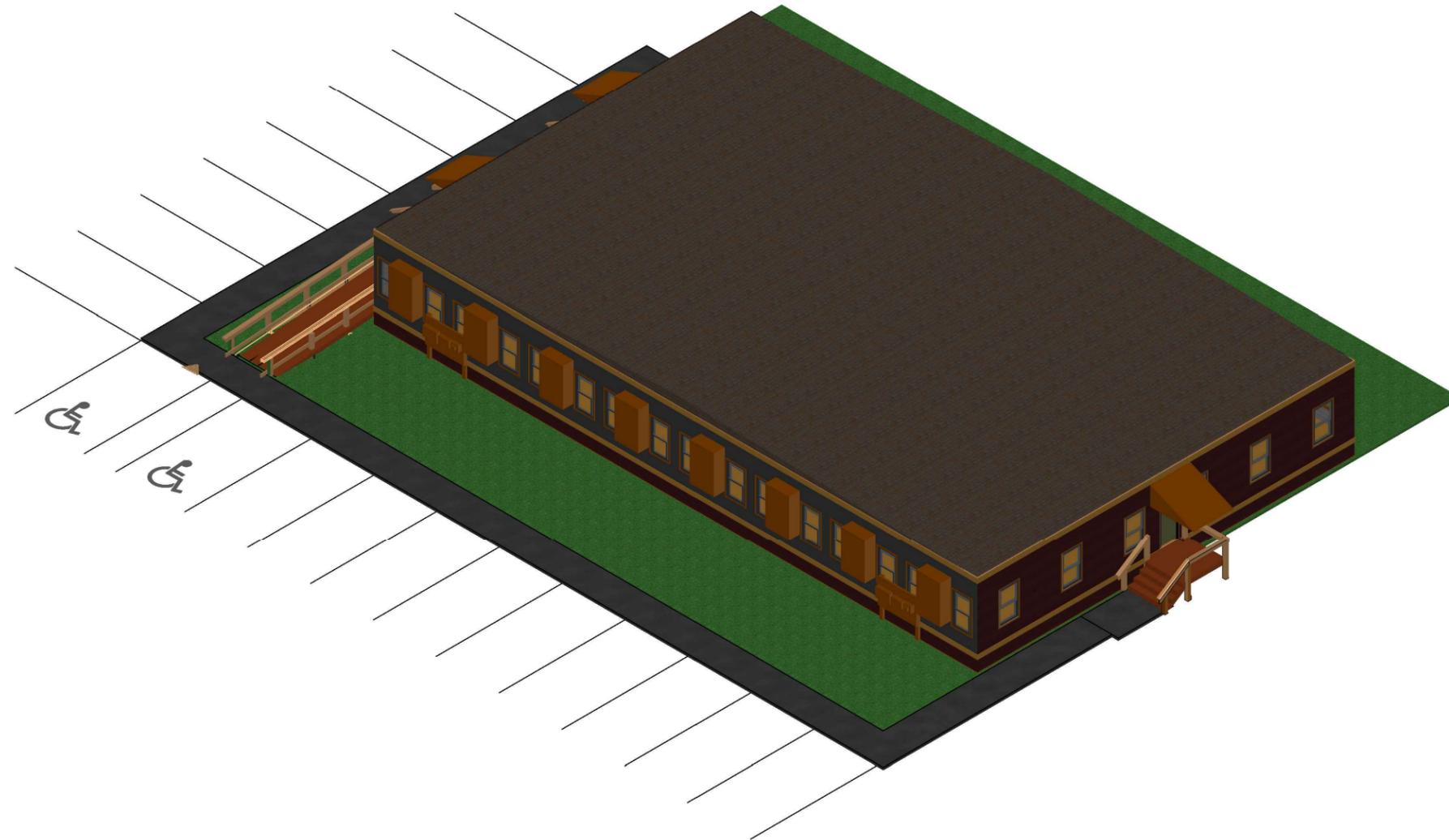
H. REGINALD LEE, PE., PRES.  
ENGINEERING FIRM REGISTRATION NO. C-3835

DWG NO.	4	CHECKED BY	CHECKED
DRAWN BY	HRLEE	DATE	10/19/16
FILE NAME:			

**SHT-2**

SCALE	NTS	4
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# NE FACING ISOMETRIC ELEVATION

SCALE: NTS

## RESIDENT ENGINEER'S OFFICE

405 POLO ROAD

WINSTON-SALEM NC

**BLDG. ELEVATIONS  
NW ISOMETRIC ELEV.**

**NCDOT / DIV. 9**

**HRLee  
Engineering & Associates, Inc.**

hrlee.engineering@gmail.com  
P: 336.740.5487

P.O. BOX 41154  
GREENSBORO, NC 27404

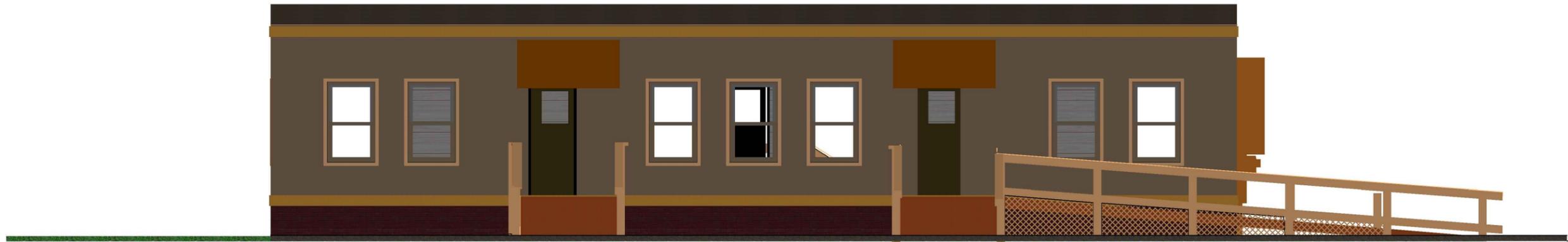
H. REGINALD LEE, PE., PRES.  
ENGINEERING FIRM REGISTRATION NO. C-3835

DWG NO.	4	CHECKED BY	CHECKED
DRAWN BY	HRLEE	DATE	10/19/16
FILE NAME:			

# SHT-3

SCALE NTS 4

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# EAST FACING ELEVATION

SCALE: NTS



# WEST FACING ELEVATION

SCALE: NTS

## RESIDENT ENGINEER'S OFFICE

405 POLO ROAD

WINSTON-SALEM NC

**BLDG. ELEVATIONS  
EAST & WEST ELEVATIONS**

**NCDOT / DIV. 9**

**HRLee  
Engineering & Associates, Inc.**

hrlee.engineering@gmail.com  
P: 336.740.5487

P.O. BOX 41154  
GREENSBORO, NC 27404

H. REGINALD LEE, PE., PRES.  
ENGINEERING FIRM REGISTRATION NO. C-3835

DWG NO.	4	CHECKED BY	CHECKED
DRAWN BY	HRLEE	DATE	10/19/16
FILE NAME:			

# SHT-4

SCALE	NTS	4
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**CITY-COUNTY PLANNING BOARD  
DRAFT STAFF REPORT**

<b>PETITION INFORMATION</b>				
<b>Docket #</b>	W-2985			
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>			
<b>Petitioner(s)</b>	NCDOT - Division 9			
<b>Owner(s)</b>	Same			
<b>Subject Property</b>	Portion of PIN# 6827-73-1106			
<b>Address</b>	The address will be 403 Polo Road.			
<b>Type of Request</b>	Final development plan for a LI-S Two Phase zoned site for the use of Offices.			
<b>Neighborhood Contact/Meeting</b>	The application does not indicate that a neighborhood meeting has been held.			
<b>GENERAL SITE INFORMATION</b>				
<b>Location</b>	Northeast corner of North Cherry Street and Polo Road			
<b>Jurisdiction</b>	City of Winston-Salem			
<b>Ward(s)</b>	North			
<b>Site Acreage</b>	± 1.04 acres			
<b>Current Land Use</b>	The site is currently undeveloped.			
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>	
	North	LI-S	NCDOT maintenance facility	
	East	LI-S	NCDOT maintenance facility	
	South	HB	Undeveloped property	
West	HB	Convenience store		
<b>Physical Characteristics</b>	The subject property has been cleared and graded. It has a gentle slope downward toward the north.			
<b>Proximity to Water and Sewer</b>	The site has access to public water and sewer.			
<b>Stormwater/ Drainage</b>	The site is included in a previously approved stormwater plan.			
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.			
<b>Analysis of General Site Information</b>	The subject property contains 1.04 acres of land that was cleared and graded in conjunction with the overall site improvements which NCDOT made shortly after the 2008 rezoning to LI-S. The site appears suitable for the proposed development.			
<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>
North Cherry Street	Major Thoroughfare	166'	8,900	15,800
Polo Road	Minor Thoroughfare	243'	6,400	15,800

<b>Proposed Access Point(s)</b>	The site plan proposes the use of an existing full access driveway onto Polo Road located directly east of the subject property.
<b>Trip Generation - Existing/Proposed</b>	<u>Proposed Trip Generation</u> 5,760 sf / 1,000 x 11.57 (Single Tenant Office Building Trip Rate) = 67 Trips per Day
<b>Sidewalks</b>	Sidewalks are located along the frontages of both Cherry Street and Polo Road.
<b>Transit</b>	Route 4 runs along North Cherry Street.
<b>Analysis of Site Access and Transportation Information</b>	The site will be accessed by the existing driveway onto Polo Road which is located directly east of the subject property. This driveway was approved as a part of the initial First Phase rezoning in 2008. The site is served by transit and sidewalks and staff does not anticipate any transportation related issues associated with this request.
<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 existing activity centers for more concentrated mixed-use activity rather than creating new activity centers.</li> <li>• Encourage convenient services at designated areas to support neighborhoods.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>North Suburban Area Plan Update (2014)</i>
<b>Area Plan Recommendations</b>	The area plan recommends institutional land use for the subject property.
<b>Site Located Along Growth Corridor?</b>	The site is not located along a growth corridor.
<b>Site Located within Activity Center?</b>	The site is not located within an activity center.
<b>Other Applicable Plans and Planning Issues</b>	The Polo Road/North Cherry Street Community Enhancement Workshop (which included the subject property) was conducted in 2014. The primary objective of this endeavor was to facilitate discussion with the various stakeholders in this area and to develop a vision with recommendations for improving the appearance and development opportunities in the Polo Road/North Cherry Street area. The findings of this workshop were presented to and endorsed by the Planning Board on April 24, 2014. The findings were also presented to the Winston-Salem City Council.
<b>Analysis of Conformity to Plans and Planning Issues</b>	This final development plan request is consistent with the area plan's recommendation for institutional use.

<b>RELEVANT ZONING HISTORIES</b>						
<b>Case</b>	<b>Request</b>	<b>Decision &amp; Date</b>	<b>Direction from Site</b>	<b>Acreage</b>	<b>Recommendation</b>	
					<b>Staff</b>	<b>CCPB</b>
W-2985	LI-S to LI-S Two Phase	Approved 7-21-08	Includes subject property	8.16	Approval	Approval
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>						
<b>Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>			
	5,760		Corner of Polo Road and North Cherry Street			
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>		<b>Layout</b>		
	20 spaces	31 spaces		90° parking		
<b>Building Height</b>	<b>Maximum</b>			<b>Proposed</b>		
	70'			One story		
<b>Impervious Coverage</b>	<b>Maximum</b>			<b>Proposed</b>		
	90%			44.72%		
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Section 2-1.4 (A) LI District</li> </ul>					
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy 2030 policies:</b>		Yes			
	<b>(B) Environmental Ord.</b>		NA			
	<b>(C) Subdivision Regulations</b>		NA			
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The site plan submitted with this request proposes a 5,760 square foot building located on the corner of North Cherry Street and Polo Road. The parking will be located behind said building to the north and east. The petitioner has volunteered building elevations which are consistent with the existing NCDOT buildings located on the overall LI-S zoned site.					
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>						
<b>Positive Aspects of Proposal</b>			<b>Negative Aspects of Proposal</b>			
The request does not require rezoning.			The back of the building will be visible from the intersection of North Cherry Street and Polo Road.			
The request is consistent with the recommendations of the area plan.						
This request should generate little additional traffic.						
The request includes a volunteered building elevation condition and a lighting condition as per the first phase conditions.						
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>						
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.						
<ul style="list-style-type: none"> <li><b><u>PRIOR TO ISSUANCE OF ZONING PERMITS:</u></b> <ol style="list-style-type: none"> <li>The proposed building plans shall be in substantial conformance with the submitted elevations as shown on "Exhibit A" as verified by Planning staff. All rooftop HVAC equipment shall be screened from view of the adjacent public streets.</li> <li>An engineered lighting plan shall be submitted to Inspections for the proposed</li> </ol> </li> </ul>						

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.

- **PRIOR TO APPROVAL OF FINAL ZONING INSPECTION:**
  - a. Building shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.
  - b. Lighting shall be installed per approved lighting plan and certified by an engineer.
  
- **OTHER REQUIREMENTS:**
  - a. There shall be no freestanding signage located on the subject property.
  - b. Any chain link fencing shall be black vinyl coated.

**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.**

# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: W-2985

## 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:** W-2985 **PROJECT TITLE:** Modular Office Bldg **DATE:** 11/23/16

**PROJECT DESCRIPTION:** Northeast corner of N. Cherry Street and Polo Road (North Ward)

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

No Comment

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

Show bike parking on plan (1 Rack).

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

No comments

**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)

Erosion Control Plan approval will need to be completed through NCDEQ, DEMLR. The contact for NCDEQ, DEMLR at the Winston-Salem Regional Office is Matthew Gantt (336-776-9654).

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

No Comment

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

Show fire hydrant within 500' of all portions of the building measured the way in which the fire apparatus would travel.

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

# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: W-2985

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)**

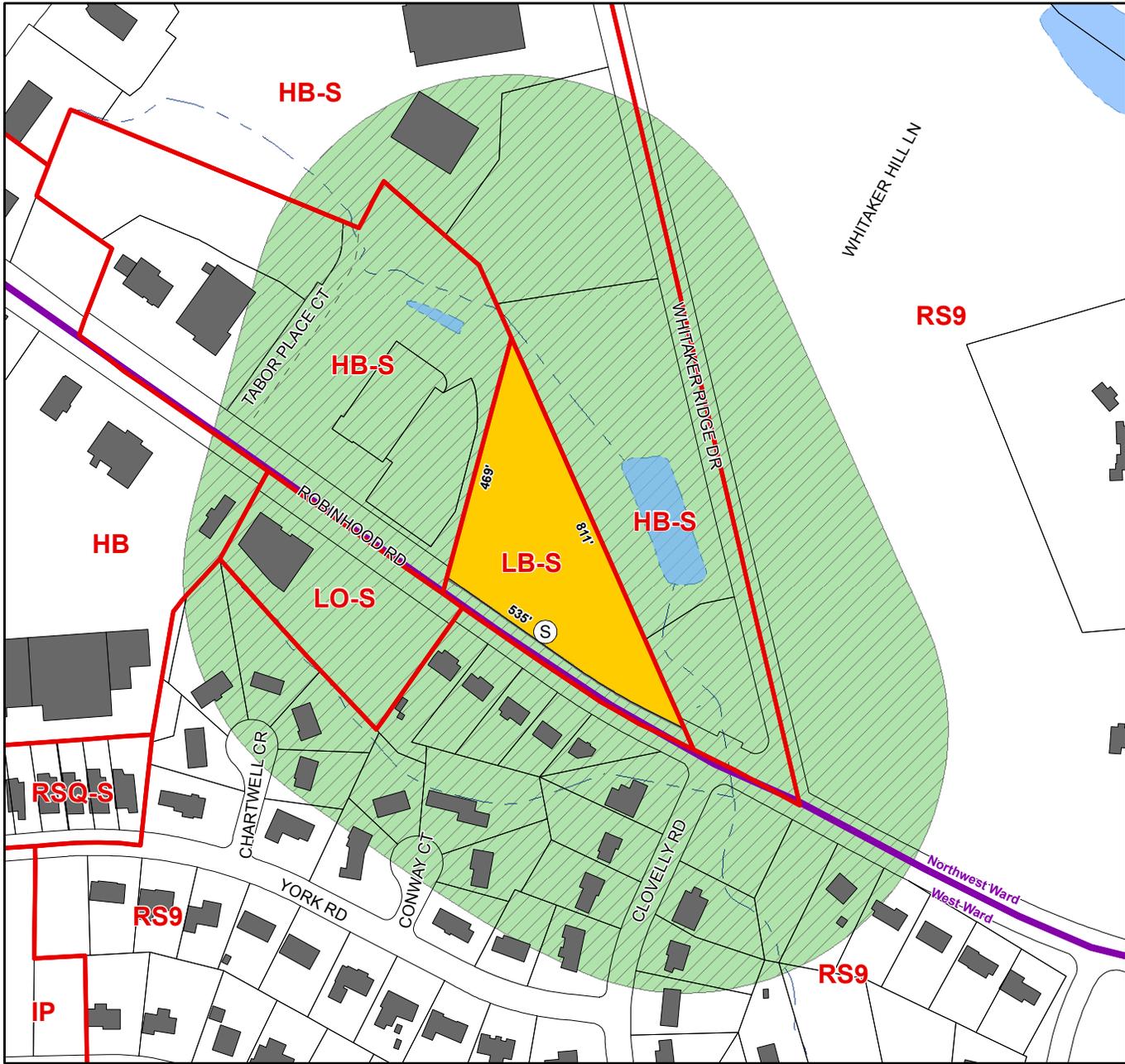
**Planning (Aaron King)- Phone # - 336.747.7068 Email: [aaronk@cityofws.org](mailto:aaronk@cityofws.org)**

This site is within the boundaries of the Polo Road/North Cherry Street Design Study which can be seen at the following web address: [http://www.cityofws.org/Portals/0/pdf/planning/area-plans/nsap/PoloNorthCherry\\_FinalReport\\_06092014\\_web.pdf](http://www.cityofws.org/Portals/0/pdf/planning/area-plans/nsap/PoloNorthCherry_FinalReport_06092014_web.pdf) Applicant may choose to volunteer building elevations. All conditions from the original approval will apply and staff will recommend a condition that any new fencing will match the existing fencing on site.

