



Environmental Considerations for Development

An Overview and Guide to Federal, State and Local
Environmental Permits, Regulations and Reviews in
Winston-Salem and Forsyth County, North Carolina

Overview

There are many different processes and approvals that must be considered and received when developing a subdivision or commercial project.

Budgets, contracts, design choices – all in addition to the regulatory review process – create an environment where certain important steps may be overlooked or neglected. While this document, entitled *Environmental Considerations for Development*, will not assist the developer in handling budgetary and contractual obligations nor all of the steps in the regulatory review process, it will provide valuable insight into the requirements for environmental protection and for compliance with applicable environmental regulations at the federal, State and local level.

The natural environment is very sensitive, responding rapidly to actions and/or processes that threaten its stability. During the development process, there is a disruption to the natural environment in order to facilitate the new, built environment. If constructed properly, the built environment can blend seamlessly with the natural environment, one enhancing the other. However, if constructed improperly, there can be significant damage to the natural environment, upsetting natural processes and ecosystems. Such adverse environmental impacts can take years to correct.

Environmental Considerations for Development is designed to reduce the probability of adverse environmental impacts by providing a generalized overview of the development review process. This document provides general background information concerning different processes and features that

should be reviewed and followed during the development process to ensure environmental protection. This document also helps identify various development activities that require local, State, and/or federal permits. Where multiple units of government are listed as possible permit stakeholders, inquiries should begin with the most local agency.

The application forms, checklists and process guides contained within this document will assist the user through the development review process for projects reviewed by the City-County Planning Board of Winston-Salem and Forsyth County. Environmental review is handled on a project-by-project basis through the development review process.

The Town of Kernersville has its own Planning Department and Inspections Department and the Town of Lewisville is responsible for its own planning functions. While much of the information contained in this document is applicable within the two towns planning jurisdictions, direct contact should be made prior to initiating any land disturbing activity. Please contact the Town of Kernersville at (336) 992-0605 or the Town of Lewisville at (336) 945-5558 for additional information and assistance.

Please note that this document is only a generalized guideline for development within Forsyth County. Certain projects may have special environmental needs and regulations that fall outside of the scope of this document. Specific project variables often determine permit applicability. Please consult with a member of staff if you have a project that you believe falls within this category.

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Land Use Regulation

The basic building block for any development begins with the consideration of local land use controls and regulations. Within the local land use framework, local approval must be granted prior to beginning any work, regardless of whether a federal or State permit has been issued for a particular development project.

All local land use regulations for development are contained within the *Unified Development Ordinances* (UDO) – a compilation of zoning, environmental and subdivision regulations. The UDO has been designed to be “user friendly” by organizing information in a logical sequence, using language that is understandable, and providing illustrations and a detailed index. Copies of the UDO are available for purchase in the office of the City-County Planning Board or the UDO can be accessed for free on the City-County Planning Board website at <http://www.cityofws.org/planning>.

The City-County Planning Board and staff from the Planning and Inspections Departments work with

elected officials to administer the UDO in Winston-Salem and Forsyth County. Staff from the Planning and Inspections Departments also work with officials in Walkertown and Clemmons to administer the UDO in these municipalities. Kernersville administers the UDO within its own Planning and Inspections Departments. Lewisville administers the UDO through its own Planning Department but still utilizes the City-County Inspections Department. The City-County Planning Board and staff from the Planning and Inspections Departments administer the UDO for all other municipalities within Forsyth County.

Prior to initiating any land use or land disturbing activity, developers and property owners should contact staff from the Planning and Inspections Departments to ensure that the use is permitted within the zoning district and to secure all necessary permits.

Recommended Method for Project Design and Layout

The majority of this document provides the user with condensed information concerning various federal, State and local environmental regulations regarding development activities, as well as some local applications and checklists necessary to gain approval for such development. This section of the document provides recommended methods for designing a site in concert with environmental constraints and considerations. If followed, such recommendations should result in development projects that are better integrated into the site, allowing for full permissible development but in a layout conducive to environmental protection and stewardship. The recommendations contained in this section provide the framework for satisfying the **Land Sensitive Development Memorandum of Understanding**. This memorandum of understanding, entered into by the Home Builders Association of Winston-Salem, Inc.; the Winston-Salem Regional Association of REALTORS,[®] Inc.; and, Forsyth County, gives greater attention to maintaining the natural features of development sites.

To determine the layout of your site, it is recommended that you first conduct a site analysis and develop a **Context/Existing Site Resources** map. The “context” portion of the map should show floodplains, ridge lines, steep slopes, streams/drainage ways, wetlands, trails/greenways, utility easements, farmland and woodlands on the site in relation to similar features on surrounding properties. The “existing site resources” portion of the map should concentrate on the same features listed above, but in greater detail for the proposed development site, i.e., differentiation of the floodway and floodway fringe, stream buffers, specific tree size and type, etc. Additionally, historical, archeological and cultural elements on the project site should be researched and included on the map, if considered significant.

Following the identification and mapping of the features needed for the **Context/Site Resources** map, your designer should utilize the “four-step approach

to site design” to develop the proposed development layout. The four-step approach consists of:

1. Locating, illustrating and labeling the inherently unbuildable portions of the subject property and other features targeted for preservation (wooded areas, historical/historical features, etc.) using bubble diagrams;
2. Locating, illustrating and labeling the potential pods for development on the subject property using bubble diagrams;
3. Locating, illustrating and labeling the best way to provide street and trail/greenway connections and interconnections between the development and the surrounding street network and other trails/greenways; and,
4. Locating, illustrating and labeling the lots and or buildings/impervious areas within the pods marked for development.

Along with the **Context/Site Resources** map and the plan sheet(s) demonstrating the four-step approach and all standard submittal requirements, i.e., application, property owner information, plans, etc., a written summary of the design considerations made for the proposed project layout should be included. Such a summary will allow staff to understand the thought process behind the proposed project layout and will permit staff to determine if all applicable elements from the **Context/Site Resources** map were considered.

By following the recommended methods for design and layout, projects should be better integrated with the surrounding natural and built environments. Please remember that following the recommended procedures to determine your project's layout does not restrict your right to use and develop the property above current UDO standards – these procedures simply direct the development to the appropriate areas while providing appropriate connections and linkages to nearby properties, all while maintaining the most sensitive environmental resources of the site.

Water Supply Watersheds

What are watersheds?

A watershed is an area of land that drains into a body of water, such as a lake, stream or river. All property is located within a watershed. A water supply watershed is a specific area that drains to a water body that is used to provide public drinking water. Although some environmental protection measures are desired and required for all watersheds, water supply watersheds require specific state-mandated protection regulations.

Why and how do we protect water supply watersheds?

Land use regulations and other requirements are imposed in water supply watersheds to protect the quality of drinking water. Most protection measures attempt to restore or maintain the natural stormwater filtration process which is lost when land is developed with buildings and pavement. Protection measures typically include density restrictions, land coverage limitations, vegetated stream buffers, use prohibitions and stormwater controls. Density and built-upon area limitations are most common, based on the concept of limiting stormwater runoff and maximizing infiltration within the watershed. Additionally, stream buffers are one of the most important protection measures, since they are the last line of defense before pollutants can enter a stream. (See an abbreviated list of watershed requirements in Table 4. General Watershed Requirements, Appendix C, page 28.)

What water supply watershed regulations do we have in place in Forsyth County?

Many different regulations impact water quality. Two types have the primary purpose of water supply watershed protection: 1) the State Department of Health minimum lot size requirements for septic systems, and 2) the *Unified Development Ordinances* (UDO) watershed protection regulations.

Minimum Lot Sizes for Septic Systems

The State Health Department generally recommends a minimum lot size of 20,000 square feet (~1/2 acre or 2 units/acre) for a septic system, although in some designated water supply watersheds, lots must be at least 40,000 square feet for a septic system. Forsyth County watersheds are shown on the *Forsyth County Watersheds* map in Appendix C, page 30 of this document.

UDO Watershed Protection Regulations

The UDO contains watershed protection regulations for seven watershed areas in Forsyth County in two categories: watershed regulations adopted as required by the State of North Carolina, and Salem Lake regulations.

What are the Regulations Required by the State of North Carolina?

In 1989, the North Carolina Legislature adopted the *Water Supply Watershed Protection Act*. Under the provisions of this law, the Environmental Management Commission (EMC) established a watershed classification system for all water supply watersheds in the State and a set of minimum protection standards for each class. Local governments must adopt and enforce protection standards at least as stringent as the State's for all water supply watersheds in their jurisdiction. Under the State system, water supply watersheds are classified WS-I through WS-V, with WS-I having the highest level of standards and WS-V the least. For the most part, less developed watersheds have higher required standards. Watersheds in Forsyth County are classified as either WS-III or WS-IV.

The EMC's minimum standards for each watershed classification include: maximum number of dwelling units per acre; maximum amount of land coverage; and, vegetated stream buffers. There are three development options: the low-density option; the high-density option, which permits more development with engineered stormwater runoff control devices; and the special intense development allocation (SIDA) option for a portion of the water supply watershed area in a jurisdiction (discussed further below).

Jurisdictions in Forsyth County, including Forsyth County, Winston-Salem, Kernersville, Clemmons, Walkertown, and Lewisville, have adopted regulations as required by the State for watersheds. With the exception of regulations for Salem Lake, all were meant to meet, but not exceed, the State minimum standards. Each set of regulations is slightly different because the jurisdictions incorporated different options into their ordinances.

Generally, the low-density option allows 2 to 3 dwelling units per acre for single family

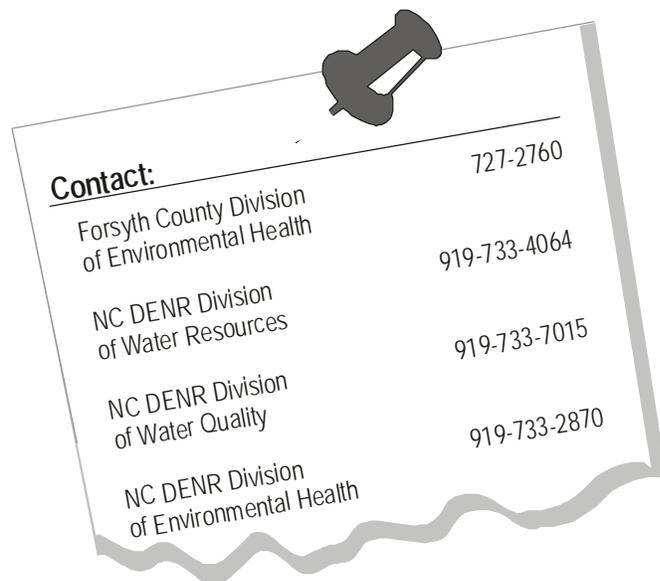
development and 24% to 36% built upon area for other types of development. Thirty-foot stream buffers are required on all streams under the low density option. Only Kernersville permits the high density option. The intense development option, discussed below, is available in Kernersville, Lewisville, Clemmons, Winston-Salem, Walkertown, and Forsyth County. One hundred-foot stream buffers are required under the high-density and intense development options.

Salem Lake. Winston-Salem and Forsyth County have a long history of protection measures for the Salem Lake Watershed and have had regulations in place for the watershed since 1985. Winston-Salem’s and Forsyth County’s Salem Lake regulations were modified in 1994 to comply with the State standards and are in a separate article in the UDO. Salem Lake provides 30% to 35% of the drinking water supplied by the City-County Utilities Division. Many of the Salem Lake regulations are more stringent than the State’s, including a more extensive reservoir protection area, wider stream buffers, and a different method of calculating built upon area.

Salem Lake regulations permit the high-density option with stormwater controls and an intense development option, discussed below.

What is the Intense Development Option or SIDA?

State regulations include an intense development option that allows local governments to permit up to 10% of the watershed area in their jurisdiction to be developed with 70% coverage, a substantial increase over what is otherwise allowed. Such an allocation can only be accomplished if the project utilizes stormwater management controls and meets other minimum criteria as established by each jurisdiction's elected officials. Some jurisdictions in Forsyth County have adopted this optional provision, calling it the *Special Intense Development Allocation* or *SIDA*. Locally, the SIDA is granted through a process like special use district zoning for developments that provide significant community benefits without endangering water quality. The SIDA option is currently available in watershed areas in Kernersville, Lewisville, Clemmons, Winston-Salem, Walkertown, and Forsyth County.