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

Address will be 403 Polo Rd.





**DOCKET #:** W3312

**PROPOSED ZONING:**  
GB-S

**EXISTING ZONING:**  
LB-S

**PETITIONER:**  
CLH Properties LLC

 Property included in zoning request.

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

**SCALE:** 1" represents 300'

**STAFF:** Roberts

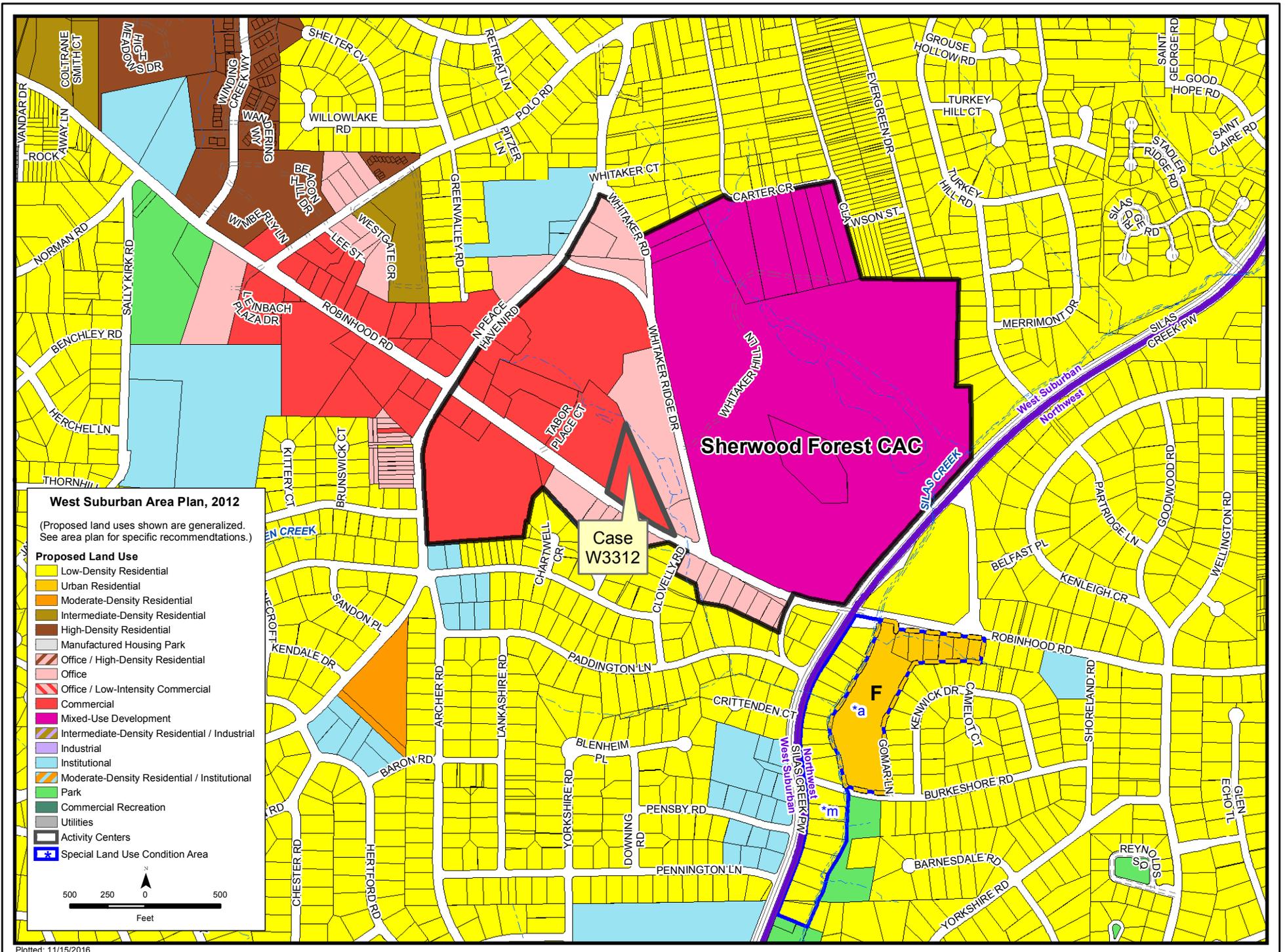
**GMA:** 3

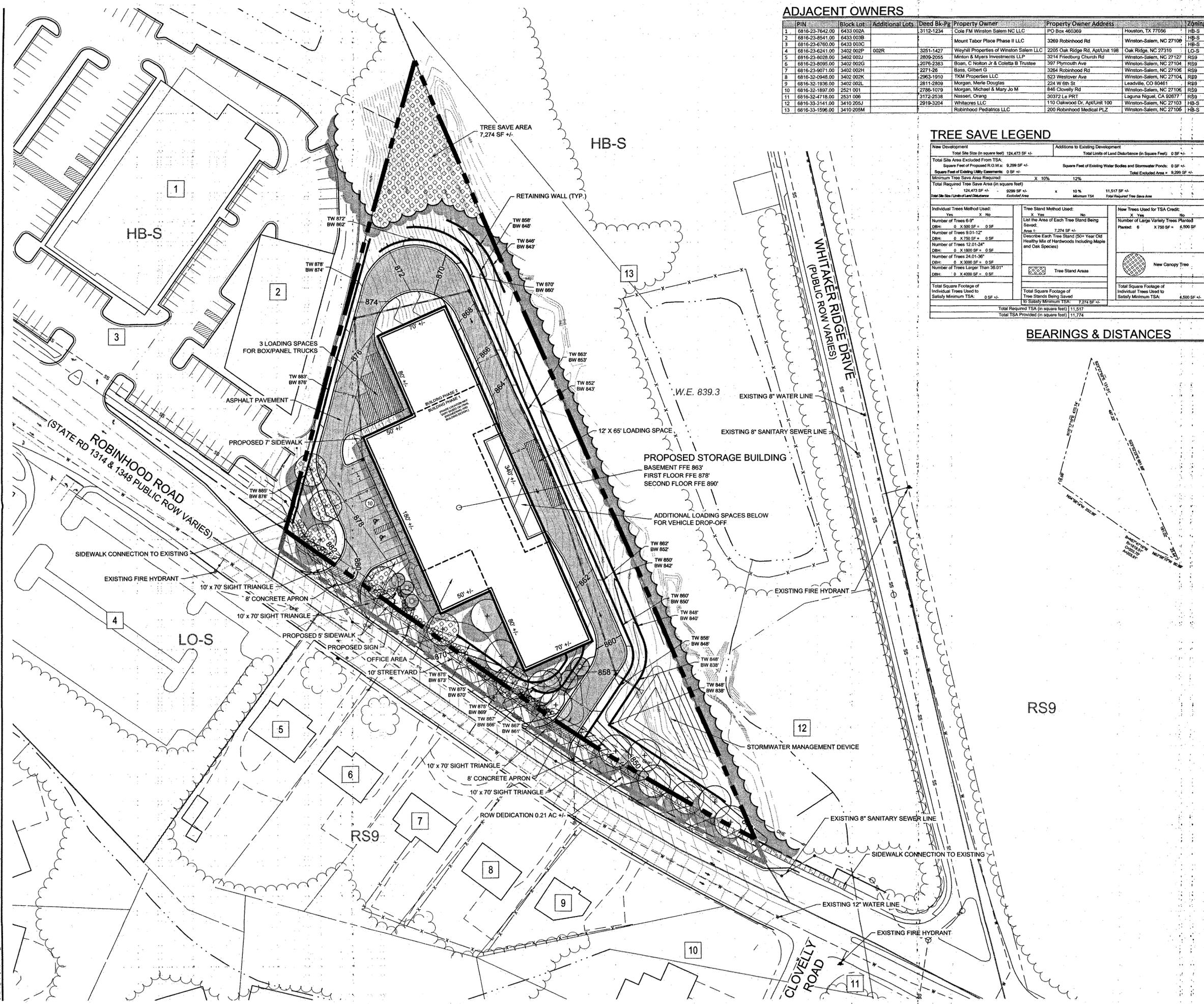
**ACRES:** 2.86

**NEAREST BLDG:** 108' southwest

**MAP(S):** 6816.03







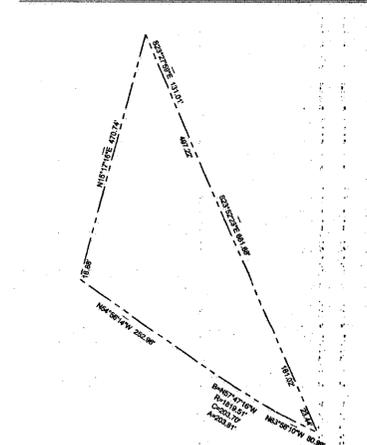
**ADJACENT OWNERS**

Lot	PIN	Block/Lot	Additional Lots	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	6816-23-7642.00	6433 002A		3112-1234	Cole FM Winston Salem NC LLC	PO Box 460369 Houston, TX 77056	HB-S
2	6816-23-8541.00	6433 003B			Mount Tabor Place Phase II LLC	3266 Robinhood Rd Winston-Salem, NC 27109	HB-S
3	6816-23-6760.00	6433 003C					HB-S
4	6816-23-6241.00	3402 002P	002R	3251-1427	Weyhill Properties of Winston Salem LLC	2205 Oak Ridge Rd, Apt/Unit 198 Oak Ridge, NC 27310	LG-S
5	6816-23-6028.00	3402 002J		2809-2055	Minton & Myers Investments LLP	3214 Friedburg Church Rd Winston-Salem, NC 27127	RS9
6	6816-23-8095.00	3402 002G		2076-2363	Boan, C Nolton Jr & Coletta B Trustee	397 Plymouth Ave Winston-Salem, NC 27104	RS9
7	6816-23-9071.00	3402 002H		2271-26	Bass, Gilbert G	3264 Robinhood Rd Winston-Salem, NC 27106	RS9
8	6816-32-0948.00	3402 002K		2963-1910	TKM Properties LLC	523 Westover Ave Winston-Salem, NC 27104	RS9
9	6816-32-1936.00	3402 002L		2811-2809	Morgan, Merle Douglas	224 W 6th St Leadville, CO 80461	RS9
10	6816-32-1897.00	2521 001		2786-1079	Morgan, Michael & Mary Jo M	848 Clovelly Rd Winston-Salem, NC 27106	RS9
11	6816-32-4718.00	2521 006		3172-2538	Nasser, Orang	30372 Le PRT Laguna Niguel, CA 92677	RS9
12	6816-33-3141.00	3410 205J		2919-3204	Whitacres LLC	110 Oakwood Dr, Apt/Unit 100 Winston-Salem, NC 27103	HB-S
13	6816-33-1596.00	3410 205M			Robinhood Pediatrics LLC	200 Robinhood Medical Plz Winston-Salem, NC 27106	HB-S

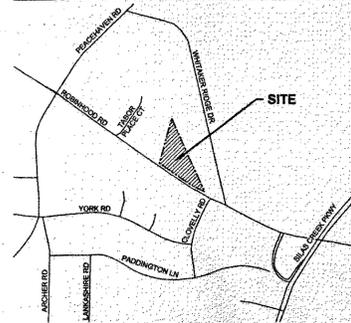
**TREE SAVE LEGEND**

New Development		Additions to Existing Development	
Total Site Size (in square feet)	124,473 SF +/-	Total Limits of Land Disturbance (in square feet)	0 SF +/-
Total Site Area Excluded From TSA:	Square Feet of Proposed R.O.W.s: 9,299 SF +/-	Square Feet of Existing Water Bodies and Stormwater Ponds:	0 SF +/-
Square Feet of Existing Utility Elements:	0 SF +/-	Total Excluded Area =	9,299 SF +/-
Minimum Tree Save Area Required:	X 10% = 12,447 SF +/-	Minimum TSA	12%
Total Required Tree Save Area (in square feet)	124,473 SF +/-	Excluded Area	9,299 SF +/-
Total Site Size (in square feet)	124,473 SF +/-	Total Required Tree Save Area	11,517 SF +/-
Individual Trees Method Used:	Yes X No	Tree Stand Method Used:	Yes X No
Number of Trees 6"-9" DBH:	0 X 500 SF = 0 SF	List the Area of Each Tree Stand Being Saved:	Area 1: 2,74 SF +/-
Number of Trees 9.01"-12" DBH:	0 X 750 SF = 0 SF	Describe Each Tree Stand (50+ Year Old Healthy Mix of Hardwoods Including Maple and Oak Species):	
Number of Trees 12.01"-24" DBH:	0 X 1800 SF = 0 SF	Tree Stand Areas:	
Number of Trees 24.01"-36" DBH:	0 X 3600 SF = 0 SF	Total Square Footage of Tree Stands Being Saved:	2,74 SF +/-
Number of Trees Larger Than 36.01" DBH:	0 X 4200 SF = 0 SF	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	4,500 SF +/-
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0 SF +/-	Total Required TSA (in square feet):	11,517
		Total TSA Provided (in square feet):	11,774

**BEARINGS & DISTANCES**



**VICINITY MAP**



**SITE DATA**

**Jurisdiction:** Winston-Salem, NC  
**Purpose Statement:** The purpose of this request is to rezone from LB-S to GB-S to allow for Storage Services, Retail.  
**Zoning:** Existing Zoning: LB-S; Proposed Zoning: GB-S  
**Proposed Uses:** Storage Services, Retail

**Site Acreage:** Parcel Total: 2.86 Acres +/-; ROW Dedication: 0.21 Acres +/-; Total Site Acreage: 2.65 Acres +/-  
**Building Data:** Max. Building Height: 60'; Building Size: 3 Stories; 2nd Floor 34,000 SF +/-; 1st Floor 34,000 SF +/-; Basement 32,000 SF +/-; Total Building Size: 100,000 SF +/-

**Watershed Data:** Site is Not Located Within A Water Supply Watershed District  
**Site Coverage:** Maximum Impervious Area Permitted: N/A  
**Phase 1 Development:** Building To Land: 0.75 Acres +/- (28.30%); Pavement To Land: 0.62 Acres +/- (23.40%); Open Space: 1.28 Acres +/- (48.30%); Parcel Total: 2.65 Acres +/- (100.00%)

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

**Parking Calculations:** Storage Services, Retail (2 Spaces Plus 1 Additional Space For Each 125 Units, Or Fraction Thereof, In Excess Of 600 Units; Bicycle Parking Exempt) 650 Units: 2 + 2 = 4  
 Parking Required: 4 Spaces  
 Parking Provided: 10 Spaces +/-  
 Loading Spaces Required: 2 Spaces  
 Loading Spaces Provided: 4 Spaces +/-

**Building Setbacks:** Front: None; Rear: None; Side: None; Street: None  
**Bufferyards:** Type Required: None  
**Streetyards:** Type Required: 10' Min.

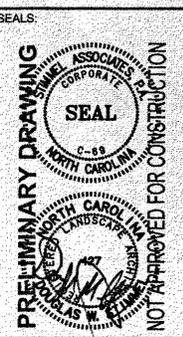
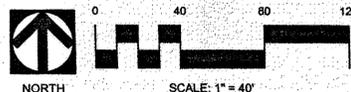
**NOTES**

**Topographic & Boundary Information:** Topographic and boundary information provided from survey dated October 21, 2016 by R.B. Pharr & Associates, P.A.

**ROBINHOOD STORAGE**

**PETITIONER/OWNER:** PIN# 6816-33-0350.00  
 CLH Properties, LLC  
 c/o George Hofmann  
 4204 Thorne Ridge Road  
 Winston-Salem, NC 27106  
 (336) 855-0985  
 georgehofmann@earthlink.net

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



PROJECT:

**ROBINHOOD STORAGE**  
 WINSTON-SALEM, NC  
 (PREVIOUS DOCKET W-2443)

**CLIENT:** FourStore, LLC  
 3630 Clemmons Rd, #1761  
 Clemmons, NC 27012  
 (813) 310-8520  
 jon.dorman@hotmail.com

**DRAWN:** BR  
**DATE:** 11/7/16  
**REVISIONS:**  
 Per City Comments 12/1/16

**REZONING PLAN**

**JOB NO.:** 16-201  
**SHEET TITLE:**  
**SCALE:** 1" = 40'  
**SHEET NO.:**  
**RZN-1**  
 © STIMMEL ASSOCIATES, P.A.

Conditions: W-2443

**PRIOR TO THE ISSUANCE OF GRADING PERMITS**

a. Developer shall have a storm water management plan submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.

**PRIOR TO THE ISSUANCE OF BUILDING PERMITS**

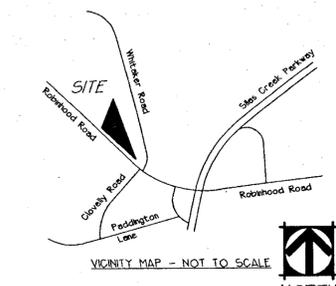
a. On-site fire hydrant locations shall be approved by the City of Winston-Salem in writing to the Inspections Division.  
b. A minimum of 45 feet of right-of-way from the centerline along the entire length of the property adjacent to Robinhood Road shall be dedicated in fee simple to the North Carolina Department of Transportation.

**PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**

a. All required storm water management devices shall be installed.  
b. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.  
c. If right-in, right-out access to Robinhood Road is granted said improvements shall be completed to North Carolina Department of Transportation and City of Winston-Salem specifications. Such improvements shall include, but are not limited to, the construction of a 100' long westbound deceleration lane and associated taper.  
d. If vehicular access to Robinhood Road is granted developer shall install a five (5) foot wide sidewalk to City of Winston-Salem specifications along the entire frontage of the property along Robinhood Road. Said sidewalk shall be placed at the back of proposed new right-of-way.  
e. Stub connection shall be constructed to west property line to adjacent shopping center with acceptable grades for future extension into that property. The Engineering Department of the City of Winston-Salem shall verify to the Inspections Division this condition has been met.  
f. Developer shall provide a cross access agreement with adjacent property owner to the west and shall coordinate with the adjacent property owner to provide functional vertical grade relationship with vehicular stub connection.

**OTHER REQUIREMENTS**

a. A maximum of one (1) free standing monument sign with a maximum height of five (5) feet shall be allowed along the entire frontage of Robinhood Road.  
b. The petitioner shall have temporary access via a right-in, right-out access onto Robinhood Road until Mt. Taber Place stub road is installed in a manner which provides reasonable access at the property line and which satisfies the needs of emergency vehicles. When the stub connection is completed through the existing shopping center, then the access to Robinhood Road shall be removed.



**SITE DATA**

**EXISTING ZONING:**  
TYPE: R59  
USE: VACANT

**PROPOSED ZONING:**  
TYPE: LB-5 LIMITED BUSINESS-SPECIAL USE  
USE: VETERINARIAN SERVICES, PROFESSIONAL OFFICES, OFFICE MISCELLANEOUS

**SITE SIZE AND COVERAGES:**  
TOTAL PARCEL ACREAGE: 2.86 +/- AC

BUILDING TO LAND: 3.2%  
PAVEMENT TO LAND: 11.0% (TOTAL IMPERVIOUS = 14.2%)  
OPEN SPACE: 85.8%  
PARCEL TOTAL: 100.0%

**INFRASTRUCTURE:**  
WATER: PUBLIC  
SEWER: PUBLIC  
STREETS: PUBLIC

**OFF STREET PARKING CALCULATION:**  
VETERINARIAN SERVICES:  
1 SPACE PER 400 S.F. (CGFA)  
2,000 S.F. PROPOSED W/ 2,000 S.F. EXPANSION  
4,000 / 400 = 10  
PARKING REQUIRED: 10 SPACES

TOTAL PARKING REQUIRED: 10 SPACES  
TOTAL PARKING PROVIDED: 18 SPACES  
(INCLUDING 1 HANDICAP SPACES)

**BUFFER YARDS:**  
ADJOINING ZONING: HB-5  
TYPE REQUIRED: NONE  
FENCE OPTION: -NA-

**STREET YARDS:**  
TYPE REQUIRED: 10'  
TYPE PROVIDED: AS REQUIRED

**SURVEYOR**

SURVEY INFORMATION BY:  
KENNETH L. FOSTER + ASSOC., P.A.  
2200 SILAS CREEK PARKWAY, SUITE 1-B  
WINSTON-SALEM, NC 27103  
(336) 723-8850

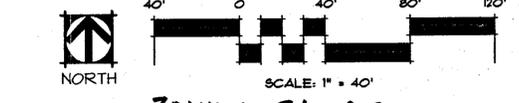
**HOFMAN VETERINARIAN**

**OWNER:**  
TAX BLOCK: 3410 LOTS 48B + 48C  
CATHERINE B. LIVENGOOD  
708 FINSBURY RD.  
WINSTON-SALEM, NC  
27104-1715

**PETITIONER:**  
DR. GEORGE HOFMAN, JR.  
WINSTON-SALEM VET. HOSP.  
5400 INDIANA AVE.  
WINSTON-SALEM, NC  
27106  
(336) 767-2193

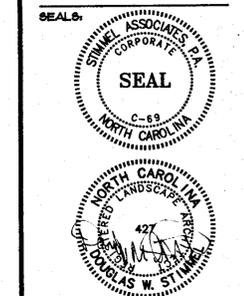
**LANDSCAPE ARCHITECT/  
LAND PLANNER/CIVIL ENGINEER:**

**STIMMEL ASSOCIATES, P.A.**  
LANDSCAPE ARCHITECTURE • LAND PLANNING • CIVIL ENGINEERING  
309 WEST FOURTH ST., SUITE 1-A WINSTON-SALEM, NC 27101  
PHONE (336) 723-1061 FAX (336) 723-1069



ZONING FILE COPY

**STIMMEL ASSOCIATES, P.A.**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING  
CIVIL ENGINEERING  
309 WEST FOURTH ST., SUITE 1-A  
WINSTON-SALEM, NC 27101  
PHONE (336) 723-1061  
FAX (336) 723-1069



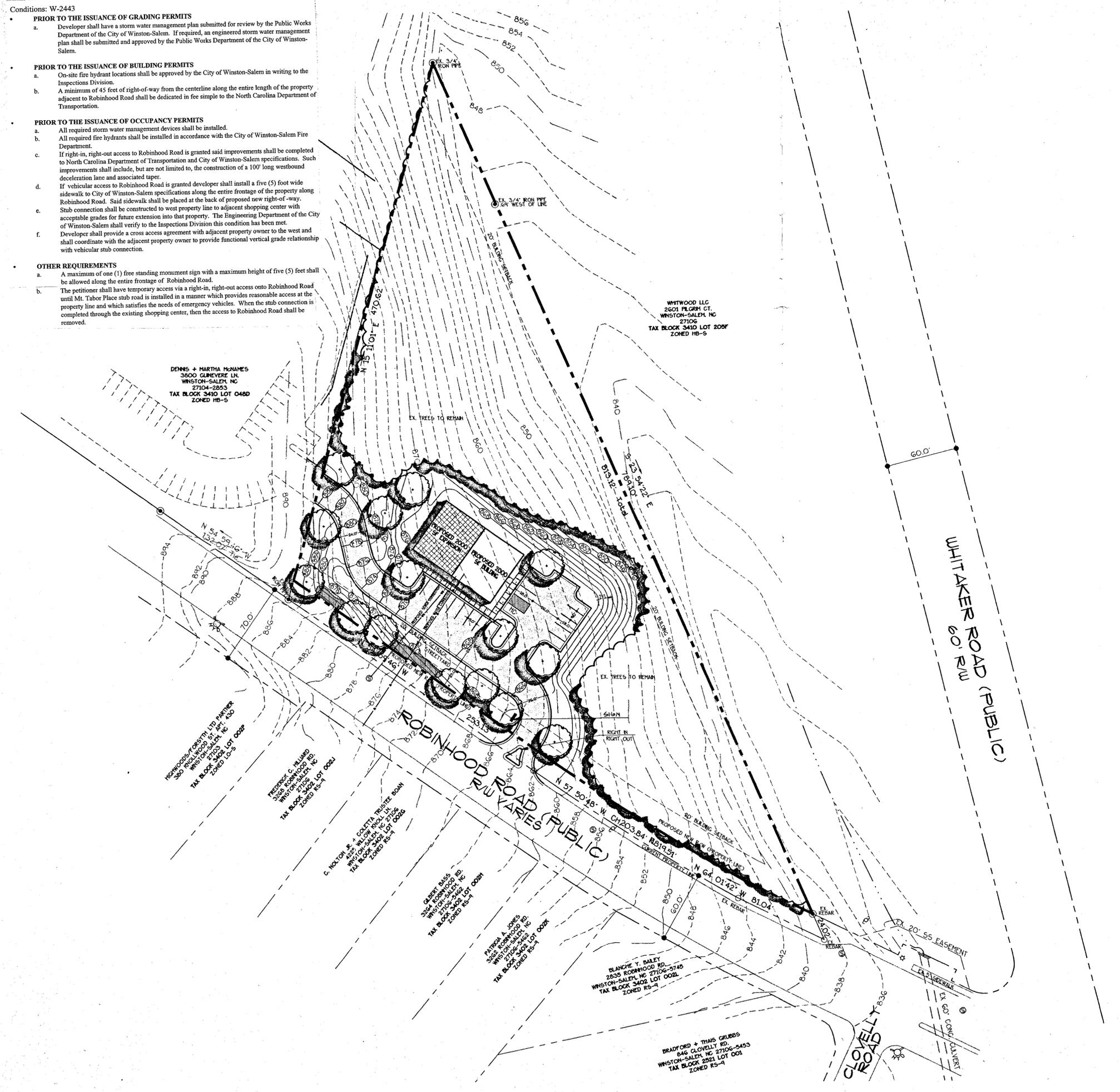
**PROJECT:**  
HOFMAN VETERINARIAN  
WINSTON-SALEM, NC

**CLIENT:**  
DR. GEORGE HOFMAN, JR.  
WINSTON-SALEM VET. HOSP.  
5400 INDIANA AVE.  
WINSTON-SALEM, NC  
27106  
(336) 767-2193

**DRAWN:** SAS, BL  
**DATE:** 11/8/00  
**REVISIONS:**

JOB NO: 00-038  
SHEET TITLE:

**REZONING PLAN**  
W-2443  
SCALE: 1" = 40'  
SHEET NO: RZ-1  
© STIMMEL ASSOCIATES, P.A.



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ROBINHOOD SELF STORAGE  
WINSTON -SALEM , NORTH CAROLINA

FOURSTORE, LLC  
CLEMMONS, NORTH CAROLINA

RANDOLPH C. HENNING, ARCHITECT, INC.  
LEWISVILLE, NORTH CAROLINA

NOVEMBER 7, 2016

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

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3312
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>
<b>Petitioner(s)</b>	CLH Properties, LLC
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN# 6816-33-0350
<b>Address</b>	3265 Robinhood Road
<b>Type of Request</b>	Special use rezoning from LB-S to GB-S
<b>Proposal</b>	The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> LB-S (Limited Business – special use zoning - Veterinary Services and Offices) <b>to</b> GB-S (General Business special use zoning). The petitioner is requesting the following uses: <ul style="list-style-type: none"> <li>• Storage Services, Retail</li> </ul>
<b>Neighborhood Contact/Meeting</b>	According to the site plan preparer: “Sixty three invitations were mailed out to adjacent owners and approximately 25 people attended a neighborhood meeting at Parkway Presbyterian Church on November 1, 2016 from 6-7:30pm. Questions from the neighbors included: the nature of the proposed development; concerns over traffic increase, neighborhood cut through and left turns; and concerns over flooding. Most neighbors gave a favorable response with the look and feel of the building and the proposed use.”
<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 currently zoned for commercial purposes and it is located along a major thoroughfare within GMA 3.
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	Northeast side of Robinhood Road, west of Whitaker Ridge Drive
<b>Jurisdiction</b>	City of Winston-Salem
<b>Ward(s)</b>	Northwest
<b>Site Acreage</b>	± 2.86 acres
<b>Current Land Use</b>	The site is undeveloped and heavily wooded.

<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>		<b>Use</b>
	North	HB-S		Novant Health and undeveloped property
	East	HB-S		Undeveloped property
	South	RS9 & LO-S		Single family homes and office parking
	West	HB-S		Commercial uses
<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 proposed use of Storage Services, Retail is compatible with the adjacent business uses and less compatible with the low density residential uses permitted across Robinhood Road.			
<b>Physical Characteristics</b>	The site is heavily wooded with mature vegetation and has a steep slope downward toward the east.			
<b>Proximity to Water and Sewer</b>	Public water and sewer are available to the subject property.			
<b>Stormwater/ Drainage</b>	The site plan locates a stormwater management device in the southeastern corner of the site. A stormwater study will be required.			
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.			
<b>Analysis of General Site Information</b>	The undeveloped site is heavily wooded and includes some steep topography. The improvements shown on the proposed site plan will require an extensive amount of clearing and grading along with the use of multiple retaining walls.			
<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>
Robinhood Road	Major Thoroughfare	535'	27,000	27,500
<b>Proposed Access Point(s)</b>	The site plan proposes one full access and one right-in right-out onto Robinhood Road.			
<b>Planned Road Improvements</b>	The <i>Comprehensive Transportation Plan</i> recommends a four lane, median divided facility with wide outside lanes, curb and gutter, and sidewalks for Robinhood Road.			
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: LB-S</u> 4,000 sf / 1,000 x 11.57 (Single Tenant Office Trip Rate) = 46 Trips per Day  <u>Proposed Zoning: GB-S</u> 100,000 sf / 1,000 x 2.5 (Mini-Warehouse Trip Rate) = 250 Trips per Day			
<b>Sidewalks</b>	Sidewalks are currently located along both sides of Robinhood Road west of the subject property. A sidewalk is proposed along the frontage of the subject property.			
<b>Transit</b>	Route 21 runs along Robinhood Road.			

<b>Connectivity</b>	The previously approved site plan for the subject property included a driveway connection to the adjacent HB-S zoned site to the west. However, the grade change between these two sites prevents such a connection from being made.
<b>Traffic Impact Study (TIS)</b>	A TIS is not required.
<b>Analysis of Site Access and Transportation Information</b>	The proposed use of Storage Services, Retail is not a high traffic generating use and the trips are generally dispersed throughout the day rather than at peak times. A sidewalk will be required along the frontage of Robinhood Road which will connect with the existing sidewalk directly to the west.
<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>• Concentrate development within the serviceable land area with the highest densities at City/Town Centers, Activity Centers and along Growth Corridors.</li> <li>• Promote compatible infill development that fits with the context of its surroundings.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>West Suburban Area Plan (2012)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The site is recommended for commercial land use.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is located along the Robinhood Road Growth Corridor.
<b>Site Located within Activity Center?</b>	The site is located within the Sherwood Forest 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>
	Yes
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The subject request is to rezone 2.86 acres of undeveloped land from LB-S to GB-S in order to accommodate a three story, 100,000 square foot self-storage facility. The site was zoned for a veterinary service in 2001; however, the property has remained undeveloped.</p> <p>The site is located along Robinhood Road which is a major thoroughfare and a growth corridor. The <i>West Suburban Area Plan</i> recommends commercial land use for this site and it is located within the Sherwood Forest Activity Center. The request is therefore consistent with the land use recommendation of the area plan and because the site is within an activity center, a monument signage condition is recommended. Due to</p>

the single family homes located across Robinhood Road, staff recommends a lighting condition. The petitioners have also volunteered attractive building elevations which will become a condition of approval.

From a traffic standpoint, this section of Robinhood Road is currently operating at its capacity. However, the proposed use of Storage Services, Retail will generate significantly less traffic than a comparable sized office building and the traffic will be dispersed throughout the day rather than at peak times.

**RELEVANT ZONING HISTORIES**

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2443	RS9 to LB-S	Approved 1-2-01	Current site	2.86	Denial	Approval
W-2359	HB & RS9 to HB-S	Approved 1-18-00	Directly west	9.21	Approval	Approval

**SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS**

Building Square Footage	Square Footage	Placement on Site
	100,000	Fronting on Robinhood Road
Parking	Required	Proposed
	4 spaces	10 spaces
Building Height	Maximum	Proposed
	60'	Three stories
Impervious Coverage	Maximum	Proposed
	NA	50.7%

**UDO Sections Relevant to Subject Request**

- Chapter B, Article II, Section 2-1.3 (J) General Business District

<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy 2030 policies:</b>	Yes
	<b>(B) Environmental Ord.</b>	NA
	<b>(C) Subdivision Regulations</b>	NA

**Analysis of Site Plan Compliance with UDO Requirements**

The proposed site plan illustrates a multilevel, 100,000 square foot self-storage building. Due to the proposed use, the site plan includes an adequate, yet minimal amount of parking. The site plan meets the requirements of the UDO.

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the commercial land use recommendation of the <i>West Suburban Area Plan</i> .	The scale of the proposed Storage Services, Retail building is larger than that of the existing single family homes located across Robinhood Road.
The site is located along the Robinhood Road Growth Corridor.	
The proposed site plan does not include an excessive amount of parking.	

The proposed use is not a high traffic generating use and the trips are generally dispersed throughout the day rather than at peak times.

**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 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. 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. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit. Required improvements include:
    - Sidewalk along the frontage of Robinhood Road.
    - Right-of-way dedication as per WSDOT.
  
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on “Exhibit A” as verified by Planning staff. All rooftop HVAC equipment shall be screened from view of the adjacent public streets.
  - b. An engineered lighting plan shall be submitted to the Inspections Division which complies with the following: (1) maximum pole height of twenty-five (25) feet; (2) full cut-off fixtures; (3) any wallpacks or attached lighting shall be angled downward and away from all public streets; and (4) no more than 0.5 ft/candle along Robinhood Road.
  