Floodplains

What are floodplains?

Floodplains are geographic features that have formed through the natural process of stream hydrology. During prolonged or intense rainfall events, surface water runoff sometimes exceeds a given stream channel's capacity to carry it. On such occasions, stormwaters overtop the stream channel and flood onto the broad, flat, adjacent lands called floodplains. These floodplains temporarily store excess surface water runoff until streams return to their channels.

Who Regulates Floodplains?

Floodplains are inherently hazardous and costly locations on which to build. For this reason federal, State and local agencies have established various legal requirements, public policies and guidelines to manage activities in flood-prone areas. The Federal Emergency Management Agency (FEMA) standards are probably the best known and most broadly applied. These FEMA standards have been adopted and modified in the *Unified Development Ordinances (UDO)*.

What are FEMA Standards?

The purpose for the FEMA standards are to evaluate the risk of flooding, to offer flood insurance, and to establish standards to reduce property loss within the floodplain. In Forsyth County, FEMA has mapped most floodplains with drainage areas of one square mile or greater. FEMA maps delineate three levels of flood hazard: the floodway, the 100-year floodway fringe, and the 500-year floodway

fringe. Standards for development are also established in each hazard area. The 100-year floodway fringe is the area adjacent to a stream that would be flooded by a severe storm that has a one percent chance of occurring each year.

Citizens in counties which adopt FEMA's minimum standards for development in floodplains are eligible to receive federal flood insurance. FEMA requires that any building within the 100-year floodway fringe be elevated at least one foot above the 100-year flood elevation.

What are the Local Standards?

While FEMA regulates floodplains for the safety of individual properties and flood insurance purposes, the *Unified Development Ordinances (UDO)* regulates activities in floodplains to reduce soil erosion, improve water quality, preserve wildlife habitats, retain open space, and enhance stormwater management, to name just a few. The UDO employs this multi-objective approach to floodplain management by further limiting the nature and extent of development in flood-prone areas otherwise allowed under the FEMA standards. Under the UDO, development activity, including earth filling activity, is restricted to half the distance between the 100-year floodway fringe and the floodway. In addition, development activity may not cover more than 50% of this floodway fringe area. Please see Appendix C of this document to review the generalized floodway/floodway fringe requirements.

One of the main benefits of restricting development in floodplains, in addition to those mentioned above, is to help maintain the capacity of floodplains to temporarily store floodwaters during major storm events. Historically, floodplain elevations have risen, sometimes dramatically, as the direct result of increased urbanization within the watershed. As more rooftops and pavement make the ground more impervious to rainfall, less rainwater soaks into the ground. As a result, increasing amounts of stormwater flows more quickly into receiving stream channels and the flood elevations rise higher than previously calculated by FEMA. Retaining the capacity of the floodplains to store excess stormwater runoff is a vital part of the local strategy in managing increased stormwater runoff.

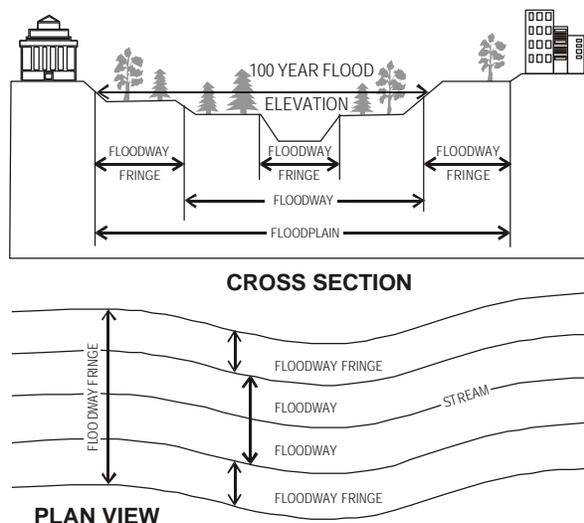


Figure 1: Flood Plain Cross Section & Plan View

Wetlands

What are wetlands?

The term “wetland” is used to describe land areas that have open-water habitats and are either seasonally or permanently waterlogged. Wetlands can include lakes, rivers, estuarine and freshwater marshes and bogs. These wet areas can be found in every county of every state in the US. In the past, wetlands were often regarded as wasteland and as sources of mosquitoes, flies and unpleasant odors. Most people felt that wetlands were places to be avoided, or better yet, eliminated. Largely because of this negative view, more than half of North America’s and North Carolina’s original wetlands have been destroyed through draining for farmland, filling for housing developments and industrial facilities, or simply used as waste receptacles or landfills.

More recently, with our increased understanding of ecological processes, we have learned that wetlands are not wastelands at all. Wetlands are valuable natural resources that provide many important benefits to people and the environment. Among other things, wetlands provide important habitats for fish, wildlife and vegetation; act as a filter for pollutants and help improve water quality; store stormwater runoff and help reduce flooding; control sediment; and, provide water storage that helps recharge the groundwater system.

Who regulates wetlands?

The United States Environmental Protection Agency (EPA), in partnership with State and local governments, is responsible for restoring and maintaining the chemical, physical, and biological integrity of the nation’s waters. Because of the value of wetlands as an integral part of those waters, the EPA is also charged with protecting wetlands resources.

The major federal regulatory tool for protecting wetlands is Section 404 of the *Clean Water Act* (CWA) which is jointly administered by the EPA and the US Army Corps of Engineers. Section 404 establishes a permit program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands. The Corps defines fill to include filling, mechanized land clearing, culverting, dredging, and draining. The

Corps must be notified of all potential impacts to waters and wetlands of the United States. Pre-construction notification must be provided by the developer for any impacts to a lake or pond, stream, or wetland. Work shall not begin until the developer is notified in writing by the Corps that the work may proceed under a Section 404 permit, including any special conditions.

There are two basic types of permits: 1) **nation-wide permits**, which are generic permits with pre-established conditions for activities such as sewer lines or road crossings; and 2) **individual permits** with specific conditions and mitigation requirements for other wetlands impacts. Nationwide permits can be obtained in as little as 30 days. Individual permits usually take at least three months to obtain. The Corps evaluates permit applications based on environmental criteria along with a determination of whether the project is in the public interest. Generally, land developers must show that they are avoiding and minimizing impacts on wetlands, whenever possible. When there will be significant impacts, mitigation measures to reduce the effects of those impacts must be developed.

The State of North Carolina also has a regulatory role in wetlands. Section 401 of the *Clean Water Act* requires states to certify that any permit issued by the Corps of Engineers or other federal agency will not violate water quality standards nor degrade existing water quality uses. In North Carolina, the section 401 certification process is administered by NC Department of Environment and Natural Resources, Division of Water Quality. North Carolina also looks for avoidance and minimization of impacts and requires mitigation for significant impacts. The State’s conditions may be more restrictive than that of the Corps’. Typically, the Corps and the State coordinate with each other and negotiate impacts, conditions, and mitigation requirements with the land developer.

Mitigation can include: requiring wetlands to be restored on-site or elsewhere; requiring the purchase of rights in a wetlands mitigation bank; requiring preservation or conservation easements on environmentally sensitive property; or, a combination of the above.

Winston-Salem and Forsyth County do not have any local wetlands protection regulations, nor do they currently require land developers to obtain approvals and permits from the Corps of Engineers or the State when applying for development/construction permits. Many municipalities require a check-off of compliance with State and federal requirements during the local permitting process. Although Winston-Salem and Forsyth County do not currently require such approvals to be included in the submittal package, developers/property owners are nonetheless responsible for obtaining the necessary permits prior to beginning construction, and are subject to federal or State enforcement if they do not obtain the proper permits. Winston-Salem and Forsyth County may move towards a process where by State and federal permits must be in place prior to receiving local approval for a project.

Who decides what is a wetland and what do they base it on?

The Army Corps of Engineers has the primary responsibility for defining what is a wetland and what is not. Their process of defining, marking and mapping wetlands is referred to as wetlands delineation.

When delineating wetlands, the Corps looks for three factors: wetlands vegetation (unless there is disturbance), hydric soils, and hydrology (the presence of water for a specific period of the year). Delineations are valid for a limited time period, usually two to five years.

Are wetlands mapped for Forsyth County and how extensive are they?

Forsyth County has three sources of wetlands mapping: the US Fish and Wildlife National Wetlands Inventory (NWI) maps completed in 1994 from aerial photo analysis; the Natural Heritage

Inventory, completed in 1998; and, the Soil Survey of Forsyth County, completed in 1976. All three of these studies are generalized and not accurate enough for delineation purposes, nor do they identify all wetlands in Forsyth County. The 1994 and 1976 information are in digitized format on the Winston-Salem/Forsyth County GIS system and may be used by City/County staff generalized mapping and analysis purposes.

We really do not know how extensive wetlands are in Forsyth County, although most knowledgeable people believe the area is relatively small. The Soil Survey indicates that only about eight percent of the soils in Forsyth County would support wetland vegetation and wildlife. As a general rule, the information mentioned above should be used as a guide to wetland locations but detailed site analysis is recommended where wetlands are suspected.

Are wetland regulations applied to agricultural uses?

Agricultural uses are subject to wetlands regulations. The local Natural Resource Conservation Service (NRCS) office, formerly the Soil Conservation Service (SCS), helps farmers to avoid impact-

ing wetlands and to obtain permits, when necessary. Farmers can continue to use converted wetlands for agricultural production if they can demonstrate past use. They cannot bring new wetland areas into agricultural production without the risk of losing USDA benefits, such as price supports, cost sharing and federal crop insurance. For impacts classified as non-agricultural uses, such as roads, storage buildings, and irrigation systems, farmers are subject to the same Section 404 permitting and Section 401 certification processes required for other development.

“Wetlands are valuable natural resources that provide many important benefits to people and the environment.”

Jurisdictional Waters

What are jurisdictional waters and wetlands?

The term “jurisdictional waters and wetlands” is derived from Section 404 of the *Federal Clean Water Act* and applies to all “waters of the United States” in which the U.S. Army Corps of Engineers (Corps) has permit authority. For the purposes of development, it is appropriate to think of “jurisdictional waters” or “waters of the United States” as lakes, rivers, streams (including intermittent streams), mudflats, sandflats, sloughs, wet meadows, wetlands, marshes, and natural ponds. If your property contains any of these features, you will need to seek permits from the US Army Corps of Engineers and possibly a Section 401 Certification from the North Carolina Department of Environment and Natural Resources, Division of Water Quality (DWQ), prior to the placement of fill, including culverts, into such waters. The permit process requires applicants first to avoid impacts; second, to minimize remaining impacts; and, finally, to compensate or mitigate for any remaining impacts resulting from the disturbance. Although the Corps and DWQ administer these programs, the United States Environmental Protection Agency, which (EPA) has oversight over Clean Water Act enforcement and permit actions, routinely comments on permit applications.

How is the extent of jurisdictional waters determined?

For some water bodies listed as waters of the United States, it is easy to determine their extent (i.e., lakes, ponds, rivers, etc.). However, for wetlands and streams (especially intermittent versus

ephemeral/stormwater channels) the actual location/extent can be difficult to determine. Both the Corps and the DWQ have specific guidelines for making these determinations. It is ultimately the responsibility of the property owner and/or developer to obtain the appropriate permits if development requires the disturbance or modification of any jurisdictional waters or wetlands.

The Army Corps of Engineers will verify, upon request, the location of previously delineated wetlands and other waters of the United States on permit applicant's property. Property owners and/or developers should seek the services of a Corps representative or a qualified environmental consultant to assist in the delineation of wetlands/waters of the United States and to prepare documentation associated with any proposed jurisdictional impacts. Consultants may submit permit applications on behalf of their clients for any anticipated wetland or stream impacts. Please contact the Army Corps of Engineers or the Division of Water Quality for more information about this process.

Local soil surveys and USGS maps can serve as a quick “first look” at locating water bodies and jurisdictional waters. In no case do these sources substitute for a field verified delineation. Army Corps of Engineers approved delineations are absolute necessities prior to beginning any land disturbing activities that impact jurisdictional waters or wetlands, including filling, culvert installation, ditching, re-routing and/or piping of any stream or wetland.

If you have jurisdictional waters on your property and plan to fill, pipe, culvert, divert, discharge into or otherwise alter any waters of the United States, you will likely need a Section 404 permit and a State Section 401 certification.

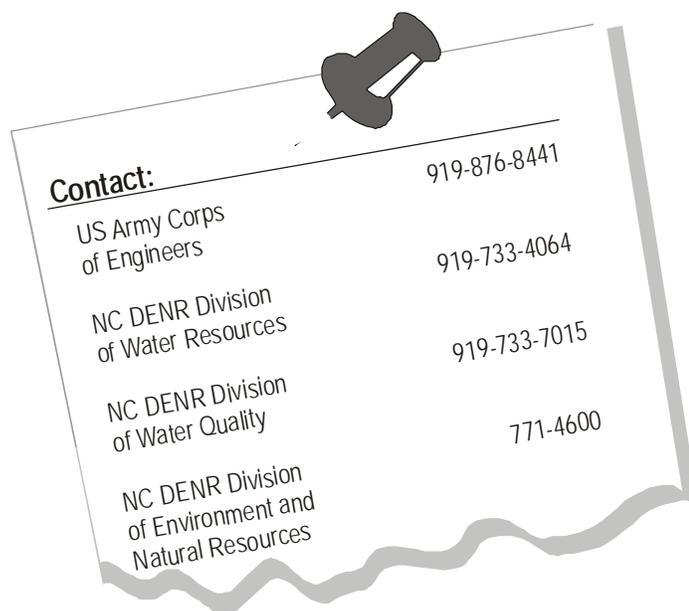
What does it mean if I have jurisdictional waters on my property?

If the jurisdictional determination reveals that you do, in fact, have waters of the United States on your property, you will need to complete applications for permits/certifications with the Army Corps of Engineers and/or the Division of Water Quality prior to any stream or wetland disturbing activity. A Section 401 Certification will be needed prior to beginning work on the project, as well. Most 404 permits require a notification to the Division of Water Quality as they administer Section 401 Certifications for the State. Many projects can be authorized with a Nationwide Permit. If certain thresholds are exceeded, however, a more rigorous review that involves public and agency comment may be required. If you have jurisdictional waters on your property and plan to fill, pipe, culvert, divert, discharge into or otherwise alter any waters of the United States, you will likely need a Section

404 permit and a State Section 401 Certification. Specific requirements may be obtained from a representative of the Corps of Engineers.

Why is the protection of jurisdictional waters important?

You may ask, “Why is the protection of such waters important?” The environmental benefits realized by avoiding impacts to jurisdictional waters and wetlands are well documented. These benefits include improvements in water quality, flood flow attenuation, and aquatic and terrestrial habitat for many species of birds, mammals, reptiles, and amphibians. Additionally, many times, a good wetland consultant, the Corps of Engineers or the Division of Water Quality staff may provide valuable expertise and cost saving ideas for a project which can provide better environmental stewardship and savings.



Stormwater Runoff

When soils and vegetation are unable to absorb additional precipitation from a storm, the water runs across the land and is called stormwater runoff. Excessive stormwater runoff can cause drainage and flooding problems and is a major source of pollution. It degrades water quality by transporting sediment, petroleum, metals, and other pollutants from impervious areas such as parking lots, streets, sidewalks, and buildings into water supplies. Stormwater runoff is the primary source of soil erosion, contaminating both surface and ground waters. There is no single approach to managing the quantity or quality of stormwater in our community and we are still learning how to deal with this phenomenon.

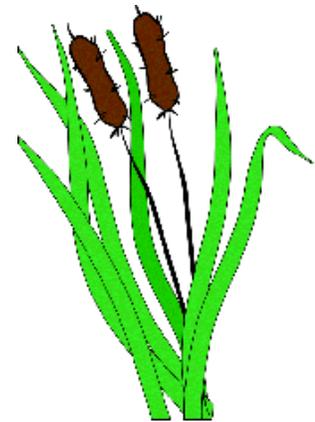
For projects with 20,000 square feet (~ ½ acre) or more of impervious area within the City of Winston-Salem that require preliminary site plans, the City of Winston-Salem Public Works Department must review the plans against specific criteria in the UDO. If it is determined that a stormwater retention pond is required, the facility must be designed so the runoff rate is the same before and after the site is developed. For projects in all other Forsyth County jurisdictions. Clemmons or Kernersville, developers should contact officials from those municipalities to discuss specific requirements. Additionally, the North Carolina Department of Environment and Natural Resources (DENR), Division of Water Quality (DWQ), will work with developers when projects need National Pollutant Discharge Elimination System (NPDES) permits.

At present, a consultant stormwater study of fifteen subbasins within Winston-Salem is underway. The study is being funded by the City of Winston-Salem

with funds from the stormwater utility fees. The study will develop a model of the current stormwater runoff characteristics of each of the subbasins. The information will become part of the City's Geographic Information System (GIS). The model will enable planners to see the potential stormwater runoff impacts of new development and make recommendations on how to reduce those impacts.

The drainage study will likely be the basis for the development of more comprehensive stormwater management regulations culminating in the requirement of a Water Quality Permit. Such a permit would most likely be tied to all new projects requiring a zoning or building permit, not just those projects undergoing formal site plan review.

At present, the *Unified Development Ordinances* (UDO) contains one general provision which applies specifically to the Town of Kernersville. The provision (Chapter C, Article VIII) requires that all applicants submitting projects that require site plans review must submit engineered stormwater plans to Kernersville's Public Works Director. The Village of Clemmons has also prepared a stormwater management study which may serve as the basis for future regulation in that jurisdiction. In Clemmons, stormwater improvements are at the discretion of the Town Manager. Please contact the Town of Kernersville or the Village of Clemmons if working within either of these two jurisdictions.



Sedimentation and Erosion Control

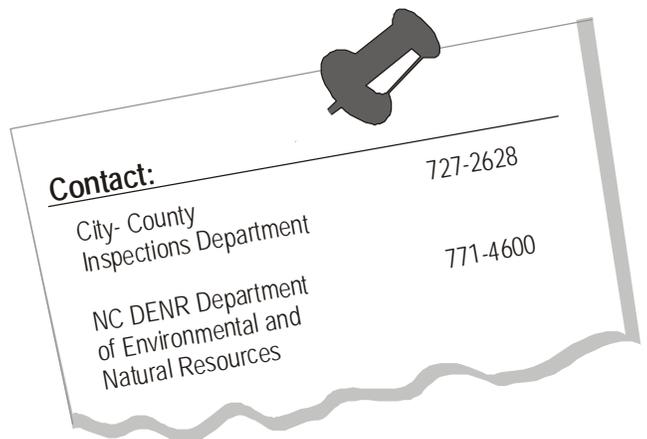
Sediment caused by soil erosion is the primary source of nonpoint source pollution (pollution of diffuse origin) that degrades water quality. Sediment, by volume, is the largest single pollutant in North Carolina (by volume). It reduces fish and wildlife populations, carries toxic materials, and reduces the quality and volume of public water supplies and recreational reservoirs. The environmental, economic, and aesthetic impacts caused by erosion and sedimentation make them a formidable problem within the Piedmont Triad Region and the state of North Carolina.

While soil erosion and sedimentation are to some degree caused by natural factors such as rain and wind, they are accelerated by land use practices such as intensive agricultural production, construction, and other development activities. The *North Carolina Sedimentation Pollution Control Act* of 1973 is designed to protect the State's streams and lands from being polluted by soil eroded from construction sites.

The active support of federal and State agencies, as well as local jurisdictions, is critical in efforts to successfully manage the problem. The North Carolina Department of Environmental and Natural Resources (DENR) is charged with protecting the State's physical environment while allowing appropriate development. It does so by monitoring pollution caused by sedimentation, while ensuring the usefulness, productivity and scenic value of North Carolina's lands and waters. It has the authority to issue erosion control permits and conduct statewide inspections to ensure compliance. DENR also gives technical assistance to permit applicants and permittees, and conducts public education programs. DENR serves as staff to the Sedimentation Control Commission as well as the Mining Commission, and the Environmental Management Commission.

Winston-Salem and Forsyth County have assumed responsibility for administering the *Sedimentation Pollution Control Act* from the State. The *Unified Development Ordinances* (UDO), adopted by Winston-Salem, Forsyth County, and other municipalities in the county, contains regulations regarding erosion control and establishes guidelines for new development. Land development activities that grade more than one acre of land must obtain a permit. To obtain a permit, a site plan is required showing how the applicant will minimize erosion and contain sediment on site during construction. After the site plan is approved, the site is inspected periodically during construction to make sure the approved plans and provisions of the ordinance are followed. The City-County Inspections Department is responsible for enforcement of these regulations. Please see Appendix E of this document (page 37) for a generalized checklist showing the requirements for an erosion control plan. For more information regarding specific erosion control requirements contained in the UDO, please contact the Inspections Division at 336-727-2628.

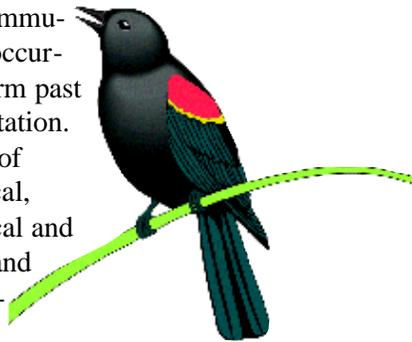
Controlling the erosion of soil resources will impact today's residents and future generations. It is important that as Forsyth County develops that it will ensure the long-term protection of soil and water resources. This will require continued attention to the impact of new projects on soil erosion and the resulting sediment carried to streams and lakes. In combination with other environmental protections, activities which provide for erosion control and sedimentation management can produce better living conditions for existing and future residents of Forsyth County.



Natural Heritage Inventory

The North Carolina Natural Heritage Program inventories, studies and facilitates protection of the rarest and the most outstanding elements of the natural diversity of our state. Although much of Forsyth County's natural landscape has been lost due to urbanization, some areas with native ecosystems remain. The diversity of wildlife and vegetation in our community both comprises and is dependent upon retaining these ecosystems.

The Piedmont Land Conservancy conducted and published the *Forsyth County Natural Heritage Inventory* with support from Forsyth County, the NC Natural Heritage Program, private foundations, and individuals. It was directed by Dr. Kenneth A. Bridle, a team of experts carefully explored the county to search for sites with significant natural plant and animal communities, rare species occurrences, and to confirm past biological documentation. The team consisted of experts with botanical, zoological, geological and ecological training and experience. In addition, a wide variety of experts, local authorities, county officials and landowners were also consulted.



A list of potential sites was compiled from maps and a review of previous records of natural history observations in the data base at the NC Natural Heritage Program. Survey sites were selected based on the following characteristics: unusual soils, steep slopes, large unfragmented forests, and wetlands. A total of 87 sites were selected for field study. Tax records were consulted to obtain names of the landowners to whom letters were sent asking permission to inventory the properties. Only lands with landowner permission were inventoried.

The field work was conducted over several seasons (summer 1996 - autumn 1997) allowing some sites

to be visited during different seasons in order to compile a more accurate inventory of the species present. A combination of natural traits, quality of the site and the adjoining lands were used to select and rank the sites. The area covered by the 87 sites is estimated to cover 4-6% of the Forsyth County.

A total of 23 sites are included in the County Inventory (Table 1, page 14). Five of the sites are public lands and the remaining sites are private. There are seven sites that contain a significant wetland component, seventeen significant sites with forests, five sites with significant occurrences of natural communities, eight with rare species occurrences and two sites with significant rock outcrops. At least three of the sites have historic areas or significant features. Three of the sites are regionally significant and twenty are of countywide significance.

The sites range in size from several hundred acres for some of the forested tracts to less than an acre for some of the smaller wetlands. Distribution is throughout the county. Nineteen of the sites are in the northern half of the county with 11 of the sites being in the northeast quadrant. Many of the sites occur along creeks and streams, encouraging their inclusion in future open space corridors or greenway networks.