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. Lighting shall be installed per approved lighting plan and certified by an engineer.
  - b. Developer shall complete all requirements of the driveway permit.
  - c. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.
  
- **OTHER REQUIREMENTS:**
  - a. Freestanding signage shall be limited to one (1) monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.

**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.**

# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: W-3312

## 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:** W-3312 **PROJECT TITLE:** RobinHood Storage **DATE:** November 23, 2016

**PROJECT DESCRIPTION:** Northeast side of Robinhood Road, west of Whitaker Ridge Drive (Northwest Ward)

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

No Comment

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

Show Pedestrian Access to building entrance. S/W maintenance & Pedestrian access easement 1 foot behind sidewalk. Exit Only Sign on Driveway to the East. Align ROW with adjacent properties to the East and West. Will this facility have fencing?

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

1. Driveway permit req'd.
2. Conc aprons req'd.
3. Provide public sidewalk easement for sidewalk not in R/W.

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

Provide a lateral sidewalk connection to the office.

**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.

**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)

# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: W-3312

Show fire hydrant within 500' of all portions of the building measured the way in which the fire apparatus would travel

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

Check sewer location that you have on the map. Our records indicate something different. 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)**

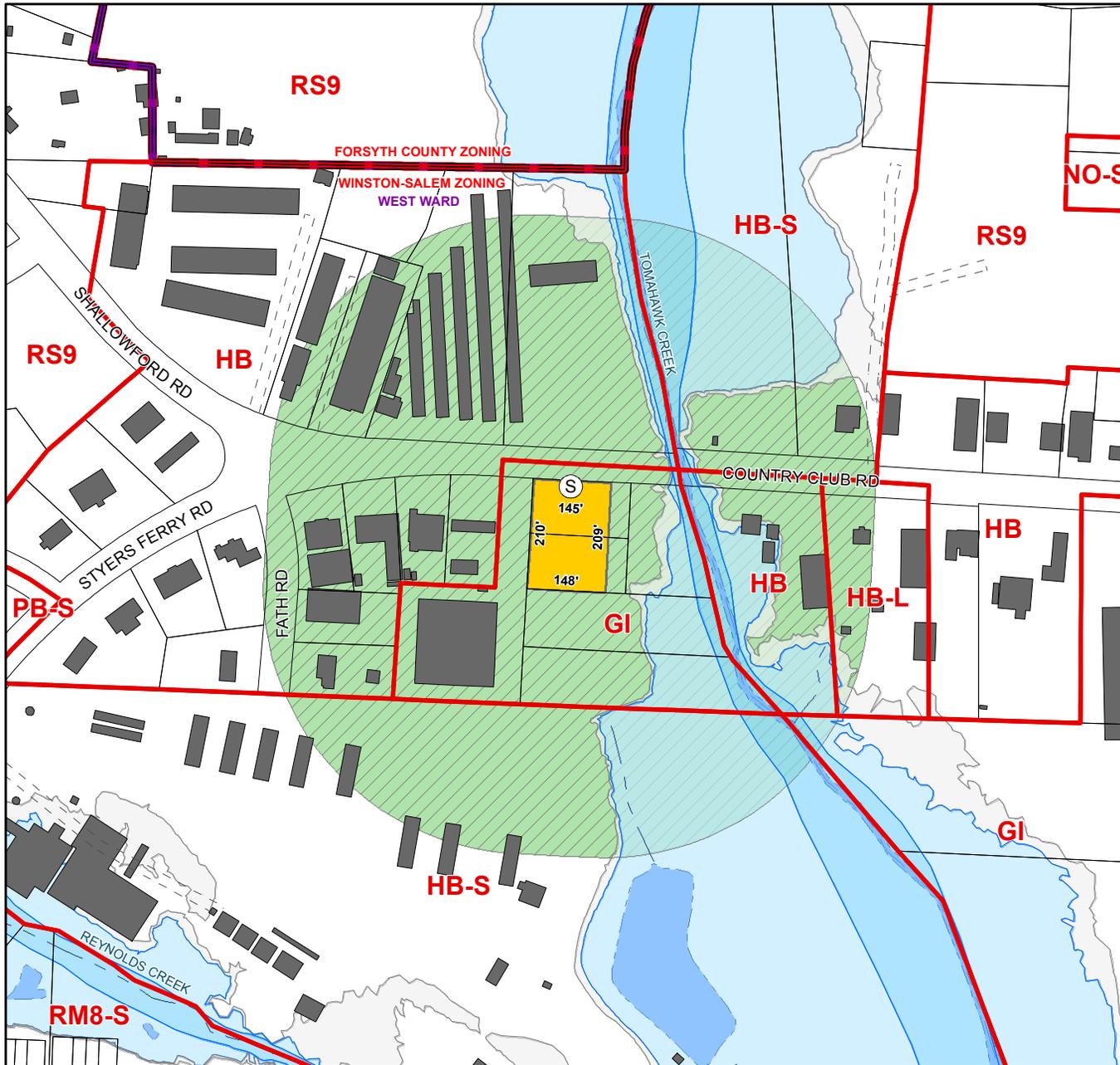
**Planning (Aaron King)- Phone # - 336.747.7068 Email: [aaronk@cityofws.org](mailto:aaronk@cityofws.org)**

The Area Plan recommends commercial use for the site. Planning staff will be recommending a lighting condition, a signage condition (6 ft high and 36 sq ft) and a condition regarding the elevations volunteered by the applicant. Staff recommends petitioner meet with the neighbors prior to submitting.

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

Address will be 3265 Robinhood Rd





**DOCKET #:** W3313

**PROPOSED ZONING:**  
LB

**EXISTING ZONING:**  
GI

**PETITIONER:**  
Hubbard Realty of Winston-Salem Inc.

 Property included in zoning request.

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

**SCALE:** 1" represents 300'

**STAFF:** Roberts

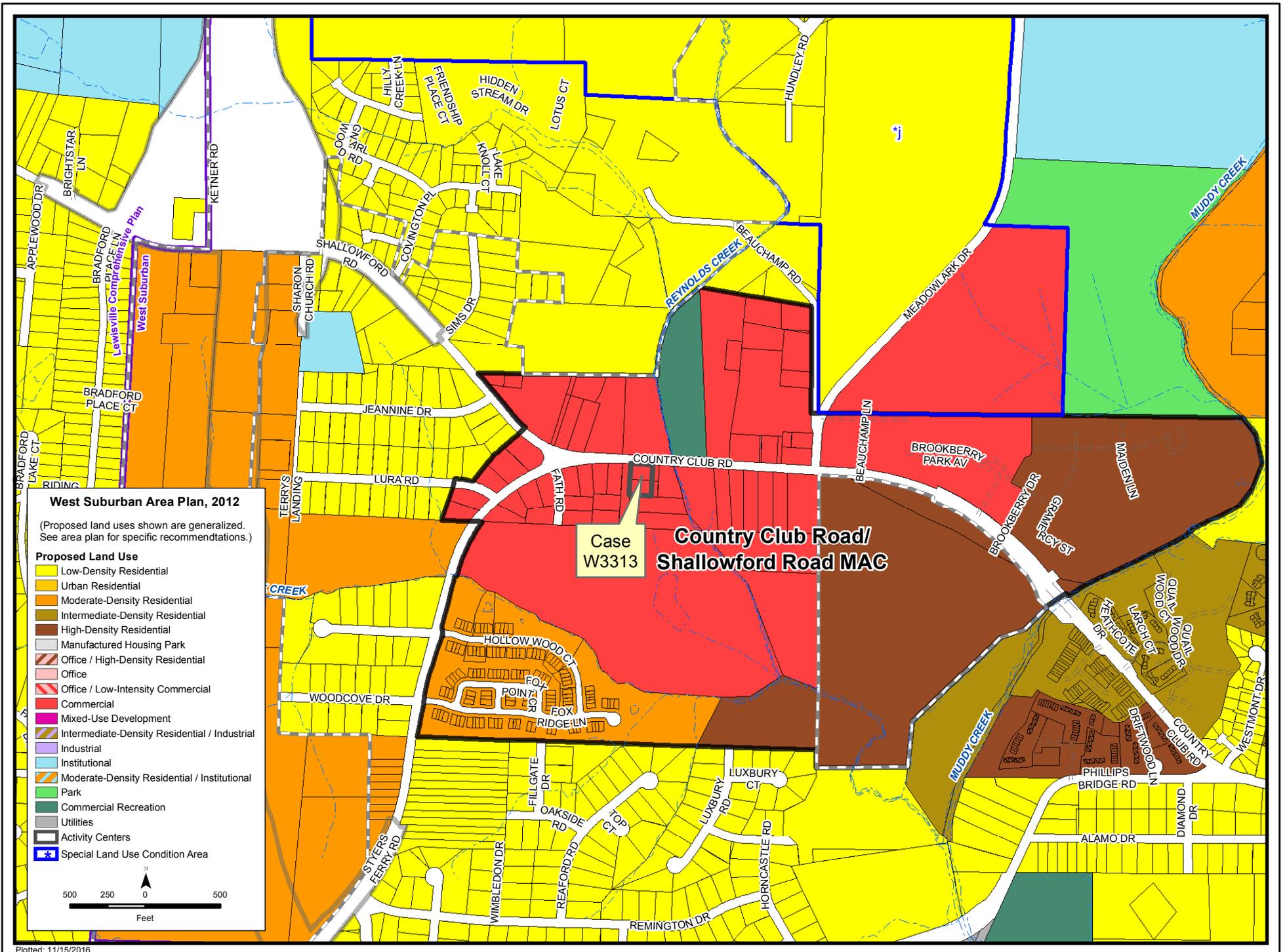
**GMA:** 3

**ACRES:** 0.77

**NEAREST BLDG:** 67' west

**MAP(S):** 5895.01



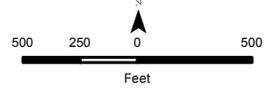


**West Suburban Area Plan, 2012**

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

**Proposed Land Use**

- Low-Density Residential
- Urban Residential
- Moderate-Density Residential
- Intermediate-Density Residential
- High-Density Residential
- Manufactured Housing Park
- Office / High-Density Residential
- Office
- Office / Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Intermediate-Density Residential / Industrial
- Industrial
- Institutional
- Moderate-Density Residential / Institutional
- Park
- Commercial Recreation
- Utilities
- Activity Centers
- Special Land Use Condition Area



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

PETITION INFORMATION			
<b>Docket #</b>	W-3313		
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>		
<b>Petitioner(s)</b>	Hubbard Realty of Winston-Salem, Inc.		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	Portion of PIN# 5895-35-9586 and a portion of PIN# 5895-35-9686		
<b>Address</b>	There is currently no assigned address to the subject property.		
<b>Type of Request</b>	General use rezoning from GI to LB		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> GI (General Industrial) <b>to</b> LB (Limited Business).</p> <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. With a General use, all uses in the District must be considered.</p>		
<b>Neighborhood Contact/Meeting</b>	The application indicates that no neighborhood meeting has been held.		
<b>Zoning District Purpose Statement</b>	<p>The LB District is primarily intended to accommodate moderately intense neighborhood shopping and service centers close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods, including smaller business locations up to ten (10) acres in size in rural areas. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so that this district, in some instances, may serve as a transition between residential districts and other commercial districts. This district is intended for application in GMAs 2, 3, 4 and 5.</p>		
<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>Yes, the site is located along a major thoroughfare adjacent to other commercially zoned properties.</p>		
GENERAL SITE INFORMATION			
<b>Location</b>	South side of Country Club Road, east of Styers Ferry Road		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	West		
<b>Site Acreage</b>	± .77 acre		
<b>Current Land Use</b>	The site is currently undeveloped.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	HB	Business use and self-storage
	East	GI	Undeveloped property
	South	GI	Undeveloped property

	West	GI & HB	Car wash	
<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>			
	Yes, the commercial uses permitted in the proposed LB district are compatible with the commercial and industrial uses permitted on the adjacent HB and GI zoned properties.			
<b>Physical Characteristics</b>	The site has been cleared and graded and has a gentle slope downward toward the southeast.			
<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 subject property has no apparent constraints and would therefore be suitable for development within the proposed LB district.			
<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>
Country Club Road	Major Thoroughfare	145'	13,000	15,300
<b>Proposed Access Point(s)</b>	Because this is a general use request, the exact location of access points is unknown. The site is currently accessed from Country Club Road.			
<b>Planned Road Improvements</b>	The <i>Comprehensive Transportation Plan</i> recommends a three lane cross section with wide outside lanes, curb and gutter, and sidewalks for this portion of Country Club Road.			
<b>Trip Generation - Existing/Proposed</b>	Staff is unable to provide an accurate trip generation for either the existing or proposed general use zonings because there is no site plan.			
<b>Sidewalks</b>	There are no sidewalks located in the general area.			
<b>Transit</b>	Route 12 serves the intersection of Country Club Road and Peace Haven Road located approximately 1.67 miles to the east.			
<b>Analysis of Site Access and Transportation Information</b>	Staff does not foresee any transportation related issues associated with this request.			
<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> </ul>			

	<ul style="list-style-type: none"> <li>Encourage reuse of vacant and underutilized commercial and industrial sites.</li> </ul>					
<b>Relevant Area Plan(s)</b>	<i>West Suburban Area Plan (2011)</i>					
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>The subject property is located within the Country Club Road/Shallowford Activity Center and is recommended for commercial use. Much of the existing nonresidential development in this activity center is suitable for redevelopment. Redevelopment of individual parcels of land within the activity center should be done comprehensively, and parcel-by-parcel redevelopment is not recommended. New development in the Country Club Road/Shallowford Road activity center should be either commercial/office or high-density residential. New development here should have a pedestrian-oriented urban form with buildings near the street featuring transparent windows and doors, façade articulation, and parking to the side and rear of buildings. Uses within the activity center should be linked to each other and the surrounding area with pedestrian and vehicular connections.</li> </ul>					
<b>Site Located Along Growth Corridor?</b>	The site is located along the Country Club Road Growth Corridor.					
<b>Site Located within Activity Center?</b>	The site is located within the Country Club Road/Shallowford 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 <i>Legacy 2030</i>?</b>					
	Yes					
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The subject request is to rezone a .77 acre undeveloped lot from GI to LB. The <i>West Suburban Area Plan</i> identifies the subject property as being located within the Country Club Road/Shallowford Activity Center. The recommended land use is commercial, which is consistent with the proposed LB district.</p> <p>While a pedestrian-oriented urban form of building placement and connectivity is recommended for new development within this activity center, Planning staff sees a limited opportunity to achieve these long range goals with the current request due to the limited size of the subject property. Planning staff recommends approval of the subject request.</p>					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3234	HB & GI-S to HB-L	Approved 9-2-14	400' to the east	1.82	Approval	Approval
F-1223	LI to GI	Approved	Included	5.06	Approval	Approval

		4-13-98	subject property			
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>						
<b>Positive Aspects of Proposal</b>			<b>Negative Aspects of Proposal</b>			
The request is consistent with the recommended commercial land use of the Country Club Road/Shallowford Activity Center.			With general use zoning, compliance with the specific area plan recommendations cannot be assured.			
The site is surrounded by GI and HB zoned property.						
The request is consistent with the purpose statement of the proposed LB district.						