The *Natural Heritage Inventory* document provides the basic information about unique and significant natural resources in Forsyth County. The document also provides multiple reasons for conservation from which land owners, managers and planners can make informed decisions for future land use. The *Natural Heritage Inventory* should be considered when planning your development project. The City-County Planning Board references the *Natural Heritage Inventory* when considering development proposals. If your proposed development site is near a property that has been inventoried, great care should be taken in planning and development to ensure that there are no adverse impacts on the inventoried sites.

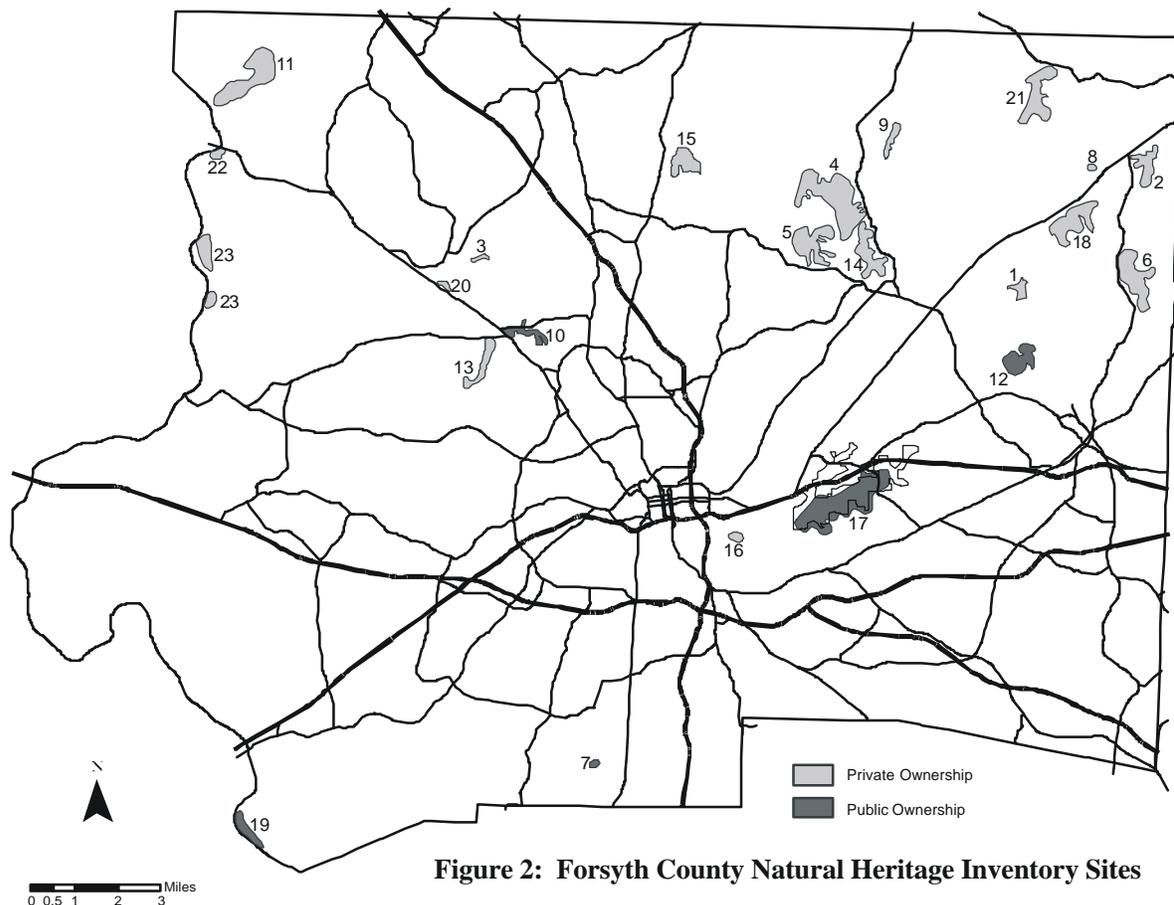


Figure 2: Forsyth County Natural Heritage Inventory Sites

Table 1. Forsyth County Natural Heritage Inventory Sites March 1998		
Site	Significant Characteristic	Geographical Significance
1. Abington Wetland Area	wetland, communities	County
2. Benefit Church Forests	forests	County
3. Bethania Forest	forests	County
4. Camp Betty Hastings Forests	forests, wetland	County
5. Camp Lasater Forest	forests	County
6. East Belews Creek Watershed	forests, rare species	County
7. Friedburg Marsh	wetland, communities, rare species	Regional
8. Grimes Wetland	wetland,	County
9. Grubbs Road Lake Wetland	wetland, rare species	County
10. Historic Bethabara	forests, wetland, rare species	County
11. Holly Berry Upland Forests	forests, communities, rare species	County
12. Kernersville Lake Area	forests	County
13. Mill Creek Wetland	wetland, rare species	County
14. North Walkertown Forests	forests	County
15. Providence Church Forest	forests	County
16. Salem Creek Wetland	forests	County
17. Salem Lake Natural Area	forests, rare community	Regional
18. Shepard Hill Road Forests	forests	County
19. Tanglewood River Section	wetland, forests	County
20. Walnut Bluffs Area	forests	County
21. West Belews Creek Area	wetland, forests, communities	County
22. Yadkin River Bluffs	forests, rock outcrops, species	Regional
23. Yadkin River/Fries Creek	forests, rock outcrops, species	County

NOTES: High quality or unusual occurrences of natural plant communities

Air Quality

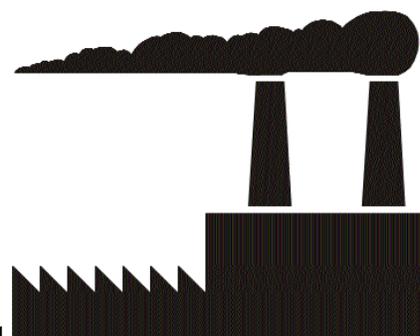
Standards for air quality, established by the U.S. Environmental Protection Agency (EPA), which set acceptable levels for six air pollutants: ground-level ozone, carbon monoxide, particulate matter, sulfur dioxide, nitrogen dioxide, and lead. The source of these pollutants is mainly the automobile, but also includes factories and electric utilities. These pollutants are regulated because they affect people's health. Ozone, for example, irritates lung tissue and reduces the lung's breathing capacity. Ozone affects not only people with impaired respiratory problems, but healthy adults and children, as well.

The Forsyth County Department of Environmental Affairs monitors local air quality to determine if the area is meeting current EPA standards. Forsyth County has been a "nonattainment area" for ozone in the past (1987-1989). After three years of good air quality in the early 1990's, Forsyth County became a "maintenance" area. The maintenance area designation means that the County was required to design a plan and take steps to improve air quality. The local vehicle inspection and maintenance program which assures that automobile exhaust emissions are within acceptable standards was put in place as part of the County's plan to reduce emissions.

Emissions controls on automobiles, like the catalytic converter, have substantially reduced tailpipe pollution in the last twenty years. However, during that same time period, the number of miles we drive has risen at a high rate, offsetting the air quality gains from cleaner automobiles. Between 1986 and 1996, while the population of the State of North Carolina grew 14%, vehicle registrations increased 20% and vehicle-miles traveled increased 44%. These trends are expected to continue in the future. In Forsyth County, vehicle-miles traveled will almost double by the year 2025 according to projections by the Triad Urban Land Use Project. As a result, Forsyth County is one of thirteen counties in the state that would have had unacceptable levels of ozone if new tougher standards for ozone recently enacted by the EPA had been in effect in 1994.

Sanctions for failure to meet air quality standards can be severe: State regulators have frozen several road-building projects in Charlotte because of air pollution problems there; requirements for reformulated gas may mean price hikes of up to eight cents more per gallon; tougher auto inspections for emissions may have to be put into place; and electricity rates could go up as Duke Power has to meet tougher standards at its Belews Creek plant. Additionally, some industries interested in locating in our area may have to look elsewhere for a new site.

Maintaining good air quality is in the best interest of Forsyth County both for the health of its citizens and to ensure continued



economic growth and prosperity. The **keys to cleaner air** include: reducing automobile use by promoting compact, mixed-use land development patterns, creating viable transportation alternatives including mass transit, carpooling, walking and cycling; and, encouraging proper maintenance of older vehicles. By concentrating our efforts at achieving these initiatives, it is more likely that Forsyth County and the Triad region will become and/or maintain compliance with federal air quality standards.

In addition to vehicular emissions, the *Clean Air Act* addresses industrial emissions. Generally, all facilities that generate air pollution are required to have an air quality permit unless specifically exempted by the regulations. Like vehicular emissions, the Forsyth County Environmental Affairs Department is concerned with industrial emissions. Industrial air contaminant sources or emissions sources, depending upon size and type, are required under Subchapter 3Q, Section 0.0100 of the *Forsyth County Air Quality Technical Code* (FCAQTC) to receive permits to construct and operate from the Forsyth County Environmental Affairs Department. In many other parts of the state, the North Carolina Division of Air Quality enforces similar regulations.

Water and Wastewater

One key aspect for development, regardless of environmental considerations, is the provision of water delivery and wastewater removal.

Development projects can not operate without adequate water and wastewater systems. For this reason, water and wastewater permits should be among the first consideration for a development project. In order to secure proper water and wastewater permits, please contact the applicable agency listed below.

Forsyth County Division of Environmental Health

In areas where sewer service is unavailable, the only options for wastewater removal are septic systems or package plants. If properly installed and maintained, these systems can be ecologically safe. On the other hand, if these systems are faulty, improperly maintained, placed in unsuitable soils or exceed their design capacity, they can cause significant environmental problems.

The Forsyth County Division of Environmental Health, Department of Water and Wastewater, is responsible for soil evaluations, permitting and monitoring associated with local septic systems

and package plants. They are also responsible for issuing permits for well construction, grouting inspections, final well heads, water sampling and swimming pools.

Winston-Salem/Forsyth County Utility Commission

The Winston-Salem/Forsyth County Utility Commission provides potable water and wastewater collection to residential, commercial and industrial customers and regulates industrial dischargers to the wastewater system. Please contact the Utility Commission for information concerning service availability.

NC DENR Division of Environmental Health

When new technology provides alternative ways to dispose of wastewater, NC Department of Environmental & Natural Resources (DENR), Division of Environmental Health, reviews the technology to determine if it can be used without jeopardizing public health. Please consult the NC DENR, Division of Environmental Health, regarding alternative systems only after contacting the Department of Water and Wastewater in the Forsyth County Division of Environmental Health.



Landfills and Recycling

The goal of the Solid Waste Management Department of the Winston-Salem/Forsyth County Utility Commission, in conjunction with other waste management agencies, is to develop a cost-effective waste management system, protect public health and the environment, and meet waste reduction goals. The goal is part of their *10 Year Solid Waste Management Plan*, prepared in 1997. This goal can be realized using the following methods: 1) landfilling; 2) recycling; 3) source reduction; and 4) waste combustion. Of these methods, landfilling and recycling are currently the most emphasized in Forsyth County.

Landfills

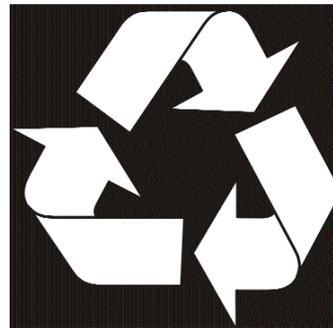
There are several types of landfills: sanitary landfills, which receive household waste; hazardous waste landfills; yard waste landfills; construction and demolition landfills (C&D); and land clearing and inert debris landfills (LCID).

There are no more “dumps”! All new sanitary landfills and expansions of existing landfills are required to have sophisticated and expensive measures to protect the environment, including a liner and a leachate collection system to prevent liquid from the landfill from escaping and entering the groundwater system. A network of monitoring wells is also required around the landfill to monitor the groundwater. As a result, it is expensive to construct and operate a sanitary landfill. Many smaller communities are finding it more economical to close their existing landfills and haul their waste to a large regional facility.