**STAFF RECOMMENDATION: Approval**

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**W-3313 ATTACHMENT A**  
**EXISTING GI USES ALLOWED**  
**City of Winston-Salem Jurisdiction Only**

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

Academic Biomedical Research Facility  
Adult Establishment  
Animal Feeding Operation  
Animal Shelter, Public  
Arts and Crafts Studio  
Banking and Financial Services  
Building Contractors, General  
Building Contractors, Heavy  
Building Materials Supply  
Bulk Storage of Petroleum Products  
Church or Religious Institution, Community  
Church or Religious Institution, Neighborhood  
Correctional Institution  
Fish Hatchery  
Fuel Dealer  
Golf Course  
Government Offices, Neighborhood Organization, or Post Office  
Kennel, Indoor  
Manufacturing A  
Manufacturing B  
Manufacturing C  
Motor Vehicle, Body or Paint Shop  
Motor Vehicle, Rental and Leasing  
Motor Vehicle, Repair and Maintenance  
Motor Vehicle, Storage Yard  
Offices  
Park and Shuttle Lot  
Parking, Commercial  
Police or Fire Station  
Postal Processing Facility  
Recreation Facility, Public  
Recreation Services, Indoor  
Recreation Services, Outdoor  
Recycling Center  
Recycling Plant  
School, Vocational or Professional  
Services A  
Services B  
Signs, Off-Premises  
Solid Waste Transfer Station  
Storage and Salvage Yard  
Storage Services, Retail  
Storage Trailer  
Terminal, Bus or Taxi  
Terminal, Freight

**W-3313 ATTACHMENT A**  
**EXISTING GI USES ALLOWED**  
**City of Winston-Salem Jurisdiction Only**

Testing and Research Lab  
Transmission Tower  
Urban Agriculture  
Utilities  
Veterinary Services  
Warehousing  
Wholesale Trade A  
Wholesale Trade B

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

Airport, Private  
Heliport  
Landfill, Construction and Demolition  
Landfill, Land Clearing/Inert Debris  
Meat Packing Plant  
Motor Vehicle Dismantling and Wrecking Yard

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

Airport, Public  
Borrow Site  
Dirt Storage  
Helistop

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

Access Easement, Private Off-Site  
Asphalt and Concrete Plant  
Hazardous Waste Management Facility  
Landfill, Sanitary  
Mining, Quarry, or Extractive Industry

**W-3313 ATTACHMENT B**  
**PROPOSED LB USES ALLOWED**  
**City of Winston-Salem Jurisdiction Only**

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

Animal Shelter, Public  
Arts and Crafts Studio  
Banking and Financial Services  
Bed and Breakfast  
Car Wash  
Child Care, Drop-In  
Church or Religious Institution, Community  
Church or Religious Institution, Neighborhood  
Club or Lodge  
Combined Use  
Convenience Store  
Food or Drug Store  
Funeral Home  
Furniture and Home Furnishings Store  
Government Offices, Neighborhood Organization, or Post Office  
Habilitation Facility A  
Habilitation Facility B  
Habilitation Facility C  
Kennel, Indoor  
Library, Public  
Limited Campus Uses  
Motor Vehicle, Rental and Leasing  
Motor Vehicle, Repair and Maintenance  
Motorcycle Dealer  
Museum or Art Gallery  
Nursery, Lawn and Garden Supply Store, Retail  
Offices  
Outdoor Display Retail  
Park and Shuttle Lot  
Parking, Commercial  
Police or Fire Station  
Recreation Facility, Public  
Recreation Services, Indoor  
Restaurant (without drive-through service)  
Retail Store  
School, Vocational or Professional  
Services A  
Shopping Center  
Shopping Center, Small  
Transmission Tower (see UDO)  
Urban Agriculture  
Utilities  
Veterinary Services

**W-3313 ATTACHMENT B**  
**PROPOSED LB USES ALLOWED**  
**City of Winston-Salem Jurisdiction Only**

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

Adult Day Care Center  
Child Care, Sick Children  
Child Day Care Center  
School, Private  
School, Public

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

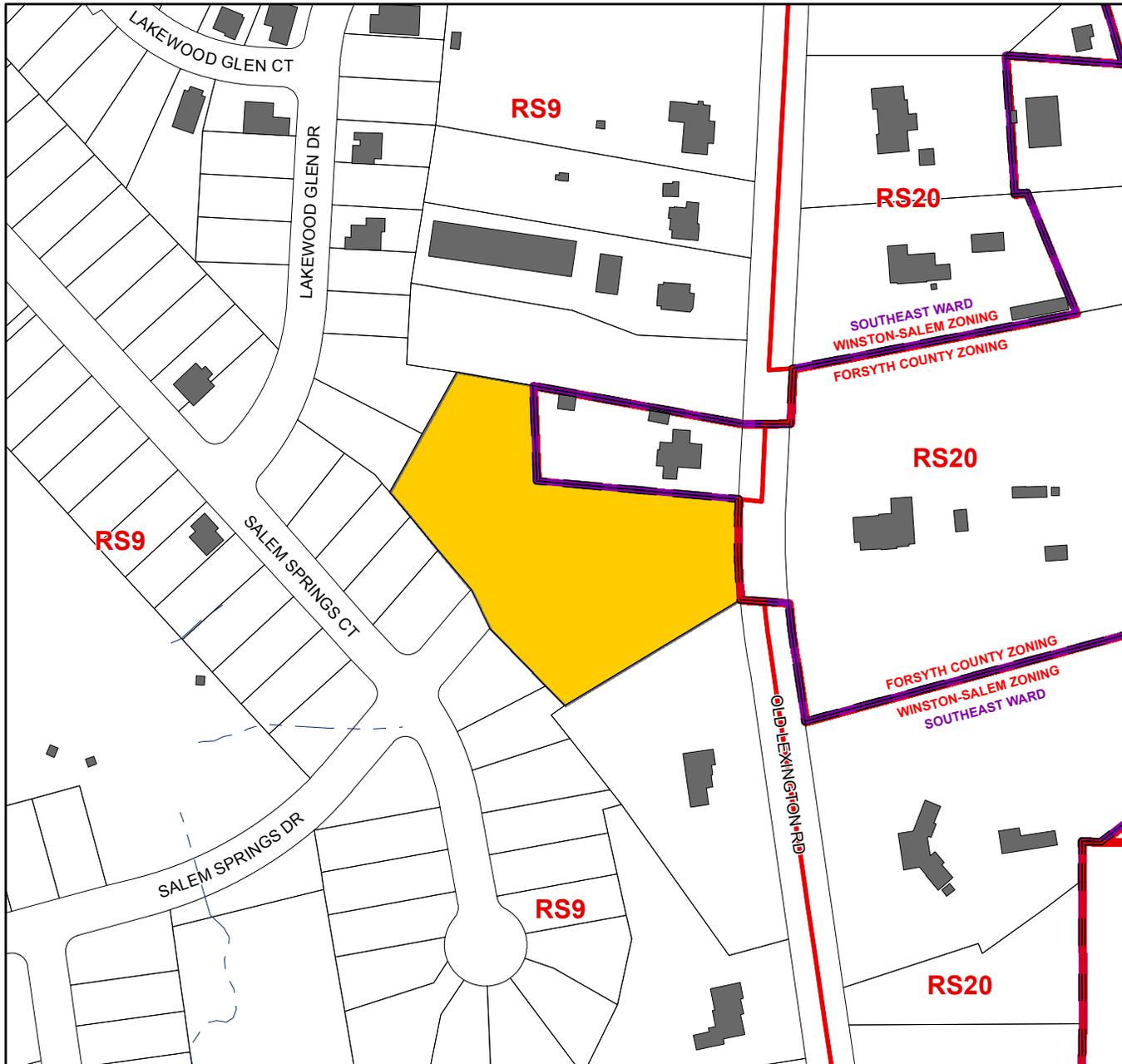
Transmission Tower

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

Access Easement, Private Off-Site

C





**PLANNING BOARD REVIEW**

**Removal of a Residential Street Connection**

**CASE:** PBR 00-29

**PIN:** 6843-01-4105

**SCALE:** 1" represents 200'

**STAFF:** Reed

**GMA:** 3

**ACRES:** 2.21

**MAP(S):** 6843.03





**GENERAL:**

- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- ALL EROSION CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MOST CURRENT STANDARDS OF THE LAND QUALITY SECTION OF THE NCDOT.
- STABILIZATION STONE UNDER PAVING TO BE PLACED AS REQUIRED BY CITY INSPECTOR WHEN CONDITIONS WARRANT.
- AS A MINIMUM REQUIREMENT, ALL GRADED AREAS NOT UNDER PAVEMENT AND WITHIN THE RIGHT-OF-WAY AND/OR EASEMENTS SHALL BE PREPARED, FERTILIZED AND LIMED, SEEDED, AND MULCHED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION AS FOLLOWS (APPLICATION RATE PER 1,000 SQUARE FEET):  
 TYPE I SEEDING (LAWNS OR OTHER FOCAL AREAS)  
 100 LBS. OF LIME  
 20 LBS. OF 10-20-20 OR 20 LBS. OF 10-10-10 IN COMBINATION WITH 4 LBS. OF 0-46-0  
 2 LBS. OF TALL FESCUE, CONTAINING A BLEND OF 2 OR MORE TALL FESCUES  
 1 LB. OF KENBLUE OR KENTUCKY BLUEGRASS  
 1 LB. OF WINTER ANNUAL RYE (NOVEMBER 1 TO MARCH 1)  
 TYPE II SEEDING (GENERAL OR LOW MAINTENANCE AREAS)  
 100 LBS. OF LIME  
 15 LBS. OF 10-20-20 OR 15 LBS. OF 10-10-10 IN COMBINATION WITH 3 LBS. OF 0-46-0  
 4 LBS. OF TALL FESCUE, CONTAINING A BLEND OF 2 OR MORE TALL FESCUES  
 1 LB. OF SERICEA LESPEDEZA (USE UNSCARIFIED SEED AUGUST 15 TO FEBRUARY 1)  
 1/4 LB. OF GERMAN MILLET (MAY 1 TO AUGUST 15)  
 1 LB. OF RYE GRAIN (PRIOR TO MAY 1 OR AFTER AUGUST 15)  
 SEEDING MIXTURES OTHER THAN THOSE LISTED ABOVE MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO SEEDING.
- PRIOR TO REQUESTING A FINAL INSPECTION, THE OWNER MUST SUBMIT RECORD DRAWINGS AND ENGINEER'S CERTIFICATION TO THE ENGINEERING DIVISION'S RECORD CENTER. THE OWNER MUST ALSO SUBMIT THE CONSTRUCTION CHECKLIST TO THE CITY INSPECTOR.
- WORK MUST BE COVERED BY ONE-YEAR WARRANTY TO COVER ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
- PRIOR TO BEGINNING ANY WORK WITHIN NCDOT RIGHT-OF-WAY, THE CONTRACTOR MUST HAVE A COPY OF THE THREE-PARTY ENCROACHMENT AGREEMENT ON THE JOB SITE.
- PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR MUST NOTIFY THE ENGINEERING FIELD OFFICE (727-2362) TO ARRANGE FOR CONSTRUCTION INSPECTION.

**WATER AND/OR SANITARY SEWER:**

- THE MOST CURRENT EDITION OF THE CITY OF WINSTON-SALEM TECHNICAL SPECIFICATIONS AND DETAIL DRAWINGS FOR WATER LINE AND SANITARY SEWER LINE CONSTRUCTION WILL GOVERN ALL WATER AND SANITARY SEWER CONSTRUCTION.
- WATER AND SEWER CONNECTIONS SHALL BE BESIDE EACH OTHER AT THE CENTER OF EACH LOT. CONNECTIONS ARE TO BE SPACED NOT MORE THAN 30" CENTER TO CENTER AND HAVE WOODEN STAKES PLACED ON EACH SIDE. STAKES SHOULD BE FLAGGED OR PAINTED FOR VISIBILITY.
- DENSITY TESTS BY AN INDEPENDENT TESTING LAB ARE TO BE MADE AS DIRECTED BY THE CITY INSPECTOR AT THE OWNER'S EXPENSE.