A construction and demolition landfill (C&D) accepts construction or demolition debris or waste, including solid waste from construction, remodeling, repair or demolition operations on pavement, buildings, or other structures. Land clearing and inert debris landfills (LCID) accept cleared wood debris, stumps, soil, rocks, concrete and other similar types of debris generated by site clearing and preparation. Both C&D and LCID landfills are designed to divert inert waste from sanitary landfills.

Recycling

In 1996, the General Assembly of North Carolina adopted statewide waste reduction goals of 40% by the year 2001. However, local governments have the flexibility to set their own



goals based on local conditions. The City/County Utility Commission has set a goal of 20% by 2001 with a further reduction to 40% by the year 2006. This legislative initiative is being met by the Utility Commission through their curbside recycling programs, drop off recycling locations, recycling tours and business recycling initiatives.

There are various recycling programs available to the public. Everyone living in Forsyth County who has either public or private waste pickup has curbside recycling programs available to them that collect aluminum, glass, newsprint, and plastic. Winston-Salem and Forsyth County also have programs which allow for bulk pick-up at apartment complexes and newsprint pick-up. Other programs involve annual recycled material collection events sponsored by the City/County Utilities Commission, Keep Winston Beautiful, and Recycle Today.

The recycling program is funded by tipping fees from the landfill operations and from tipping fees for the purposes of reduction and recycling. The costs for collecting waste and recyclables vary with the type of services provided.



Source Reduction

Source reduction is a relatively inexpensive method of minimizing the amount of garbage entering the waste stream by reusing products and materials, as well as encouraging selective buying practices and avoiding buying overpackaged products. Examples of source reduction include composting organic waste and mulching rather than bagging grass clippings. Currently not much attention is given to source reduction.

Waste Combustion

Waste combustion is the process of burning solid waste in a controlled environment, often with cogeneration of energy as a by-product. However, this method can generate air pollution and is generally used only when landfill space has been exhausted. The practice is not used in our community.

Miscellaneous Environmental Considerations

Overview

The following topics cover items which are important environmental considerations for development but are so specialized that they are only applicable in rare situations. For this reason, they are grouped together under a common category and do not contain much detail. If one or more of these categories is applicable to your particular development proposal, it is recommended that you contact the federal and/or State agency responsible for permit review and issuance.

Dams

Dams are built for a variety of purposes: to provide drinking water, agricultural benefits, generate electricity, manage flooding, and/or create recreational lakes and ponds. Despite the many benefits that can be derived from the construction of a dam, they still pose serious threats to life and property if they should fail. If any part of a dam fails, it can release a destructive rush of water that can cause property damage, personal injury and/or loss of life.

Federal legislators enacted the *Dam Safety Law* in 1967 to protect public health and safety by outlining specific standards for dam construction and maintenance. Although these laws are applicable nationwide, the North Carolina Department of Environment and Natural Resources (NC DENR), Division of Land Resources, administers them for the State. Prior to constructing a dam or completing any work near an existing dam (including downstream residential projects), please check with the Division of Land Resources.

Mining

Mining activities provide many needed products and commodities. However, these mining activities can have significant effects on nearby land and water resources. For this reason, federal legislators adopted the *Mining Act* in 1971. These regulations require mining operations to meet specific

standards for erosion control, buffering, visual screening and other conditions to protect adjacent resources and properties. NC DENR, Division of Land Resources, and the NC Department of Labor, Mine and Quarry Bureau, administer regulations from the Mining Act for the State. The purpose of this agency is to provide opportunities for mining while ensuring the environmental and scenic integrity of the lands and waters of our state.

Radiation

The purpose of NC DENR, Division of Radiation Protection, is to: 1) reduce radiation exposure to citizens, 2) reduce radiation contamination to the environment, and 3) protect the public from radiation risks. It accomplishes this goal by providing consultative, regulatory, licensing, inspection and enforcement services. It also monitors environmental radiation, responds to radiation accidents and regulates practices for disposal of low-level radioactive waste.

Activities and elements that are commonly associated with radiation protection include: X-ray, mammography, tanning (and other non-ionizing radiation), nuclear facilities, environmental radiation surveillance, radon and radioactive materials.

Hazardous Wastes

Under regulations from the Resource Conservation and Recovery Act, NC DENR, Division of Waste Management, regulates the management of hazardous wastes, underground petroleum storage tanks and the cleanup of chemically contaminated sites. This agency also provides technical assistance to businesses, industries, local governments and citizens in creating waste management plans, brownfield redevelopment and contamination mitigation. Please contact the NC DENR, Division of Waste Management, for more information regarding hazardous wastes, waste management plans, brownfield redevelopments and/or contamination mitigation.

Appendix A.

Agency Responsibility for Environmental Permits and/or Environmental Review

Note: Table 2 only addresses uses that may have a specific environmental impact. This table in no way supercedes the requirements of the UDO regarding land use, zoning and/or other specific requirements or the *North Carolina State Building Code* regarding necessary building permits.

Table 2. Agency Responsible for Environmental Permits and/or Environmental Review

Activity or Land Use	Agency																	
	City-County Inspections Div.	City-County Planning Board	City-County Utilities Dept.	Forsyth Co. Dept. of Env. Affairs	Forsyth Co. Dept. of Env. Health	NC Dept. of Insurance	NC Dept. of Labor, Mine and Quarry	NC DENR, Div. of Env. Health	NC DENR, Div. of Land Resources	Div. NC DENR, Div. of Radiation	NC DENR, Div. of Waste Management	NC DENR, Div. of Water Quality	NC DENR, Div. of Water Resources	Town of Kernersville	US Army Corp of Engineers	US EPA, Spill Prevention/Control	Village of Clemmons	W-S or Forsyth Co. Fire Dept.
Aerial transmissions and communication towers	X	X										X			X			
Agricultural activities												X			X			
Animal waste operations												X						
Bank stabilization (levees, groins, rip-rap, etc.)	X								X			X			X			
Boat ramps												X			X			
Borrow sites	X	X							X									
Bridges, culverts, or other stream crossings	X								X			X			X			
Channel modifications	X								X			X			X			
Commercial developments	X								X						X			
Concrete batch plants	X	X		X														
Dams, dikes, obstructions, alterations to waters	X								X			X	X		X			
Dirt storage/stockpiling (also see Mining)	X								X									
Discharges of stormwater, wastewater, etc.			X									X			X			
Dredging	X								X			X			X			
Dry cleaning	X	X		X														
Emergency generators				X														
Erosion control	X								X			X						
Farm buildings in farmed wetland areas	X											X			X			
Floodway and/or floodway fringe developments	X											X			X			
Fuel burning emissions (i.e., industrial stacks, vents, etc.)	X			X														
Hazardous or toxic waste	X										X	X			X			
Hydro-power												X			X			
Incineration	X			X							X							
Innovative/experimental subsurface systems					X			X										
Institutional developments	X	X		X					X			X			X			
Lake & reservoir maintenance, repair or construction									X			X	X		X			
Landfills, land clearing and inert debris	X	X		X					X		X							
Maintenance of existing flood controls	X											X			X			
Mining activities (surface or subsurface)							X		X			X						
Multifamily housing	X	X										X			X			

Table 2. (Continued)

Activity or Land Use	Agency																	
	City-County Inspections Div.	City-County Planning Board	City-County Utilities Dept.	Forsyth Co. Dept. of Env. Affairs	Forsyth Co. Dept. of Env. Health	NC Dept. of Insurance	NC Dept. of Labor, Mine, and Quarry	NC DENR, Div. of Env. Health	NC DENR, Div. of Land Resources	Div. NC DENR, Div. of Radiation	NC DENR, Div. of Waste Management	NC DENR, Div. of Water Quality	NC DENR, Div. of Water Resources	Town of Kernersville	US Army Corp of Engineers	US EPA, Spill Prevention/Control	Village of Clemmons	W-S or Forsyth Co. Fire Dept.
Oil and gas structures (above ground)	X	X										X			X	X		
Oil and gas structures (below ground)	X	X									X	X			X	X		X
Outfall structures and maintenance			X									X			X			
Peak shaving generators				X														
Piers, docks and boathouses	X	X										X			X			
Radioactive materials										X								
Recreational structures	X	X										X			X			
Recycled asphalt products				X														
Reshaping of existing draingage ditches	X											X			X			
Residential developments	X	X							X			X			X			
Return water from upland disposal areas												X			X			
Riparian restoration or creation	X	X							X			X			X			
Sand, gravel, or stone crushing	X	X		X														
Septic application, management, or treatment					X							X						
Sewers, pump stations, or force mains			X															
Single-family housing	X	X										X			X			
Soil remediation for contaminated soils	X										X	X						
Storage tanks (above ground)	X					X						X				X		X
Storage tanks (below ground)	X										X					X		
Stormwater management facilities	X	X													X		X	
Stormwater runoff into sensitive waters												X						
Stream and wetland restoration activities	X								X			X			X			
Survey activities in wetlands												X			X			
Tanning, X-ray and radiation facilities	X	X								X								
Temporary construction, access or de-watering	X								X			X			X			
Utility facilities	X	X	X						X									
Wastewater collection, treatment, application, etc.			X		X							X						
Watershed developments	X	X																
Well construction, monitoring, recovery, etc.					X			X				X						
Wetlands												X			X			

Appendix B.
Agency Contact Information

Table 3: Agency Contact Information

Agency Name	Address	Phone #	Fax #	Website Address
City-County Utilities Commission (CCUC)	PO Box 2511, Winston-Salem NC 27102	(336) 727-2355	(336) 727-8448	www.cityofws.org/utilities
City-County Inspections Department	PO Box 2511, Winston-Salem NC 27102	(336) 727-2494	(336) 727-2792	www.cityofws.org/inspections
City-County Planning Board (CCPB)	PO Box 2511, Winston-Salem NC 27102	(336) 727-2087	(336) 748-3163	www.cityofws.org/planning
City of Winston-Salem Fire Department	PO Box 2511, Winston-Salem NC 27102	(336) 773-7900	(336) 773-7974	www.cityofws.org/fire
City of Winston-Salem Department of Transportation (WSDOT)	PO Box 2511, Winston-Salem NC 27102	(336) 727-2707	(336) 748-3370	www.cityofws.org/DOT
Federal Emergency Management Agency (FEMA), Region IV	3003 Chamblee-Tucker Rd, Atlanta GA 30341	(770) 220-5200	-	www.fema.gov
North Carolina Department of Environment and Natural Resources (NC DENR), Winston-Salem Regional Office	585 Waightown Street, Winston-Salem NC 27107	(336) 771-4600	(336) 771-4631	www.enr.state.nc.us
NC DENR, Division of Air Quality	1641 Mail Service Center, Raleigh NC 27699	(919) 733-3340	-	http://daq.state.nc.us
NC DENR, Division of Environmental Health	1630 Mail Service Center, Raleigh NC 27699	(919) 733-2870	-	www.deh.enr.state.nc.us
NC DENR, Division of Forest Resources	1616 Mail Service Center, Raleigh NC 27699	(919) 733-2162	(919) 715-4350	www.dfr.state.nc.us
NC DENR, Division of Land Resources	1612 Mail Service Center, Raleigh NC 27699	(919) 733-4574	-	www.dlr.enr.state.nc.us
NC DENR, Division of Radiation Protection	1645 Mail Service Center, Raleigh NC 27699	(919) 571-4141	(919) 571-4148	www.drp.enr.state.nc.us
NC DENR, Division of Soil and Water Conservation	1614 Mail Service Center, Raleigh NC 27699	(919) 733-2302	(919) 715-3559	www.enr.state.nc.us/DSWC
NC DENR, Division of Waste Management	1646 Mail Service Center, Raleigh NC 27699	(919) 733-4996	-	http://wastenot.enr.state.nc.us

Table 3: (continued)

NC DENR, Division of Water Quality	1617 Mail Service Center, Raleigh NC 27699	(919) 733-7015	(919) 733-2496	http://h2o.enr.state.nc.us
NC DENR, Division of Water Resources	1611 Mail Service Center, Raleigh NC 27699	(919) 733-4064	(919) 733-3558	www.ncwater.org
North Carolina Department of Insurance	PO Box 26387, Raleigh NC 27611	1-800-546-5664	-	www.ncdoi.com
North Carolina Department of Labor, Mine and Quarry Bureau	1101 Mail Service Center, Raleigh NC 27699	1-800-NC-LABOR	-	www.nclabor.com/services_mq.htm#mq
North Carolina Department of Transportation, Division 9 Offices	2125 Cloverdale Ave., Winston-Salem NC 27103	(336) 631-1340	(336) 761-2347	www.ncdot.org
United States Environmental Protection Agency (US EPA)	1200 Pennsylvania Ave. NW Washington DC 20460	(202) 272-0167	-	www.epa.gov
United States Army Corps of Engineers, Raleigh Regulatory Field Office	6508 Falls of the Neuse Road, Suite 120 Raleigh NC 27615	(919) 876-8441	(919) 876-5823	www.spa.usace.army.mil
Town of Bethania	PO Box 259, Bethania NC 27010	(336) 922-4744	-	-
Town of Kernersville	PO Drawer 728, Kernersville NC 27285	(336) 996-3121	(336) 996-4822	www.townofkernersville.com
Town of Lewisville	PO Box 547, Lewisville NC 27023	(336) 945-5558	(336) 945-5531	www.lewisville.net
Town of Rural Hall	PO Box 549, Rural Hall NC 27045	(336) 969-6856	(336) 969-9081	www.ruralhall.gov/office.com
Town of Walkertown	PO Box 39, Walkertown NC 27051	(336) 595-4212	(336) 595-6183	www.townofwalkertown.bravehost.com
Village of Clemmons	PO Box 170, Clemmons NC 27012	(336) 766-7511	(336) 766-7536	www.clemmons.org
Village of Tobaccoville	PO Box 332, Tobaccoville NC 27050	(336) 983-0029	(336) 983-4334	www.tobaccovillenc.org

Appendix C.