**ROADWAY:**

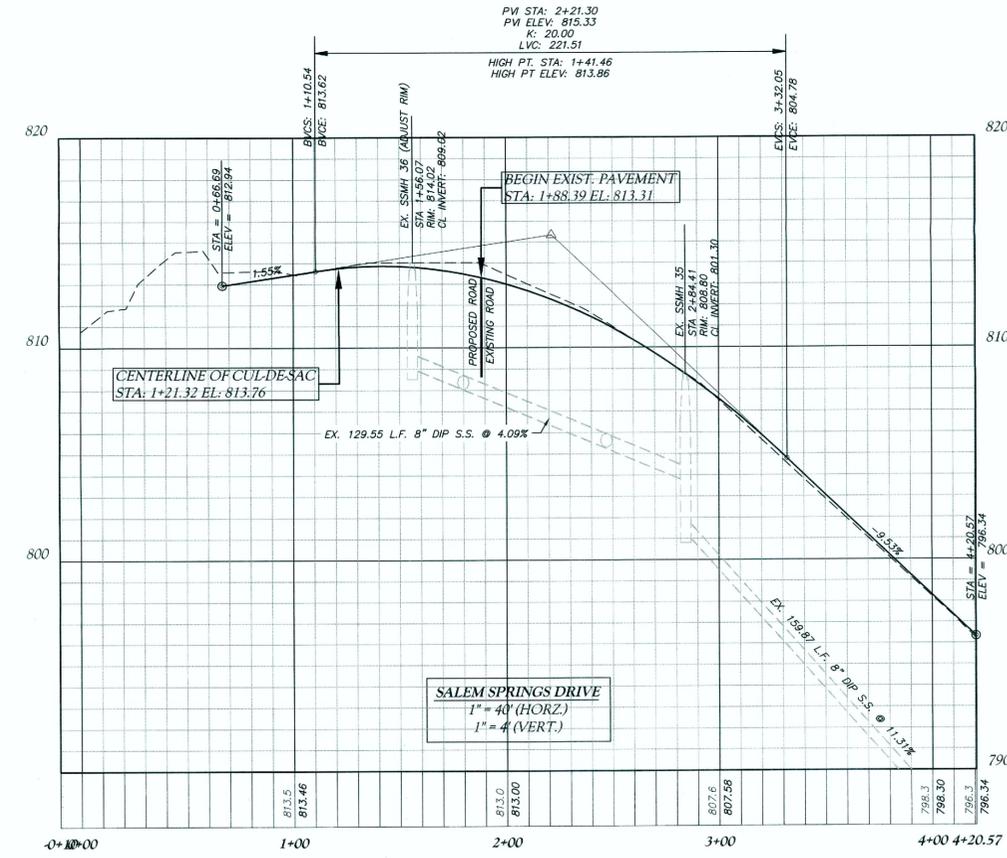
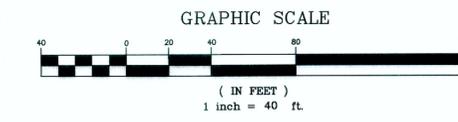
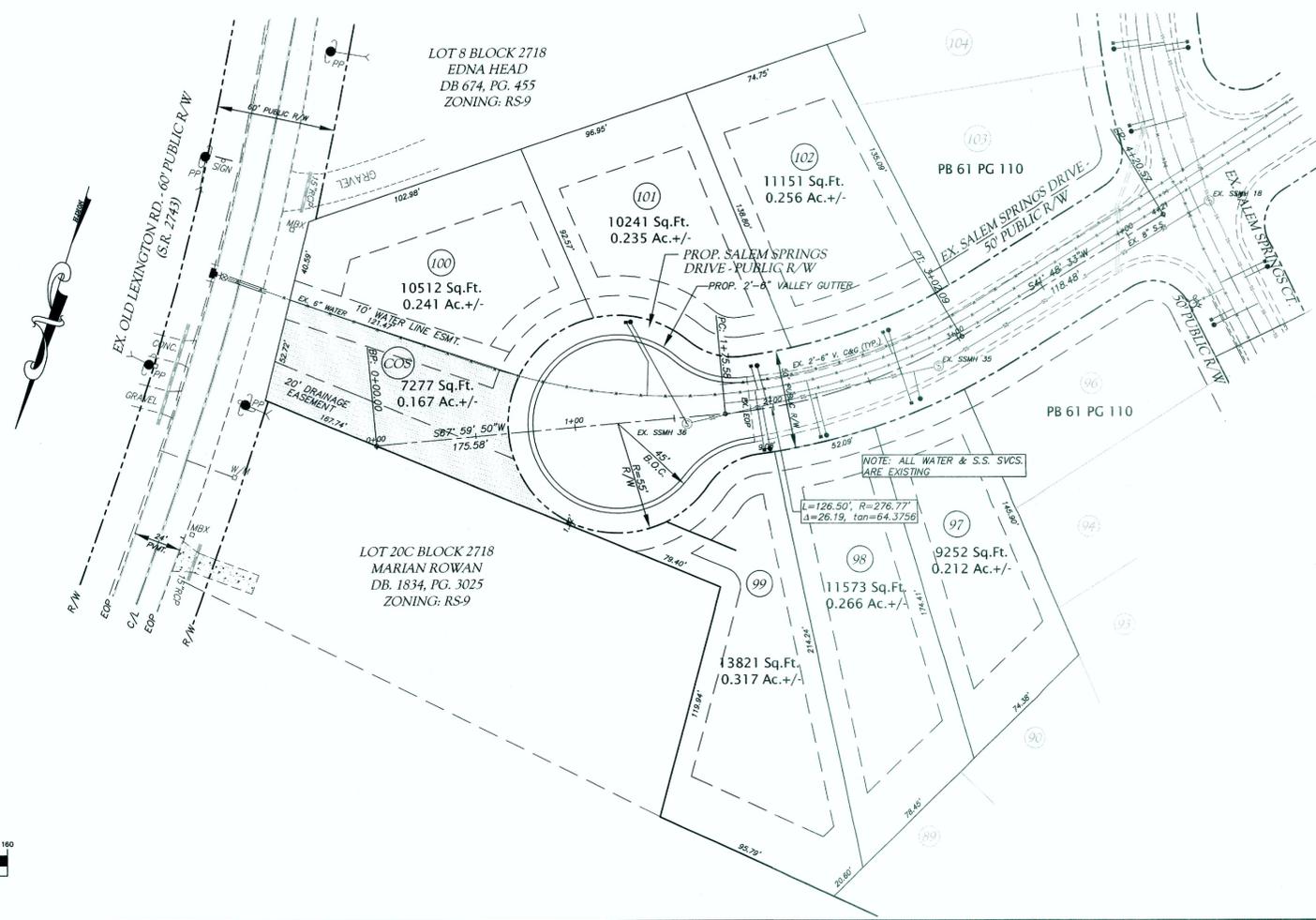
- THE MOST CURRENT EDITIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ROADWAY STANDARD DRAWINGS WILL GOVERN ALL ROADWAY CONSTRUCTION UNLESS OTHERWISE SPECIFIED HEREIN.
- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) (15" MIN. DIAMETER) UNLESS OTHERWISE NOTED. RCP SHALL BE MINIMUM CLASS III AND JOINTS MUST HAVE O-RINGS OR FLEXIBLE JOINT MATERIAL. METAL PIPE SHALL BE CORRUGATED ALUMINUM PIPE (CAP). CAP MUST HAVE HUGGER BAND CONNECTORS WITH FLAT GASKETS. AASHTO M197 AND/OR ASTM B744 MUST BE CLEARLY MARKED ON ALL CAPS.
- ALL DRAINAGE STRUCTURES MUST MEET NCDOT STANDARDS. SOLID WALL, PRECAST CONCRETE STRUCTURES CONFORMING TO NCDOT 840.45 ARE ACCEPTABLE (NO WAFFLE WALLS). ALL PIPE OPENINGS IN PRECAST STRUCTURES MUST BE CAST OR CURED. CATCH BASINS FOR CURB AND GUTTER MUST CONFORM TO NCDOT 840.02 OR 840.02 AND NCDOT APPROVED PRECAST CONCRETE MANHOLES ARE ACCEPTED AS SUBSTITUTES FOR CATCH BASINS.
- FRAMES, GRATES AND HOODS SHALL BE MANUFACTURED BY ONE OF THE FOLLOWING:  
 (A) EAST JORDAN IRON WORKS, INC. - CATALOG NUMBERS V-4066-1 (E GRATE), V-4066-3 (F GRATE), V-4066-4 (G GRATE)  
 (B) U.S. FOUNDRY & MANUFACTURING CORP. - CATALOG NUMBERS 5181-6420 (E GRATE), 5181-6425 (F GRATE), 5181-6430 (G GRATE)  
 THE NUMBER 840.03 AND THE NAME OF THE MANUFACTURER MUST BE PERMANENTLY CAST ON THE FRAME AND ON THE GRATE.  
 (C) DOUBLE CATCH BASINS SHALL BE TWO SEPARATE BASINS WITH RCP BETWEEN THE BASINS. THE RCP SHALL BE GREATER THAN OR EQUAL TO THE SIZE OF THE OUTLET PIPE.  
 (D) IF A DRIVEWAY LOCATION COINCIDES WITH A CATCH BASIN, THE FOLLOWING FRAME AND GRATE SHALL BE USED: EAST JORDAN IRON WORKS, INC. - CATALOG NUMBER V-4510
- ALL SUBGRADE UNDER PAVED AREAS, CURB AND GUTTER, SIDEWALK, AND ROADWAY SHOULDERS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO 199 AND THE NCDOT. THE FINAL 12" OF SUBGRADE UNDER PAVED AREAS AND UNDER CURB AND GUTTER SHALL BE COMPACTED TO 100% DENSITY TESTS BY AN INDEPENDENT TESTING LAB ARE TO BE MADE AS DIRECTED BY THE CITY INSPECTOR AT THE OWNER'S EXPENSE. THE SUBGRADE SHALL BE PROOF ROLLED (MIN. 25 TONS) AND WITNESSED BY THE INSPECTOR PRIOR TO PLACEMENT OF STONE OR ASPHALT BASE. THE PROOF ROLL SHALL PROVIDE A NON-YIELDING SURFACE (PUMPING, RUTTING, SATURATED SOIL, ETC. ARE UNACCEPTABLE).
- ALL STONE BASE SHALL BE COMPACTED TO 100% (±1.5%) OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T99 AND THE NCDOT. THE UNIT WEIGHT AND OPTIMUM MOISTURE CONTENT WILL BE THE LATEST NUMBERS ON FILE AT THE QUARRY FROM WHICH THE ABC STONE IS OBTAINED. ON-SITE TESTS (AT OWNER'S EXPENSE) MAY BE REQUIRED TO VERIFY THE UNIT WEIGHT AND MOISTURE NUMBERS. STONE FROM DIFFERENT QUARRIES SHALL NOT BE MIXED. DENSITY WILL BE TESTED WITH A NUCLEAR DENSITY GAUGE BY THE CITY INSPECTOR. THE INSPECTOR'S RESULTS ARE FINAL. MOISTURE CONTENT (AS TESTED BY THE INSPECTOR) MUST BE NO MORE THAN 1/2 OF THE OPTIMUM MOISTURE CONTENT PRIOR TO PAVING. THE STONE BASE SHALL ALSO BE PROOF ROLLED (MIN. 25 TONS) AND WITNESSED BY THE INSPECTOR PRIOR TO PAVING. THE PROOF ROLL SHALL PROVIDE A NON-YIELDING SURFACE (PUMPING, RUTTING, SATURATED STONE, ETC. ARE UNACCEPTABLE).
- THE CITY INSPECTOR RESERVES THE RIGHT TO TEST ASPHALT BY CORE SAMPLING OR BY NUCLEAR METHODS AT THE OWNER'S EXPENSE.
- TACK COAT TO BE APPLIED TO ALL EXISTING ASPHALT SURFACES PRIOR TO PLACING NEW ASPHALT.
- FINAL LIFT OF ASPHALT TO MATCH GUTTER (MAXIMUM 1" ABOVE GUTTER). ASPHALT BELOW GUTTER IS UNACCEPTABLE.
- SUB-DRAINS TO BE CONSTRUCTED AS REQUIRED BY CITY INSPECTOR TO STABILIZE THE SUBGRADE. METHOD TO BE DETERMINED BY OWNER'S TESTING LAB OR OWNER'S ENGINEER.
- EXISTING CURB AND GUTTER AND PAVEMENT TO BE REPLACED OR REPAIRED AS REQUIRED TO TIE TO SOUND MATERIAL.
- WHEELCHAIR RAMPS ARE REQUIRED FOR STANDARD CURB AND GUTTER INTERSECTIONS AND AT LOCATIONS SHOWN ON THE CONSTRUCTION DRAWINGS. EACH RAMP SHALL HAVE A 24" X 48" AREA OF DETECTABLE WARNING DOMES. THIS AREA SHALL BE A ONE PIECE PANEL (NO CONCRETE BLOCKS OR STAMPED CONCRETE). CAST-IN-PLACE COMPOSITE PANELS SHALL BE ADA SOLUTIONS, ARMOR-TILE, OR APPROVED EQUAL. COLOR SHALL BE BLACK. PAINTING OF THE PRODUCTS WILL NOT BE ALLOWED. SEE NCDOT STANDARD DRAWINGS 848 FOR RAMP CONSTRUCTION DETAILS.
- GUARDRAIL TO BE INSTALLED (PER NCDOT STANDARD DRAWINGS) AS REQUIRED BY CITY INSPECTOR AND AT LOCATIONS SHOWN ON THE CONSTRUCTION DRAWINGS. REFLECTIVE END OF ROAD MARKERS SHALL BE INSTALLED (PER NCDOT 126.4) BEHIND GUARDRAIL AT TURNAROUNDS AND DEAD END STREETS.
- ALL EXPANSION JOINTS FOR CONCRETE TO BE SEALED WITH SILICONE OR POLYURETHANE PER NCDOT SPECIFICATIONS. HOT APPLIED JOINT SEALER SHALL NOT BE USED. COLOR MUST BE GRAY OR A COLOR THAT MATCHES THE CONCRETE (NOT BLACK).
- SIDEWALKS SHALL BE INSTALLED IN THE THICKNESSES AS FOLLOWS:  
 A. RESIDENTIAL 4" THICK  
 B. THICK FROM PC TO PT AT INTERSECTIONS INCLUDING HCR.  
 C. THICK ACROSS ALL DRIVEWAYS  
 D. COMMERCIAL 6" THICK  
 E. INDUSTRIAL 6" THICK  
 F. THICK ACROSS ALL DRIVEWAYS  
 G. ALL CONCRETE SHALL BE A MINIMUM OF CLASS A (3000 PSI). CLASS B (2500 PSI) SHALL NOT BE USED.

**ROADWAY FINAL INSPECTION PROCEDURE:**

- OWNER PUTS DOWN 2" ASPHALT AND RAISES STRUCTURES TO FINAL GRADE (INCLUDING CONCRETE COLLARS 1" BELOW FINAL GRADE). ASPHALT IS TO BE PLACED AROUND STRUCTURES TO PREVENT DAMAGE.
- OWNER SUBMITS RECORD DRAWINGS AND ENGINEER'S CERTIFICATION TO THE ENGINEERING DIVISION'S RECORD CENTER.
- UPON APPROVAL BY THE RECORD CENTER, OWNER MAY REQUEST FINAL INSPECTION FOR WATER AND/OR SANITARY SEWER. OWNER SHALL THEN SUBMIT THE CONSTRUCTION CHECKLIST FOR WATER AND/OR SANITARY SEWER TO THE CITY INSPECTOR.
- PRIOR TO THE PLACEMENT OF THE FINAL 1" OF ASPHALT, THE FOLLOWING MUST OCCUR:  
 100% OF HOUSES MUST BE BUILT OR ONE YEAR HAS LAPSED SINCE THE APPROVAL OF THE 2" ASPHALT.  
 5. THE FINAL ASPHALT MUST BE PLACED AFTER TWO (2) YEARS HAVE LAPSED SINCE APPROVAL OF THE 2" ASPHALT LAYER. SURETY MUST BE APPROVED BY THE CITY TO COVER THE 2 YEAR PERIOD.  
 6. AFTER PLACEMENT OF THE FINAL ASPHALT, THE OWNER MAY REQUEST FINAL INSPECTION FOR THE ROADWAY. OWNER MUST ALSO SUBMIT THE CONSTRUCTION CHECKLIST FOR ROADWAY TO THE CITY INSPECTOR.

WINSTON-SALEM IDS SECTION III: PAGES III-1 THRU III-5, FEB 2015)

NOTE: ANY STREET OR TRAFFIC SIGNS THAT ARE REMOVED FOR CONSTRUCTION MUST BE REPLACED BEFORE THE END OF WORK THAT SAME DAY. SITE SHALL NOT BE LEFT UNATTENDED OVER NIGHT WITH ANY SAFETY SIGNAGE REMOVED. MAILBOXES MUST ALSO BE REINSTALLED AS SOON AS POSSIBLE WITHIN A DAY OF REMOVAL.



**811**  
Know what's below.  
Call before you dig.

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

EROSION CONTROL PLAN APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

GRADING PERMIT REQUIRED PRIOR TO LAND DISTURBING \_\_\_\_\_

STREET DESIGN APPROVED  
STREETS & DRAINAGE

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL BY THE UTILITIES DIRECTOR OF THE WATER AND SEWER INFRASTRUCTURE DEPARTMENT IN THESE PLANS DOES NOT CONSTITUTE APPROVAL FOR ANY OTHER PURPOSE THAN THAT SET FORTH IN SECTION 64 OF THE WATER SYSTEM POLICY AND SECTION 38 OF THE SEWER SYSTEM POLICY OF THE CITY/COUNTY UTILITY COMMISSION. TO THE EXTENT OTHER PERMITS, LICENSES, PERMISSIONS ON THE LINE MUST BE OBTAINED TO COMPLETE THIS PROJECT, SUCH ARE SPECIFICALLY NOT GRANTED BY THIS APPROVAL AND MUST BE OBTAINED BY THE DEVELOPER AND/OR HIS DESIGNEE.

**LWE**  
LATHAM-WALTERS  
ENGINEERING, INC.  
N.C. CORP. LIC. C-1815  
16507-A NORTH CROSS DRIVE  
HUNTERSVILLE, N.C. 28078  
PHONE: (704) 895-8484  
FAX: (704) 237-4362

NOT  
RELEASED FOR CONSTRUCTION

SEAL  
18584  
06/05/16  
JAMES W. WALTERS  
REGISTERED PROFESSIONAL ENGINEER  
NO. 10000

MAY 25, 2016  
DATE

DEVELOPER'S NAME  
OR LOGO

DEVELOPER'S ADDRESS,  
ADDRESS LINE 2  
ADDRESS LINE 3  
PHONE: (XXX) XXX-XXXX  
FAX: (XXX) XXX-XXXX  
EMAIL ADDRESS

**SALEM SPRINGS**  
WINSTON-SALEM, NC 27107

**SALEM SPRINGS DRIVE**  
PLAN PROFILE

REVISIONS

PROJECT NO.: 2016.16  
SCALE: 1" = 40' (H) & 1" = 4' (V)  
DRAWN BY: MRH  
CHECKED BY: JLW

SHEET NO:  
**C1.0**

PBR 00-29

## **STAFF REPORT**

**FILE #** PBR 00-29 (Salem Springs)  
**STAFF:** David Reed

### **REQUEST**

Removal of a residential street connection in an approved subdivision.

### **BACKGROUND**

On October 12, 2000 the Planning Board approved the Salem Springs PRD. The approved development has three entrances and one street connecting to an adjoining subdivision. The development proposed 241 lots in a RS9 zoning district. Since that time the entire development has been platted with the exception of six lots and the connection of Salem Springs Drive to Old Lexington Road. The developer is asking that the connection not be required and that a cul-de-sac be constructed to serve the remaining six lots. The approved development has three entrances and one street connecting to an adjoining subdivision.

Attached is a letter from NCDOT which describes the reasons why they are not opposed to eliminating this connection onto the state maintained Old Lexington Road.

### **ANALYSIS**

As stated in the UDO, an interconnected street system is necessary in order to promote orderly and safe development, ensure that streets function in an interdependent manner, provide adequate access for emergency and service vehicles, allow for alternate transportation routes, disperse traffic and thereby lessen traffic congestion, and provide continuous and comprehensible traffic routes.

As originally approved, the development meets the minimum connectivity ratio of 1.2. If the connection is eliminated, the ratio will fall below the minimum to 1.1875. Also, staff is concerned that the homes just inside what the original plan indicated was the secondary northern entrance will experience all of the subdivision traffic coming and going via Old Lexington Road. This would not be the expectation that residents who bought homes in that vicinity would have had if they bought with knowledge of the approved plan.

Because the original approval included two access points off of Old Lexington Road, the connectivity ratio would fall below 1.2, and the residents near the northern entrance would experience all of the subdivision traffic in and out off of Old Lexington Road, staff recommends the connection remain. The staff understands the rationale of NCDOT for not requiring the entrance to be built; however, the staff concern is the removal of what had been proposed in the original plan as the main entrance at this very late stage in the development of the subdivision and the loss of connectivity.

### **RECOMMENDATION**

**DENIAL**

**SITE PLAN REVIEW RECORD**

**December 8, 2016, Planning Board Meeting**

- 1) SITE PLAN TITLE AND NUMBER: Salem Springs PBR 00-29
- 2) TYPE OF DEVELOPMENT: Single Family Residential – Requesting a road connection be abandoned and a cul-de-sac be approved instead
- 3) ACREAGE: 2.21
- 4) ZONING: Existing: RS9
- 5) # UNITS/LOTS: 6                      DENSITY: NA
- 6) SITE PLAN PREPARER: Latham-Walters Engineering, Inc  
16507 Northcross Dr. Ste. A  
PHONE: 704-895-8484  
FAX: 704-237-4362  
E-MAIL: jim@lwengineer.com
- 7) OWNER AND/OR AGENT: Salem Springs Associates, LLC  
PO Box 10  
Bethania, NC 27010-0010  
PHONE: 336-692-6771  
FAX: 336-922-1762  
E-MAIL: jim@ramey-inc.com
- 8) **CONDITIONS:** (These conditions are additional requirements for development. All other city or county code regulations still apply.)
  - **PRIOR TO ISSUANCE OF ANY PERMITS:**
    - a. 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 street to City of Winston-Salem public street standards.
  - **PRIOR TO 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: PBR 00-29

## 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:** PBR 00-29 **PROJECT TITLE:** Salem Springs **DATE:** November 23, 2016

**PROJECT DESCRIPTION:** West side of Old Lexington Road, south of Lakeside Valley Drive (Southeast Ward)

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

No Comment

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

Show Sidewalk on one side of Salem Springs along the property. Ensure Garage door is 20' behind ROW

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

1. Engineering to review/approve road design.
2. Show exist Salem Springs Ct in the profile.
3. Show typical section.
4. Show grading from 0+40 to 0+66.
5. All drives to have concrete aprons and show distance of 20' min from R/W to garage or buildings.

**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.

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

No Comment

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

# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: PBR 00-29

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. Label water line with a 20' easement. We are not showing the last leg of existing sewer in our records.

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

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

Planning staff recommends the connection be made as originally approved by the Planning Board.

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

Addresses for lots will be issued during Planning process. MapForsyth Addressing Team has no issued with removal of the street connection.



PAT McCrory  
Governor

NICHOLAS J. TENNYSON  
Secretary

October 26, 2016

City County Planning Board  
P.O. Box 2511  
Winston-Salem, NC 27101

Re: Salem Springs turn lane off of Old Lexington Road *PBB00-29*

Attention: Aaron King

Dear Mr. King:

Jim Armentrout of Salem Springs Associates, LLC brought to our office recently a preliminary design for a proposed right-turn only access into the Salem Springs subdivision and Salem Springs Drive. We discussed this turn lane internally and concluded that we did not see the need for any additional access to the neighborhood for a variety of reasons. Our reasoning is the following:

1. There are presently 3 existing ways to access this subdivision—off of Barnes Road, an access through the adjoining Meredith Woods community (again off Barnes Road) and an existing access off of Old Lexington Road north of this proposed access.
2. Both the Barnes Road access and the existing Old Lexington Road access have right and left turn lanes allowing all traffic to safely enter and leave the subdivision;
3. The Meredith Woods access also has right and left turn lanes on Barnes Road;
4. The traffic from the north of this subdivision would generally enter the existing Old Lexington Road access; the traffic from the west on Barnes Road would generally enter the existing Barnes Road accesses;
5. Traffic coming and going from Salem Springs through Meredith Woods would generally be from the west on Barnes Road and wanting to go to the western-most homes in Salem Springs and would not expect another more convenient route;
6. It is estimated that very little traffic would come from the south or east wanting to enter Salem Springs and they have the Barnes Road access to serve that purpose;
7. The new plat (which we understand is the final plat for Salem Springs) will only add 6 new lots;
8. The proposed new access off of Old Lexington Road could become a cut-through for traffic heading south on Old Lexington Road wanting to go to US- 52 as it would involve only 1 right turn and 1 left turn unlike the existing access off of Old Lexington Road which has more turns and is not a straight line “through street;”
9. Should this new turn lane be required we would expect a right/left lanes configuration rather than a right lane only configuration as had previously been discussed by our office;

 Nothing Compares™ 

State of North Carolina | Department of Transportation | Division 9—District 2  
375 Silas Creek Parkway | Winston-Salem, NC 27127  
(336) 747-7900 T | (336) 703-6694 F

October 26, 2016

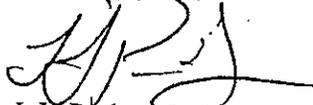
Page 2 of 2

10. Construction of a right/left turn lane would greatly affect the existing homes outside Salem Springs that would have the lanes extended in the present right-of-way up to the very edge of the frontage on those homes;
11. Our preference would be to cul-de-sac Salem Springs Drive as in the diagram recently presented for review;

While the original driveway permit showed this proposed access off of Old Lexington Road, it was not primarily for the NCDOT's benefit and we see no benefit to the public, either in convenience or safety, in requiring this access at this time.

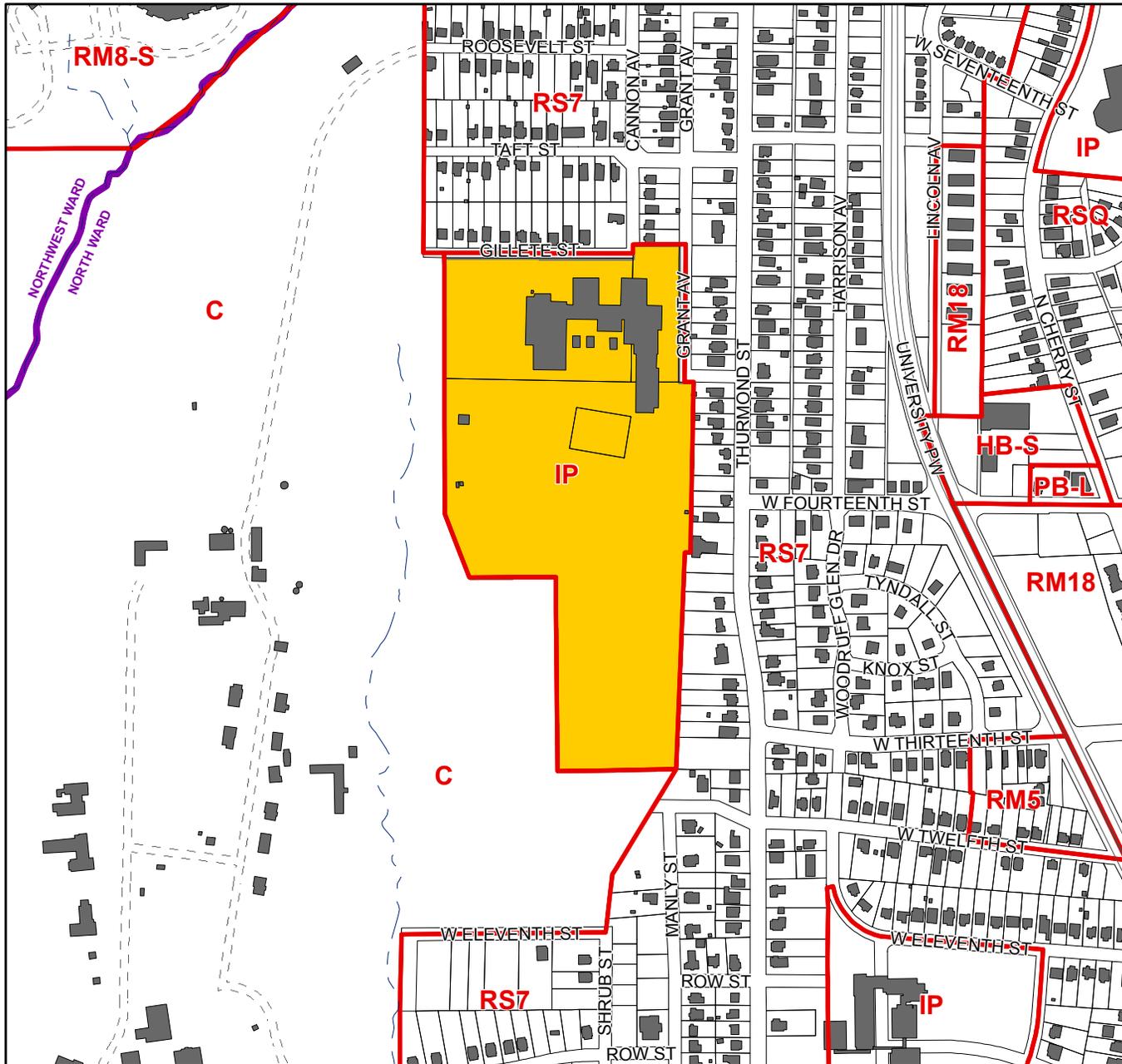
Should you have any questions, we will be happy to provide further time for discussion about this issue.

Very truly yours,



L.L. Puckett, Jr., PE  
District Engineer





**PLANNING BOARD REVIEW**

**School, Public, in an IP Zoning District**

**CASE:** PBR 2016-07

**PIN:** 6826-72-7863  
 6826-72-8041  
 6826-72-9456  
 6826-82-1813

**SCALE:** 1" represents 500'

**STAFF:** Reed

**GMA:** 2

**ACRES:** 23.63

**MAP(S):** 6826.04





**SCHEMATIC DESIGN**  
**NOT FOR CONSTRUCTION**

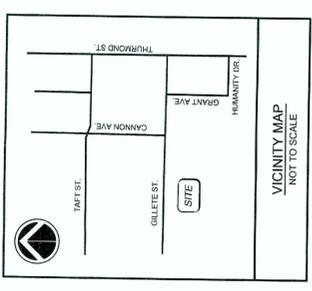
**PBR 2016-07 "Revised"**  
**LOWRANCE / PAISLEY**  
**REPLACEMENT SCHOOLS**  
**1394 THURMOND ST.**  
**WINSTON-SALEM, NC**

Sheet Title:  
**SITE EXISTING**  
**CONDITIONS AND**  
**DEMOLITION PLAN**

Issue Date:  
**SEPTEMBER 28, 2016**

Project Number:  
**15-299**  
Sheet Number:  
**C1.1**

Graphic Scale:  
**1 inch = 50 ft.**  
(IN FEET)

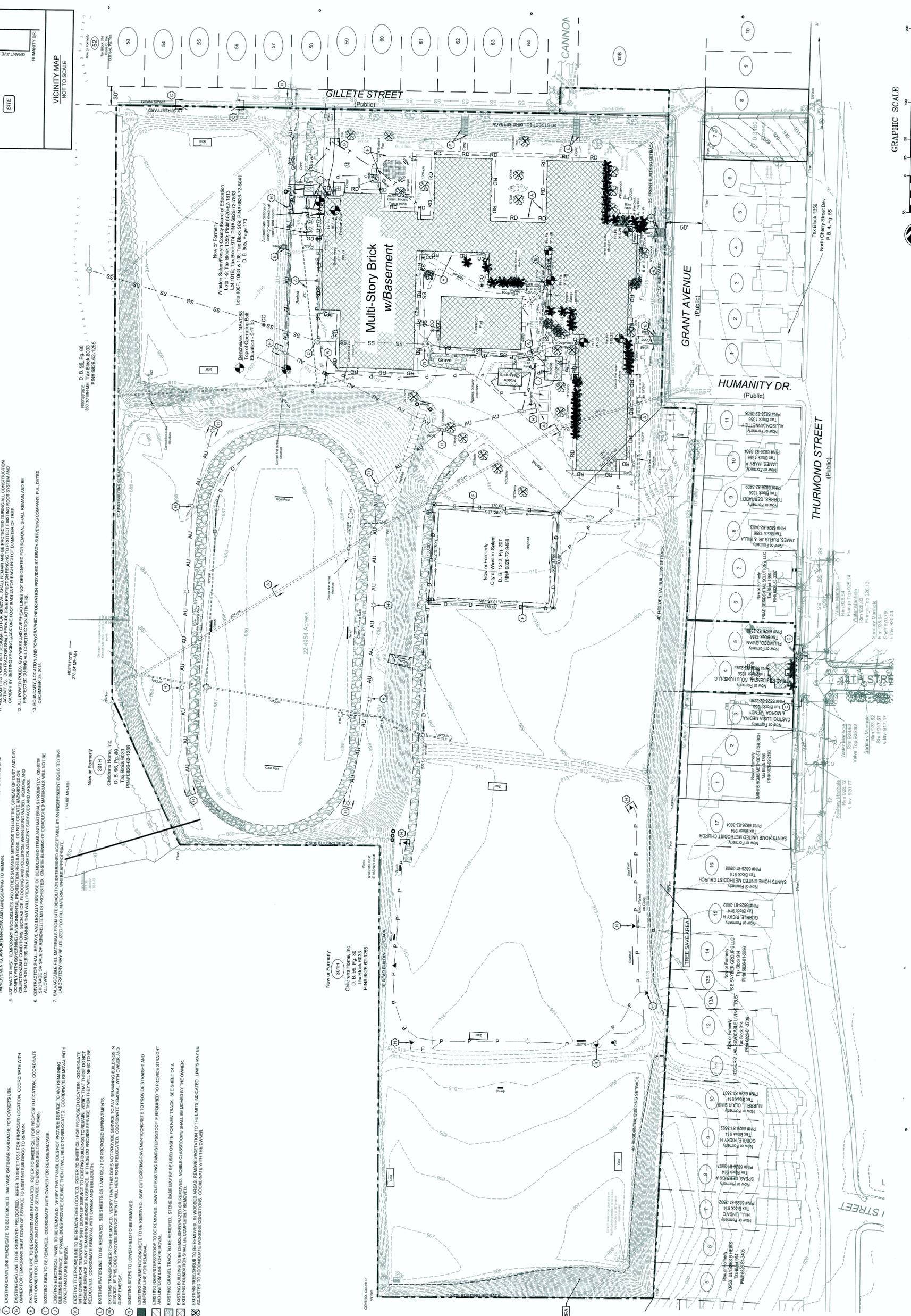


- GENERAL NOTES**
- ALL UTILITIES OR STRUCTURES NOT DESIGNATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED. ALL UTILITIES OR STRUCTURES DESIGNATED FOR MODIFICATION SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITIES AND STRUCTURES TO REMAIN AND BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION. PROVIDE 48 HOUR NOTICE TO OWNER PRIOR TO DISRUPTION OF UTILITY SERVICES. PROVIDE 48 HOUR NOTICE TO UTILITY SERVICES UTILIZING WATER/TIGHT MECHANICAL JOINT PLUGS, CAPS OR SEALS.
  - THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES TO REMAIN AND BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION. PROVIDE 48 HOUR NOTICE TO UTILITY SERVICES UTILIZING WATER/TIGHT MECHANICAL JOINT PLUGS, CAPS OR SEALS.
  - CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND IMPROVEMENTS. APPROPRIATE SAFETY MEASURES SHALL BE TAKEN TO PROTECT ADJACENT AREAS. USE WATER WASH, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DRIFT. CONTRACTOR SHALL EXERCISE REASONABLE EFFORTS TO PROTECT ANY ADJACENT PROPERTY AND ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT CREATE HAZARDOUS OR UNDESIRABLE CONDITIONS. CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF DEMOLISHED ITEMS AND MATERIALS PROMPTLY. ON-SITE ALLOWED OR SALE OF REMOVED ITEMS IS PROHIBITED. ON-SITE BURNING OF DEMOLISHED MATERIALS WILL NOT BE ALLOWED.
  - SAVAGEABLE FULL MATERIALS FROM SITE DEMOLITION DETERMINED ACCEPTABLE BY AN INDEPENDENT SOILS TESTING LABORATORY MAY BE UTILIZED FOR FILL MATERIAL WHERE APPROPRIATE.

- GENERAL NOTES**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL ILLUSTRATED UNDERGROUND UTILITIES. THE NOTIFY ENGINEER IMMEDIATELY IF ANY ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE A REVISION TO THE DESIGN.
  - ALL EXISTING UTILITIES SHALL BE REMOVED UNLESS OTHERWISE NOTED. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIR OR REPLACED AT CONTRACTOR'S EXPENSE.
  - NO PACKAGE SHALL BE REMOVED UNLESS OTHERWISE NOTED. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIR OR REPLACED AT CONTRACTOR'S EXPENSE.
  - ALL EXISTING PILES NOT DESIGNATED FOR REMOVAL SHALL REMAIN AND BE PROTECTED DURING ALL CONSTRUCTION. CONCEPT BY SETTING FENCING BACK ONE FOOT RADIUS FOR EACH INCH OF DIAMETER. EXISTING ROOT SYSTEM AND PROTECTED DURING ALL CONSTRUCTION ACTIVITIES.
  - BOUNDARY, LOCATION AND TOPOGRAPHIC INFORMATION PROVIDED BY BRADY SURVEYING COMPANY P.A. DATED DECEMBER 26, 2015.

- GENERAL NOTES**
- ALL UTILITIES OR STRUCTURES NOT DESIGNATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED. ALL UTILITIES OR STRUCTURES DESIGNATED FOR MODIFICATION SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITIES AND STRUCTURES TO REMAIN AND BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION. PROVIDE 48 HOUR NOTICE TO OWNER PRIOR TO DISRUPTION OF UTILITY SERVICES. PROVIDE 48 HOUR NOTICE TO UTILITY SERVICES UTILIZING WATER/TIGHT MECHANICAL JOINT PLUGS, CAPS OR SEALS.
  - THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES TO REMAIN AND BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION. PROVIDE 48 HOUR NOTICE TO UTILITY SERVICES UTILIZING WATER/TIGHT MECHANICAL JOINT PLUGS, CAPS OR SEALS.
  - CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND IMPROVEMENTS. APPROPRIATE SAFETY MEASURES SHALL BE TAKEN TO PROTECT ADJACENT AREAS. USE WATER WASH, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DRIFT. CONTRACTOR SHALL EXERCISE REASONABLE EFFORTS TO PROTECT ANY ADJACENT PROPERTY AND ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT CREATE HAZARDOUS OR UNDESIRABLE CONDITIONS. CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF DEMOLISHED ITEMS AND MATERIALS PROMPTLY. ON-SITE ALLOWED OR SALE OF REMOVED ITEMS IS PROHIBITED. ON-SITE BURNING OF DEMOLISHED MATERIALS WILL NOT BE ALLOWED.
  - SAVAGEABLE FULL MATERIALS FROM SITE DEMOLITION DETERMINED ACCEPTABLE BY AN INDEPENDENT SOILS TESTING LABORATORY MAY BE UTILIZED FOR FILL MATERIAL WHERE APPROPRIATE.