General Watershed Regulations and Watershed Map

Table 4. General Watershed Regulations

Watershed Areas	Governing Jurisdiction	Watershed Subareas	Watershed Permits	Prohibited Uses	Development Options: <i>(Note: Zoning regulations or minimum lot sizes for septic tanks may exceed requirements)</i>	Stream Buffers	Exemptions	Miscellaneous
<p>WS-III: - Salem Lake</p>	<p>Forsyth County and Winston-Salem</p>	<p>1) Reservoir Protection Area: Land within approximately 1 mile of the normal pool elevation of Salem Lake (See map for boundaries). 2) Balance of Watershed: Land outside the Reservoir Protection area.</p>	<ul style="list-style-type: none"> ● Watershed Protection Permit ● Watershed Protection Occupancy Permit ● Stormwater Quality Management Permit (For projects using stormwater controls) 	<p>See Table 3.1 in Chapter C of the UDO (Primarily hazardous materials, mining, and manufacturing).</p>	<p>1. Reservoir Protection Area: Single family and manufactured home lots shall be at least 40,000 sf.; PRDs shall not exceed average density of 1 unit/40,000 sf <i>or</i> 12% built upon area for multifamily, nonresidential, and redevelopment shall not exceed 12%.</p> <p>2. Balance of Watershed: Single family and manufactured home lots shall be at least 20,000 sf; PRDs shall not exceed average density of 2 units/40,000 sf <i>or</i> 24% built upon area; Built upon area for multifamily, nonresidential, and redevelopment shall not exceed 24%.</p> <p>3. Stormwater Quality Option: Built upon area for residential, nonresidential, and redevelopment shall not exceed 30%. Stormwater management controls and special permit are required.</p> <p>4. Special Intense Development Allocation (SIDA): Elected body may approve SIDA grants outside the ½ mile critical area that allow developers to extend built up on areas up to 70% of the site, provided they meet specific criteria. Stormwater management controls and special application are required.</p>	<p>Width: 100' from stream edge or outer edge of FEMA floodplain, which ever is greater</p>	<ul style="list-style-type: none"> ● Agric. Activities ● Vested Rights ● Exist. Resid. Lots ● Forestry Activities 	<ul style="list-style-type: none"> ● Built upon area calculation based on entire site, not just vacant land. ● Section 3-6.2 outlines stormwater control standards for wet detention ponds & other approved systems. ● Land within approximately 500' of the normal pool elevation is a Lake Buffer Area.
<p>WS-IV: - Yadkin River</p>	<p>Clemmons</p>	<p>None</p>	<ul style="list-style-type: none"> ● Watershed Protection Permit ● Watershed Protection Occupancy Permit ● Stormwater Quality Management Permit (For SIDA projects using stormwater controls) 	<p>No special prohibited uses— follow Permitted Use Table (Table 2.6 in Chapter B of the UDO)</p>	<p>1. General Development – w/o Curb/Gutter: Single family lots shall not exceed an average density of 3 units/acre; all other built upon areas for residential and nonresidential development shall not exceed 36%.</p> <p>General Development – w/ Curb/Gutter: Single family lots shall not exceed an average density of 2 units/acre; all other built upon areas for residential and nonresidential development shall not exceed 24%.</p> <p>2. Special Intense Development Allocation (SIDA): Elected body may approve SIDA grants for nonresidential developments outside the ½ mile critical area that allow developers to extend built upon areas up to 70% of the site, provided they meet specific criteria. Stormwater management controls are required for major projects (>200,000 sf of built upon area). Special application required.</p>	<p>Width: 30' from stream edge (100' in SIDA projects)</p>	<ul style="list-style-type: none"> ● Existing Development ● Existing single family residential lots ● Developments that do not require a sedimentation and erosion control plan under: (1) State law for lots of one acre or less existing as of September 11, 2000 <i>or</i> (2) UDO requirements for erosion control in Chapter C, Article VII for all other lots. 	<ul style="list-style-type: none"> ● Density and built upon area calculations based on total acreage less existing development.

Table 4. (continued)

Watershed Areas	Governing Jurisdiction	Watershed Subareas	Watershed Permits	Prohibited Uses	Development Options: <i>(Note: Zoning regulations or minimum lot sizes for septic tanks may exceed requirements.)</i>	Stream Buffers	Exemptions	Miscellaneous
<p>WS-III: - Abbots Creek - Lake Brandt</p> <p>WS-IV: - Dan River - Madison Intake - Oak Hollow/ Randleman Lake - Yadkin River</p>	<p>Forsyth County and Lewisville</p>	<p>1) Reservoir Protection Area: Land within approximately 1/2 mile of normal pool elevations (Only in Yadkin River Watershed — see map for boundaries). 2) Balance of Watershed: Land outside Reservoir Protection Areas.</p>	<p>● Watershed Protection Permit ● Watershed Protection ● Occupancy Permit ● Stormwater Quality Management Permit (For SIDA projects using stormwater controls)</p>	<p>Reservoir Protection Area: New landfills and new sites for sludge residuals or petroleum contaminated soils Balance of Watershed: New discharging landfills</p>	<p>WS-III 1. Balance of Watershed: Residential lots shall be at least 20,000 sf <u>or</u> not exceed an average density of 2 units/40,000 sf <u>or</u> not exceed 24% built upon area; Nonresidential built upon area shall not exceed 24%. 2. Special Intense Development Allocation (SIDA): Elected body may approve SIDA grants for <i>non-single family developments</i> outside 1/2 mile critical areas that allow developers to extend built upon areas up to 70% of the site, provided they meet specific criteria. Stormwater management controls and special application are required. WS-IV 1. Reservoir Protection Area: Residential lots shall be at least 20,000 sf <u>or</u> not exceed an average density of 2 units/40,000 sf <u>or</u> not exceed 24% built upon area; Nonresidential built upon area shall not exceed 24%. 2. Balance of Watershed – Without Curb/Gutter: Residential lots shall be at least 13,500 sf <u>or</u> not exceed an average density of 3 units/40,000 sf <u>or</u> not exceed 36% built upon area; Nonresidential built upon area shall not exceed 36%. Balance of Watershed – With Curb/Gutter: Residential lots shall be at least 20,000 sf <u>or</u> not exceed an average density of 2 units/40,000 sf <u>or</u> not exceed 24% built upon area; Nonresidential built upon area shall not exceed 24%. 3. Special Intense Development Allocation (SIDA): Elected body may approve SIDA grants for <i>non-single family developments in Forsyth County and any development in Lewisville</i> outside 1/2 mile critical areas that allow developers to extend built upon areas up to 70% of the site, provided they meet specific criteria. Special application required. Forsyth County requires stormwater management controls for major projects (>200,000 sf of built upon area).</p>	<p>Width: <i>Forsyth County</i> - 30' from stream edge (100' in SIDA projects) <i>Lewisville</i> – 30' from stream edge <i>Oak Hollow/Randleman Lake</i> – minimum 50' riparian area on all sides of surface waters (See Section 4-7.3 for details).</p>	<p>● Agricultural Activities ● Existing Development ● Existing Residential Lots ● Forestry Activities ● In WS-IV areas: developments where the UDO does not require an erosion control plan.</p>	<p>● Density and built upon area calculations based on total acreage less existing development. ● Minor subdivisions (except those with summary approval) must use minimum lot size requirements; ● Other residential developments can use built upon area, minimum lot size, or average density.</p>
<p>Kernersville WS-III: Lake Brandt Abbots Creek WS-IV: Kernersville Lake</p>	<p>Kernersville</p>	<p>(Note: Please refer petitioner to Kernersville Planning Dept. — 996-3121)</p>	<p>(Note: Please refer petitioner to Kernersville Planning Dept. — 996-3121)</p>	<p>(Note: Please refer petitioner to Kernersville Planning Dept. — 996-3121)</p>	<p>(Note: Please refer petitioner to Kernersville Planning Dept. — 996-3121)</p>	<p>(Note: Please refer petitioner to Kernersville Planning Dept. — 996-3121)</p>	<p>(Note: Please refer petitioner to Kernersville Planning Dept. — 996-3121)</p>	<p>(Note: Please refer petitioner to Kernersville Planning Dept.)</p>