- KEYNOTES**
- EXISTING FORMER STORMWATER INFILTRATION BASIN TO BE REMOVED. COORDINATE REMOVAL WITH PROPOSED STORMWATER INFILTRATION BASIN. REFER TO SHEET C2.1 FOR PROPOSED LOCATION. COORDINATE WITH OWNER FOR REMOVAL. REFER TO SHEET C2.1 FOR PROPOSED LOCATION. COORDINATE WITH OWNER FOR REMOVAL.
  - EXISTING POWER POLE, GUY WIRE, LIGHT POLE, LIGHT POLE BASE AND ASSOCIATED OVERHEAD AND UNDERGROUND POWER TO BE REMOVED. COORDINATE REMOVAL WITH OWNER AND UTILITIES. REFER TO SHEET C2.1 FOR PROPOSED LOCATION. COORDINATE WITH OWNER FOR REMOVAL.
  - EXISTING CURB AND GUTTER TO BE REMOVED. SAW CUT EXISTING PAVEMENT/CONCRETE TO PROVIDE STRAIGHT AND UNIFORM LINE FOR REMOVAL.
  - EXISTING SANITARY SEWERLINE, MANHOLE AND/OR ASSOCIATED CLEAN OUTS TO BE BROWNE/BANDER. REFER TO SHEET C2.1 FOR PROPOSED LOCATION. COORDINATE WITH OWNER FOR REMOVAL.
  - EXISTING SANITARY SEWER IMPROVEMENTS. COORDINATE SCHEDULE TO MAINTAIN EXISTING SERVICE TO BUILDINGS.
  - EXISTING RETAINING WALL TO BE REMOVED.
  - EXISTING CHAIN LINK FENCE TO BE REMOVED. SALVAGE GATE/HARDWARE FOR OWNERS USE.
  - EXISTING GAS LINE TO BE REMOVED/RELOCATED. REFER TO SHEET C2.1 FOR PROPOSED LOCATION. COORDINATE WITH OWNER FOR REMOVAL.
  - EXISTING POWER POLE, GUY WIRE, LIGHT POLE, LIGHT POLE BASE AND ASSOCIATED OVERHEAD AND UNDERGROUND POWER TO BE REMOVED. COORDINATE REMOVAL WITH OWNER AND UTILITIES. REFER TO SHEET C2.1 FOR PROPOSED LOCATION. COORDINATE WITH OWNER FOR REMOVAL.
  - EXISTING SIGN TO BE REMOVED. COORDINATE WITH OWNER FOR REUSE/SALVAGE.
  - EXISTING ELECTRICAL PANEL TO BE REMOVED. VERIFY THAT THIS DOES NOT PROVIDE SERVICE TO ANY REMAINING BUILDINGS IN SERVICE. IF THESE DO PROVIDE SERVICE THEN THEY WILL NEED TO BE RELOCATED. COORDINATE WITH OWNER AND UTILITIES.
  - EXISTING WATERLINE TO BE REMOVED. REFER TO SHEET C2.1 FOR PROPOSED LOCATION. COORDINATE WITH OWNER FOR REMOVAL.
  - EXISTING TRANSFORMER TO BE REMOVED. VERIFY THAT THIS DOES NOT PROVIDE SERVICE TO ANY REMAINING BUILDINGS IN SERVICE. IF THESE DO PROVIDE SERVICE THEN THEY WILL NEED TO BE RELOCATED. COORDINATE WITH OWNER AND UTILITIES.
  - EXISTING STEPS TO LOWER FIELD TO BE REMOVED. SAW CUT EXISTING PAVEMENT/CONCRETE TO PROVIDE STRAIGHT AND UNIFORM LINE FOR REMOVAL.
  - EXISTING PAVEMENT/CONCRETE TO BE REMOVED. SAW CUT EXISTING PAVEMENT/CONCRETE TO PROVIDE STRAIGHT AND UNIFORM LINE FOR REMOVAL.
  - EXISTING GRAVEL TRACK TO BE REMOVED. STONE BASE MAY BE REUSED ON-SITE FOR NEW TRACK. REFER TO SHEET C2.2 FOR PROPOSED LOCATION. COORDINATE WITH OWNER FOR REMOVAL.
  - EXISTING BUILDINGS TO BE DEMOLISHED OR REMOVED. MOBILE CLASSROOMS SHALL BE MOVED BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES TO REMAIN AND BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION. PROVIDE 48 HOUR NOTICE TO UTILITY SERVICES UTILIZING WATER/TIGHT MECHANICAL JOINT PLUGS, CAPS OR SEALS.
  - EXISTING TREE(S) TO BE REMOVED. COORDINATE WITH THE LIMITS INDICATED. LIMITS MAY BE ADJUSTED TO ACCOMMODATE MOVING CONDITIONS. COORDINATE WITH THE OWNER.



**Now of Formerly**  
301H  
Charles Home, Inc.  
D. B. 98, P. 80  
Tax Block 6033  
PIN# 6826-62-1255

**Now of Formerly**  
301H  
Charles Home, Inc.  
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Tax Block 6033  
PIN# 6826-62-1255

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Tax Block 6033  
PIN# 6826-62-1255

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**SITE PLAN REVIEW RECORD**

**December 8, 2016, Planning Board Meeting**

- 1) SITE PLAN TITLE AND NUMBER: Lowrance/Paisley Replacement Schools
- 2) TYPE OF DEVELOPMENT: Public School
- 3) ACREAGE: 23.63
- 4) ZONING: Existing: IP & RS7
- 5) # UNITS/LOTS: NA                      DENSITY: NA
- 6) SITE PLAN PREPARER: Allied Design, INC  
4720 Kester Mill Rd  
PHONE: 336-765-2377  
FAX: 336-760-8886  
E-MAIL: kevin@allied-engsurv.com
- 7) OWNER AND/OR AGENT: Winston-Salem Forsyth County Board of Education  
475 Corporate Square Drive  
Winston-Salem, NC 27105-9100  
PHONE: 336-727-2616  
FAX: 336-661-3079  
E-MAIL: wcmoore@wsfcs.k12.nc.us
- 8) CONDITIONS: (These conditions are additional requirements for development. All other city or county code regulations still apply.)
  - **PRIOR TO ISSUANCE OF ANY PERMITS:**
    - a. Erosion Control Plan approval will need to be completed through NCDEQ, DEMLR. The contact for NCDEQ, DEMLR at the Winston-Salem Regional Office is Matthew Gantt (336-776-9654).
  - **PRIOR TO 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.
    - b. Developer shall obtain a driveway permit from the City of Winston-Salem. Dedication of R-O-W on Gillette street 25 feet from centerline will be required.
    - c. City owned tennis courts within the site must go through the Sale or Disbursement of Parkland process.

# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: PBR 2016-07

## 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:** PBR 2016-07 **PROJECT TITLE:** Lowrance/Paisley Replacement Schools  
**DATE:** November 23, 2016

**PROJECT DESCRIPTION:** Off the west side of Thurmond Street between Gillete Street and West Twelfth Street (North Ward)

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

No Comment

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

Dedicate ROW on Gillette street 25 feet from centerline. Show bike parking on plan (1 space per 20,000 sq ft).

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

1. Driveway permit req'd.
2. L=8' Concrete apron req'd. on Thurmond St. from bc.
3. Bus pkg apron req'd at 8' thick, 4000 psi concrete.
4. Close all unused curb cuts.
5. See WSDOT comments for R/W dedications.

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

Label individual trees used for tree save.

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

Erosion Control Plan approval will need to be completed through NCDEQ, DEMLR. The contact for NCDEQ, DEMLR at the Winston-Salem Regional Office is Matthew Gantt (336-776-9654).

**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)

# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: PBR 2016-07

No comments

**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. Grease Interceptor required.

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

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

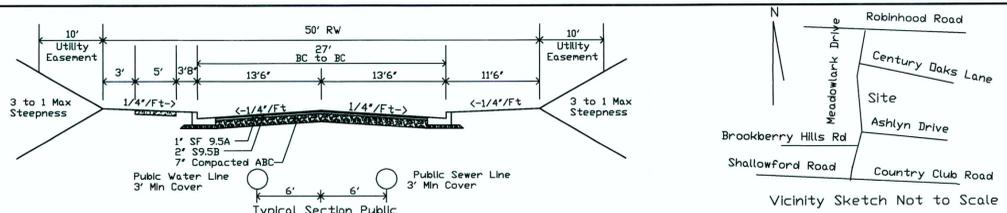
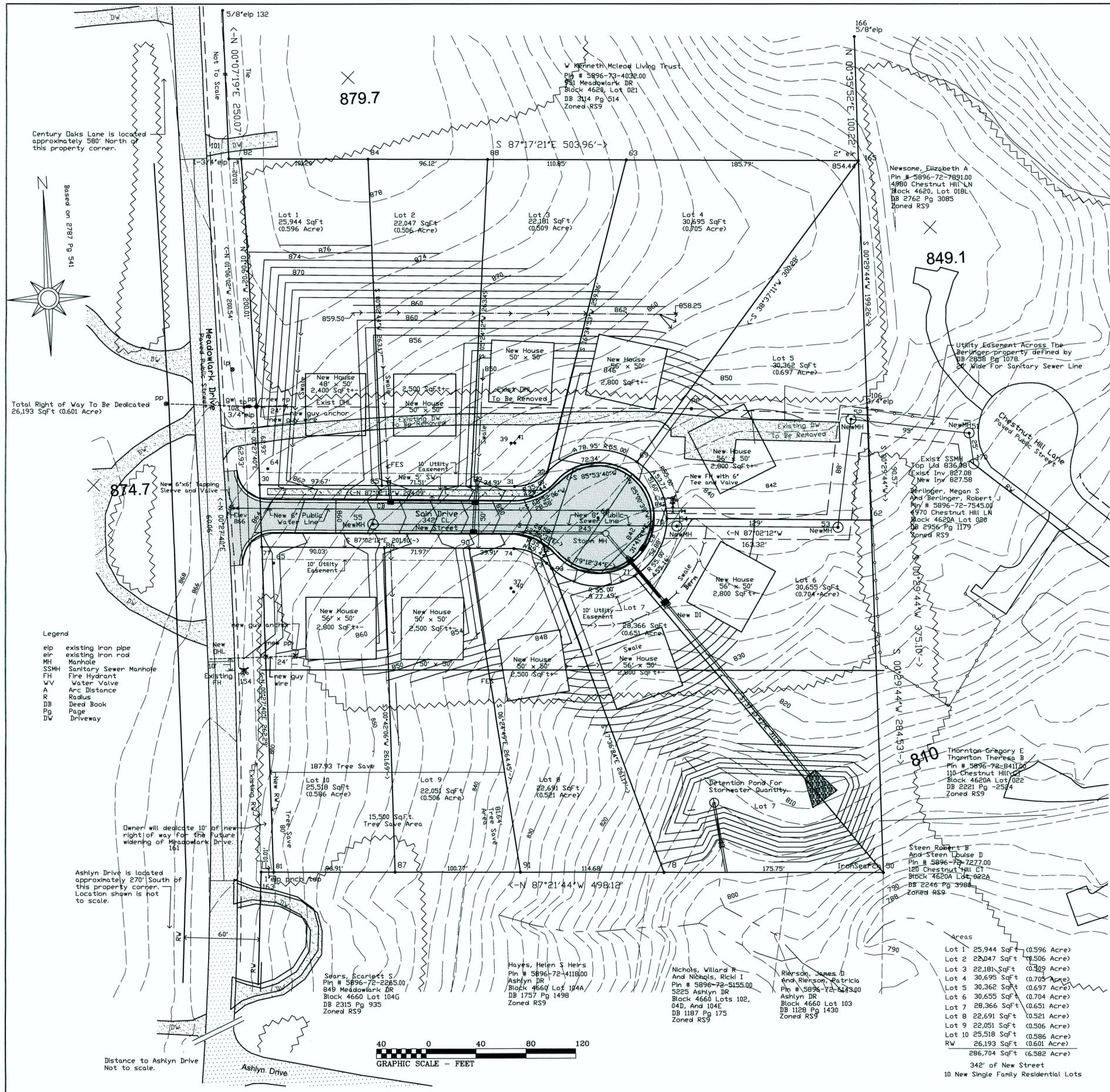
The project has already been through CAC Review. Parcel shown in City ownership will likely require Sale or Disbursement of Parkland process.

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

Address will change to 1394 Thurmond St.

**D**





Tree Save Area Summary Calculations-To Be Used In Conjunction With The Inspections Division Landscaping And Tree Preservation Checklist.

<b>New Development:</b>	Additions to Existing Development	
Total Site Size (in Square Feet):	286,712 SqFt	Total Limits of Land Disturbance (in Square Feet): 166,000
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s: 26,193 + Square Feet of Existing Utility Easements: _____ + Square Feet of Existing Water Bodies and Stormwater Ponds: 0 = 139,807		
Minimum Tree Save Area Required: _____ X _____ 10% _____ 12%		
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA ( _____ X _____ ) = 13,981		
Individual Tree Method Used: Yes _____ No _____	Tree Stand Method Used: <input checked="" type="checkbox"/> Yes _____ No _____	New Trees Used For TSA Credit: Yes _____ No _____
Number of Trees 6-9' DBH: _____ x 500sf = _____	List the Area of Each Tree Stand Being Saved:	Number of Large Variety Trees Planted: _____ x 750sf = 5,250 Sq.Ft. Credit
Number of Trees 9.01-12' DBH: _____ x 750sf = _____	Describe Each Tree Stand (Age, Health, Species Mix):	
Number of Trees 12.01-24' DBH: _____ x 1800sf = _____		
Number of Trees 24.01-36' DBH: _____ x 3000sf = _____		
Number of Trees Larger Than 36.01' DBH: _____ x 4000sf = _____		
Total Square Footage of Individual Trees Saved to Satisfy Minimum TSA: _____	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 15,500 Sq.Ft.	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: _____
<b>Total Square</b>	Total Required TSA (in Square Feet): 13,981 Sq.Ft.	Total TSA provided (in Square Feet): 15,500 Sq.Ft.

<p><b>REVIEW INFORMATION</b></p> <p>Type of Review: _____  <input checked="" type="checkbox"/> Special Use Rezoning  <input checked="" type="checkbox"/> Site Plan Amendment  <input checked="" type="checkbox"/> Special Use Permit (Elected Body Only)  <input checked="" type="checkbox"/> Final Development Plan  <input checked="" type="checkbox"/> Preliminary Subdivision  <input checked="" type="checkbox"/> Planning Board Review</p> <p>Jurisdiction: _____  <input checked="" type="checkbox"/> City of Winston-Salem  <input checked="" type="checkbox"/> Forsyth County  <input checked="" type="checkbox"/> Village of Clemmons  <input checked="" type="checkbox"/> Town of Walkertown</p> <p>Purpose Statement: The purpose of this request is to seek approval from the Planning Board for a major subdivision.</p>	<p><b>ZONING</b></p> <p>Existing Zoning: RS9  Proposed Zoning: RS9</p> <p>Proposed Uses: Single Family Residential  (Use UDO Terminology)</p> <p><b>DENSITY CALCULATIONS</b></p> <p># of Units of Lots: 10  Density: 1.519 Units/Lots per Acre  (Note: If more than one type of residential product is proposed, provide the number of units &amp; density broken down by type.)</p> <p><b>PROPERTY INFORMATION</b></p> <p>Pin # 5896-72-4532.00 And 5896-72-4830.00  Tax Block(s) 4620  Lot(s) 019B and 020</p>	<p><b>OFF-STREET PARKING (if applicable)</b></p> <p>Required Use(s): NA  Required Parking: _____ Spaces/  (more than on calculation may be needed)  Parking Provided: _____</p> <p><b>OFF-STREET LOADING (if applicable)</b></p> <p>Loading/Unloading Spaces Required: _____  Loading/Unloading Spaces Provided: _____  Size: _____ ft. X _____ ft.</p> <p><b>BUFFERYARDS</b></p> <p>Adjoining Zoning: RS9  Type Required: NA  Width Provided: NA _____ ft.</p> <p><b>WATERSHED CALCULATIONS</b></p> <p>This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend.</p> <p>WS-III Watersheds - Salem Lake, Abbots Creek, and Lake Brandt  WS-IV Watersheds - Oak Hollow/Randleman Lake, Kernersville Lake, Yadkin River, and Dan River</p>
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This property is not located in a watershed.

The purpose of this map is to subdivide these 2 lots into 10 new single family residential units with the associated improvements including street, water, sewer, and storm drainage.

Developer plans to place approximately 342' of new pavement. This property is zoned as RS9 and does not require rezoning for this subdivision. This is a major subdivision. This property is not located in a watershed or a flood zone. This is not going to be a PKD. This project will be done in one phase.

The houses are shown in their approximate location and size of each house. There will be some variation during the approval process. Each single family lot is greater than 0.5 acre and it is the developers intent for each lot to be less than 24% impervious. This will be a low density development for stormwater quantity requirements. The dry pond is to be used to slow down the stormwater for the stormwater quantity requirements.

The boundary information shown on this map is based on a field survey prepared by Kale Engineering. The topographic information shown on this map was scaled from the City of Winston Salem topographic maps available on line. Kale Engineering has not verified the topographic information, and the topographic information should be considered as approximate only. These 2 lots are currently vacant. There was a house on one of these lots, which was recently removed.

**Owner/Developer**  
Mr. Dipak Soia  
Dipak Soia Family LLC  
4220 Willow Knoll Lane  
Winston Salem, NC 27106  
336-924-6674  
dipaksoia@yahoo.com

**Statement of Purpose:**  
The purpose of this map is to subdivide these 2 lots into 10 new single family residential units with the associated improvements including street, water, sewer, and storm drainage. This property is zoned as RS9, does not require rezoning for this subdivision, and will be done in one phase. This is a major subdivision located inside the City of Winston Salem.

**Areas**

Lot 1	25,944 SqFt	(0.596 Acre)
Lot 2	22,047 SqFt	(0.506 Acre)
Lot 3	22,181 SqFt	(0.509 Acre)
Lot 4	30,695 SqFt	(0.705 Acre)
Lot 5	30,362 SqFt	(0.697 Acre)
Lot 6	30,655 SqFt	(0.704 Acre)
Lot 7	28,366 SqFt	(0.651 Acre)
Lot 8	22,691 SqFt	(0.521 Acre)
Lot 9	22,051 SqFt	(0.506 Acre)
Lot 10	25,518 SqFt	(0.586 Acre)
RV	26,193 SqFt	(0.601 Acre)
<b>Total</b>	<b>286,704 SqFt</b>	<b>(6.582 Acre)</b>

342' of New Street  
10 New Single Family Residential Lots

**Preliminary-Not For Construction**

**#2015004**

**Kale Engineering**  
3550 West Mill Road  
Winston Salem, N.C. 27103  
kale@kale-engineering.com  
(336) 788-0250, Fax (336) 788-0251

Scale 1" = 40'  
Drawn By RJK  
Job No. 14162  
Cadd File 14162

# 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**

Mayor: Allen Joines

City Council:

Vivian H. Burke, Mayor Pro Tempore, Northeast Ward

Dan Besse, Southwest Ward

Robert C. Clark, West Ward

Derwin L. Montgomery, East Ward

Molly Leight, South Ward

Denise D. Adams, North Ward

Jeff MacIntosh, Northwest Ward

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