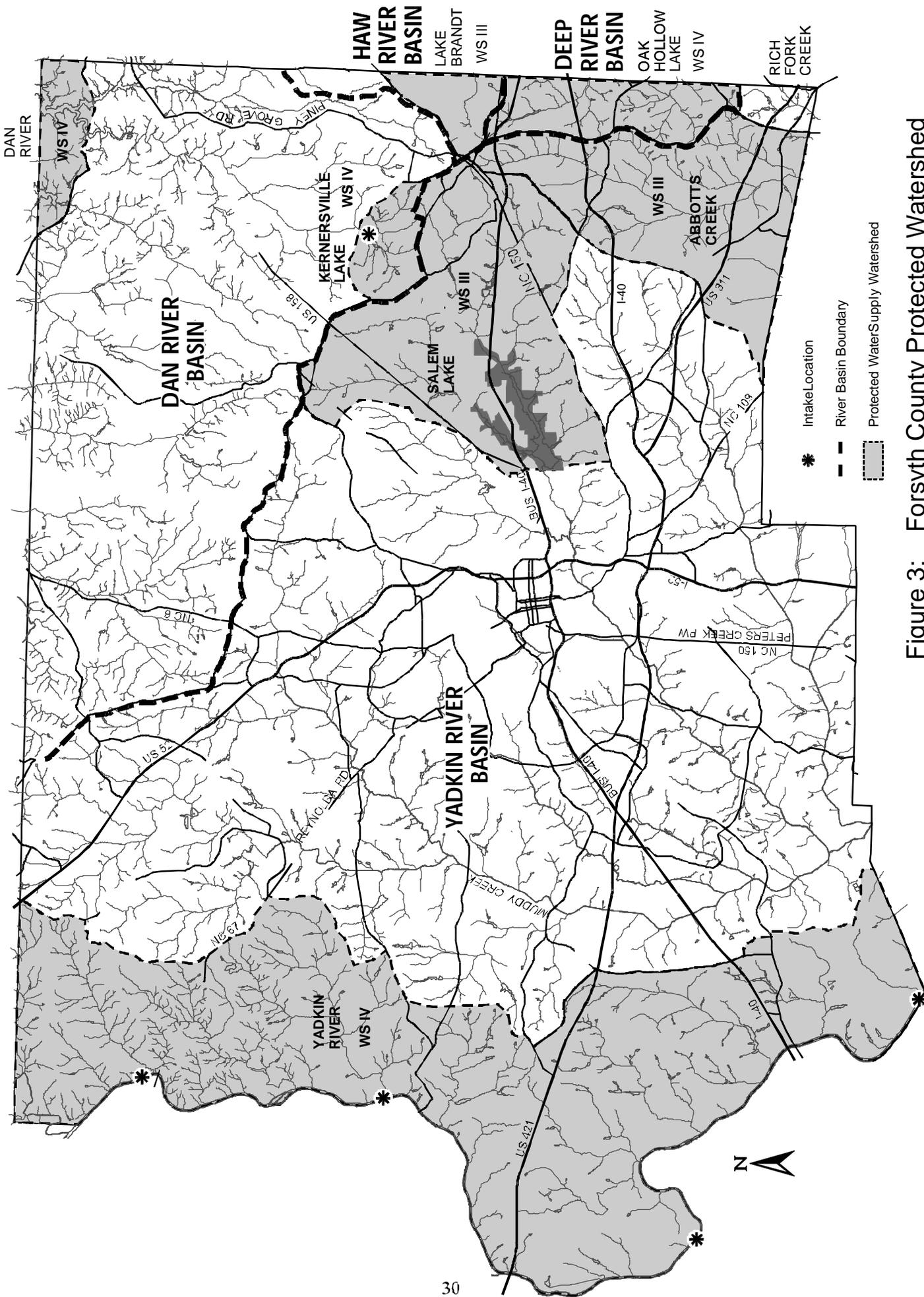


Figure 3: Forsyth County Protected Watershed

Appendix D.
General Floodway and Floodplain Regulations

Table 5. General Floodway/Floodplain Regulations

Floodplain Area	Prohibited Uses	Permitted Uses	General Standards	Specific Standards
<p><i>The floodplain is any land area susceptible to being inundated by water from a flood (the 100-year flood for UDO purposes). Both the floodway and floodway fringe are located within the floodplain.</i></p> <p>Floodway Within the floodplains are special areas called floodways, which are channels of streams or other watercourses and the adjacent land areas needed to carry the flood (100-year) without significant increases in water velocities or flood water elevations. Since the floodway is an extremely dangerous area due to high water velocities, debris transportation and excessive erosion, development within these floodway areas shall only be allowed in conformance with the generalized information contained in this chart and the specific information contained in the UDO.</p>	<ul style="list-style-type: none"> No hazardous materials; All uses not explicitly permitted in the applicable underlying zoning district AND permitted in the floodway (see next column). 	<p>NOTE: The uses listed below are permitted within the floodway if:</p> <ol style="list-style-type: none"> The use is permitted in the applicable underlying zoning district; and The use does not employ structures or fill except as specified within the list. <p>Uses</p> <ul style="list-style-type: none"> General farming, pasture, outdoor plant nurseries, horticulture, forestry, wildlife sanctuary, game farm, and other similar uses; Unpaved ground level parking (cars parked no more than 18 hours a day) and loading areas, helistops, and other similar industrial and commercial uses; Golf courses, driving ranges, tennis courts, archery ranges, picnic areas, parks, swimming pools, hiking/horseback riding trails, greenways, open space, and other similar public/private recreational uses; Lawns, gardens, play areas, and other similar uses; Temporary facilities, such as displays, circuses, carnivals, or other similar transient amusement enterprises; Boat docks, ramps, piers, or other similar structures; Dams and impoundments; Streets, bridges, utility lines, storm drainage facilities, sewage or water treatment facilities, water supply facilities, and other similar public or private utility uses, subject to a maximum 2 foot flood water rise for a combination of all the uses; and Grading, but not fill. 	<p>Non-Applicable</p>	<ul style="list-style-type: none"> Reconstruction or replacement of any structure that was in the floodway prior to 1/5/84 (Clemmons/Lewisville) or 10/28/98 (Forsyth County/Winston-Salem) or was legally constructed but is now shown as being within the floodway on the 10/28/98 floodway maps (Clemmons and Lewisville) shall be limited to the structures original size, shall be elevated at least 1' above the base flood elevation (BFE) and flood-protected per Section 2-3.1(B) of the UDO; A certification with supporting technical data from a registered professional engineer shall be provided demonstrating that the floodway encroachment(s) do not result in any increase in flood levels during the base flood. Proposed bridges, culverts or other channeling devices located within the floodway must: <ul style="list-style-type: none"> ⇒ Be accompanied by a written certification from a licensed engineer stating that the device can pass the 100-year flood; ⇒ Be accompanied from a statement of approval from the Director of Public Works or NCDOT, whichever is applicable.
<p>Floodway Fringe Floodway fringe is the area of the floodplain not needed for the passage of the flood (100-year) but which is subject to flooding. Such areas are still considered dangerous and development should only be allowed in conformance to the stringent standards contained in this chart and the specific information contained in the UDO.</p>	<ul style="list-style-type: none"> No open or underground storage of hazardous materials; No storage of materials subject to floating unless placed on approved fill at least 1' above the elevation of the nearest edge of floodway fringe; All uses not explicitly permitted in the applicable underlying zoning district AND permitted in the floodway fringe (see next column). 	<p>BELOW THE FLOOD PROTECTION ELEVATION: The uses listed below are permitted below the base flood elevation within the floodway fringe if the use is permitted in the applicable underlying zoning district.</p> <p>Uses:</p> <ul style="list-style-type: none"> General farming, pasture, outdoor plant nurseries, horticulture, forestry, wildlife sanctuary, game farm, and other similar uses; Unpaved ground level parking (cars parked no more than 18 hours a day) and loading areas, helistops, and other similar industrial and commercial uses; Golf courses, driving ranges, tennis courts, archery ranges, picnic areas, parks, swimming pools, hiking/horseback riding trails, greenways, open space, and other similar public/private recreational uses; Lawns, gardens, play areas, and other similar uses; Temporary facilities, such as displays, circuses, carnivals, or other similar transient amusement enterprises; Boat docks, ramps, piers, or other similar structures; Dams and impoundments; 	<ul style="list-style-type: none"> All new construction or substantial improvements shall be: <ul style="list-style-type: none"> ⇒ Anchored to prevent flotation, collapse or lateral movement; ⇒ Constructed with materials and utility equipment resistant to flood damage; and ⇒ Constructed by methods and practices that minimize flood damage; All electrical, heating, ventilation, plumbing, and air conditioning equipment and other such facilities/equipment must be designed or located so as to prevent water from entering or accumulating during periods of flooding; All new or replacement water supply systems must be 	<p>RESIDENTIAL CONSTRUCTION:</p> <ul style="list-style-type: none"> New construction or any substantial improvement must have the lowest floor (including basement) elevated no lower than 1 foot above the base flood elevation; If solid foundation perimeter walls are used, openings sufficient to allow the unimpeded movement of water must be provided. <p>NONRESIDENTIAL CONSTRUCTION:</p> <ul style="list-style-type: none"> New construction or any substantial improvement must have the lowest floor (including basement) elevated no lower than 1 foot above the base flood elevation; Structures located in "A zones" or "floodway fringe areas" may be flood-proofed in lieu of elevation if: <ul style="list-style-type: none"> ⇒ All of the structure below the required elevation is watertight; ⇒ All walls are impermeable to the

Table 5. (Continued)

Floodplain Area	Prohibited Uses	Permitted Uses	General Standards	Specific Standards
<p>Floodway Fringe (continued)</p>	<p>See list on previous page(s)</p>	<ul style="list-style-type: none"> Streets, bridges, utility lines, storm drainage facilities, sewage or water treatment facilities, water supply facilities, and other similar public or private utility uses, subject to a maximum 2 foot flood water rise for a combination of all the uses; and Grading, but not fill. <p>ABOVE THE FLOOD PROTECTION ELEVATION: Any use, or any building containing a use, permitted in the Permitted Use Table (Table 2.6 in the UDO) for the applicable underlying zoning district may be placed in the floodway fringe area and buildings already located in the floodway fringe area may undergo substantial improvements. The two (2) scenarios above are only permitted provided that:</p> <ol style="list-style-type: none"> The specific standards in the columns to the right are met; and The construction/improvement meets the following conditions: <p>Conditions/Use Restrictions:</p> <ul style="list-style-type: none"> The proposed encroachment may not exceed 50% of the floodway fringe area on the zoning lot where it is located, as measured from the outer edge; The proposed encroachment may not extend toward the stream channel more than 1/2 the distance between the outer edge of the floodway fringe and outer edge of the floodway at any point, unless a certified engineering study demonstrates that the encroachment will not cause the flood elevation to rise by more than a 1/2 foot; Buildings can only be placed on approved fill (that complies with the encroachment information above) that is at least 1' above the elevation of the nearest outer boundary of the floodway fringe; The fill shall extend at least 15' beyond any building constructed on it, must be compacted and must have permanent ground cover; Any building placed on columns or other approved method of elevation shall have the lowest floor at least 1' above the 100-year flood elevation; All nonresidential structures that are not elevated shall be flood-protected per the requirements of the UDO; 	<p>designed to minimize/eliminate the infiltration of floodwaters;</p> <ul style="list-style-type: none"> All new or replacement sanitary sewer systems must be designed to minimize infiltration of floodwaters into the system and eliminate discharges out of the system into the floodwaters; All on-site waste disposal systems shall be located and constructed to avoid impairment or contamination from them during flooding; Manufactured homes shall be anchored to prevent flotation, collapse or lateral movement and must be elevated at least 1 foot above the base flood elevation. This anchoring is in addition to all applicable state building code requirements for wind; All of the regulations listed above are also applicable to alterations, repairs, improvements or reconstruction to structure that are currently in compliance with the floodway and floodway fringe regulations. 	<p>passage of water;</p> <p>All walls use structural components that resist hydrostatic and hydrodynamic loads and the effects of buoyancy; and</p> <p>Compliance with all of the standards listed above shall be certified by a registered professional engineer or architect.</p> <p>⇒</p> <p>⇒</p> <p>ELEVATED BUILDINGS:</p> <ul style="list-style-type: none"> Any fully enclosed area below the base flood elevation may not be used for finished living/usable space, may not be partitioned or finished into separate rooms and may not be used for parking or storage; Any fully enclosed space below the base flood elevation must allow for the entry/exit of floodwaters in order to automatically equalize hydrostatic flood forces on exterior walls. This can be accomplished by meeting the following requirements: <ul style="list-style-type: none"> ⇒ Provide at least 2 openings having a total net area of not less than 1 square inch for every square foot of enclosed area below the base flood elevation; ⇒ The bottom of the openings shall be no higher than 1 foot above grade; and ⇒ The openings should be equipped with screens, louvers, etc., that permit the automatic flow of floodwaters in both directions; All utility connections are prohibited below the base flood elevation in the enclosed area. <p>UNDERGROUND USES:</p> <ul style="list-style-type: none"> No subsurface installations, such as fall-out shelters, basements, swimming pools, grave sites or sewage outfalls shall be permitted unless they are floodproofed, installed in a manner to prevent flotation and meet all other requirements of the UDO.

Table 5. (Continued)

Floodplain Area	Prohibited Uses	Permitted Uses	General Standards	Specific Standards
Floodway Fringe (continued)	See list on previous page(s)	<ul style="list-style-type: none"> • New and replacement utilities placed in the floodway fringe must be located to avoid impairment, damage, contamination and infiltration during flooding; • Only buildings and structures anchored to permanent foundations are permitted in the floodway fringe area; • Materials that are subject to floating may NOT be stored in floodway fringe areas unless placed on approved fill at least 1' above the elevation of the nearest edge of the floodway fringe; • Hazardous substances shall only be stored within completely enclosed structures that comply with the other provisions of this section; • Hazardous materials may NOT be stored in the open or underground within the floodway fringe. 	See list on previous page(s)	See list on previous page(s)

Appendix E.
Erosion Control Plan Checklist



Erosion Control Plan Checklist

Project Location Map

- Roads and streets
- Adjoining lakes, streams, and drainage ways
- North arrow
- Scale
- Highlighted project area

Erosion Control Plan

A. General Site Features

- Property lines and easements
- Existing and proposed contours
- Limits and acreage of disturbed area
- Planned and existing roads and buildings
- (location and elevations)
- Street profiles
- Wetland limits
- Lakes, streams, ponds, drainage ways, dams, springs
- Rock outcroppings
- Land use of surrounding properties
- Borrow and/or waste areas
- Stockpiled topsoil or subsoil
- Scale, north arrow, legend

B. Site Drainage Features

- Acreage of site and sub-areas
- Soils information (type, special characteristics)
- Planned and existing drainage patterns (include off-site areas which drain through site)

- Culverts and sewers (design calculations, construction details, location, size)
- Energy dissipaters (design calculations, construction details)
- Culverts and storm sewer outlets (rip-rap aprons w/dimensions and stone size)
- Existing and planned channels (design calculations, cross-sections, stabilization methods)

C. Erosion Control Measures

- Temporary and permanent measures (design calculations, construction details, location)
- Maintenance requirements
- Person responsible for maintenance

D. Vegetative Stabilization

- Areas and acreage to be stabilized
- Specifications for temporary and permanent vegetation
- Planned vegetation with details of plants, seed, mulch, fertilizer
- Method of soil preparation

Note:

Ground cover should be established on exposed slopes within 15 working days following completion of any phase of grading.

E. Other Information

- Construction sequence of erosion control devices (prior to land-disturbing activities and removal of structures after permanent stabilization)

Appendix F.

Various Checklist, Applications, Forms and Brochures

Residential Zoning Districts

YR-Yadkin River Conservation District

The YR District is intended primarily to protect the community's main water supply, preserve the historic features of this area, and preserve the natural beauty of a continuous conservation corridor along the Yadkin River. There is a minimum three (3) acre lot size in this zoning district. This district is intended for application in Growth Management Area (GMA) 5.

AG-Agricultural District

The AG District is primarily intended to accommodate uses of an agricultural nature. The district also is intended to accommodate scattered non-farm residences on large tracts of land, but is not intended for residential subdivisions with small lots. The minimum lot size in this district is 40,000 square feet (0.92 acre). This district is intended for application in GMAs 4 and 5.

RS-40-Residential Single Family

The RS-40 District is primarily intended to accommodate single family detached dwellings on large lots in areas without access to public water or sewer services. The minimum lot size in this district is 40,000 square feet (0.92 acre). This district is intended for application in GMAs 4 and 5. This district may also be applicable to older, larger lot development in GMAs 2 and 3 developed prior to the effective date of the UDO.

RS-30-Residential Single Family

The RS-30 District is primarily intended to accommodate single family detached dwellings in areas without access to public water and sewer. The minimum lot size in this district is 30,000 square feet (0.69 acre). This district is intended for application in GMAs 4 and 5. This district may also be applicable to older, larger lot development in GMAs 2 and 3 developed prior to the effective date of the UDO.

RS-20-Residential Single Family

The RS-20 District is primarily intended to accommodate single detached dwellings in suburban areas and also may be applicable to older, large lot developments constructed prior to the UDO. The minimum lot size in this district is 20,000 square feet (0.46 acre). This district is intended for application in GMAs 2, 3 and 4.

RS-15-Residential Single Family

The RS-15 District is primarily intended to accommodate low to moderate density single family detached dwellings in suburban and urban areas. The minimum lot size in this district is 15,000 square feet (0.34 acre). This district is intended for application in GMAs 2 and 3.

RS-12-Residential Single Family

The RS-12 District is primarily intended to accommodate moderate density single family detached dwellings in suburban and urban areas. The minimum lot size in this district is 12,000 square feet (0.28 acre). This district is intended for application in GMAs 2 and 3.

RS-9-Residential Single Family

The RS-9 District is primarily intended to accommodate relatively high density single family detached dwellings in urban areas. The minimum lot size in this district is 9,000 square feet (0.21 acre). This district is intended for application in GMAs 2 and 3 and may be suitable in activity centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

RS-7-Residential Single Family

The RS-7 District is primarily intended to accommodate high density single family detached dwellings in urban areas. The minimum lot size in this district is 7,000 square feet (0.16 acre). This district is intended for application in GMAs 2 and 3, and may be suitable in GMA 4 and in activity centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

RSQ-Residential Single Family Quadraplex

The RSQ District is primarily intended to accommodate predominantly single family areas containing a mixture of single family detached dwellings, duplexes, triplexes, and quadraplexes in urban neighborhoods and in areas with adequate infrastructure to support more intense development. The minimum lot size for single family lots in this district is 5,000 square feet (0.11 acre). This district is intended for application in GMAs 2 and 3, and may be suitable in GMA 4 and in activity centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

RM-5-Residential Multifamily

The RM-5 District is primarily intended to accommodate duplexes, twin homes, townhouses, and similar residential uses at a maximum overall density of five (5) units per acre. This district is intended for application in GMAs 2 and 3, and may be suitable in GMA 4 and in activity centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

RM-8-Residential Multifamily

The RM-8 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 intended for application in GMAs 2 and 3.

RM-12-Residential Multifamily

The RM-12 District is primarily intended to accommodate multifamily uses at a maximum overall density of twelve (12) units per acre. This district is intended for application in GMAs 1, 2, and 3.

RM-18-Residential Multifamily

The RM-18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is intended for application in GMAs 1 and 2, and may be suitable in GMA 3 and in activity centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

RM-U-Residential Multifamily

The RM-U District is primarily intended to accommodate multifamily uses at unrestricted densities. This district is intended for application in GMAs 1 and 2, and may be suitable in GMA 3 and in activity centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

MH-Manufactured Housing Development

The MH District is primarily intended to accommodate manufactured housing on individual lots or in manufactured housing developments with a maximum overall density of five (5) units per acre. This district is intended for application in GMA 3 where public facilities, including public water and sewer, public roads, parks and other governmental support services are available.

Non-Residential Zoning Districts

NO-Neighborhood Office

The NO District is primarily intended to accommodate very low intensity office uses within converted single family detached units. The district is intended to be located on the periphery of established residential areas, along major and minor thoroughfares. The district is established to provide convenient locations for offices, the size and operating characteristics of which require limited parking and generate little traffic. Standards are designed so that this district may serve as a transitional land use between residential districts and commercial districts. This district is intended for application in Growth Management Areas (GMAs) 2, 3, and 4.

LO-Limited Office

The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. 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 this district may serve as a transition between residential districts and commercial districts. This district is intended for application in GMAs 2 and 3.

CPO-Corporate Park Office

The CPO District is primarily intended to accommodate office, and research and development uses in a planned, campus-like setting compatible with adjacent residential uses. Auxiliary assembly and warehousing activities may be permitted as part of a total project. The district may contain limited commercial uses within employment centers. This district is intended for large sites with direct access to thoroughfares which provide locations for major development in GMAs 1, 2, 3 and 4, and activity centers.

GO-General Office

The GO District is primarily intended to accommodate high intensity office uses and supporting services. The district is established to provide locations for employment within GMAs 1 and 2, activity centers, and GMA 3 locations with access to thoroughfares.

NB-Neighborhood Business

The NB District is primarily intended to accommodate very low intensity office, retail, and personal service uses close to or within residential areas. The district is established to provide convenient locations for businesses which serve the everyday household needs of nearby residents without disrupting the character of the neighborhood. The district is not intended to accommodate retail uses which attract customers from outside the neighborhood or which primarily cater to motorists. This district is intended for application in GMAs 2, 3, 4 and 5.

PB-Pedestrian Business

The PB District is primarily intended to accommodate office, retail, service, institutional, and high density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of municipalities in the County. The district is intended for application in GMAs 2 and 3.

LB-Limited Business

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 collector streets or thoroughfares 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.

NSB-Neighborhood Shopping Center Business

The NSB District is intended to provide for the development of integrated, self-contained shopping and service centers designed to meet the daily retail and service needs of residents in the surrounding area. The district is designed to be compatible with adjacent residential areas by limited uses and access drives, and by providing substantial setbacks and landscape buffers. The district is intended for application on sites with good road access in GMAs 1, 2 and 3, and activity centers. Development in GMA 4 should be considered only where there is a demonstrated need for retail and service uses. The establishment of a neighborhood shopping center does not establish justification for future commercial zoning in the area.

HB-Highway Business

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. 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 2, 3 and 4.

GB-General Business

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. 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 large 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 activity centers.

CB-Central Business

The CB District is intended for application in Growth Management Area 1, the central core of the City of Winston-Salem and the Town of Kernersville. The district is intended to encourage high intensity, compact urban development. The district is intended to accommodate a wide range of uses, including office, retail, service, and institutional developments in a pedestrian-oriented setting. The district also accommodates high density residential development. These uses may be mixed on the same tract and/or within the same structure.

LI-Limited Industrial

The LI District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial and service activities which have little or no adverse effect upon adjoining properties. The district is established to provide locations for industrial development in GMAs 1, 2, 3 and 4, and activity centers.

CPI-Corporate Park Industrial

The CPI District is intended to accommodate a wide range of assembling, fabricating, and light manufacturing activities, and such ancillary industrial activities as warehousing and distribution. Commercial uses also are permitted accessory to industrial development. The district is established to provide locations for industrial development which have little or no impact on adjoining properties. The district is intended for application in GMAs 2, 3, and 4, activity centers, and other large sites with direct access to thoroughfares, which are included in the inventory of prime industrial sites referenced in the *Legacy Development Guide*.

GI-General Industrial

The GI District is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of designating appropriate locations and establishing development regulations for uses which may have significant environmental impacts or which require special measures to ensure compatibility with adjoining properties. The district is established to provide locations for major developments in GMAs 1, 2 and 3.

CI-Central Industrial

The CI District is intended to accommodate assembly, fabrication, and manufacturing activities within Growth Management Areas 1 and 2 and the central areas of the City of Winston-Salem and Town of Kernersville. These uses provide a significant non-office employment base, as well as meeting certain needs in the community for industrial type goods.

IP-Institutional and Public

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

C-Campus

The C District is intended to accommodate medium to large-sized public, semi-public, and institutional uses which have a major land use impact or traffic generation potential upon surrounding uses. The district is intended to accommodate larger, more intensive public and institutional uses which have extensive service areas and are centrally located.

MU-S-Mixed Use

The MU-S District is intended to accommodate and positively integrate a balanced mixture of residential, commercial, and in some cases, light industrial uses within the district and the surrounding areas. At least three distinctly different land use components are expected with any MU-S proposal. Building mass, rhythm, scale, and transition, as well as a cohesive and connected pedestrian and vehicular network must be included in the overall design concept. This district encourages innovation by offering flexible design and layout requirements to achieve a greater choice of living and working environments. The development design should be compatible with the natural terrain and surrounding land uses, protect natural and/or historic resources, and provide useful open space. This district is only permitted through the special use district zoning process. This district is suitable in GMAs 1, 2, 3 and 4, and activity centers.

Major Subdivision Process

1. Preliminary plan submitted to Planning staff by Subdivision Deadline (*twenty-four [24] days before the Planning Board meeting - Planning staff suggests a preliminary review of the layout and site plan before formal submittal*):

Filing Requirements:

- a. Preliminary Approval Application Form (attached),
 - b. Current tax map(s) of subject site plus all surrounding properties,
 - cc. Twenty-five (25) copies of Preliminary Subdivision Plan (attached is a “Site Plan Checklist for Subdivisions” and a sample “Legend” for the site plan)
 - d. Five hundred dollars (\$500) filing fee payable to the City of Winston-Salem.
2. Planning staff has three Site Plan Review Committee meetings to check proposed subdivision against zoning ordinances, subdivision regulations, and accepted design practices.

Site Plan Review Committees:

- a. Planning staff - comprised of senior section heads,
 - b. City, County, and State Government Department Heads, and
 - c. City-County Planning Board - Three member group of Board members appointed to serve on committee.
3. Planning staff discusses any changes recommended by committees with developer and mails developer a Site Plan Review Record listing any conditions of development.
 4. If developer agrees with staff changes to the site plan, fifteen (15) new copies are submitted to the planning staff two (2) days before Planning Board hearing.
 5. If developer agrees with all site plan conditions, then subdivision is put on the Planning Board's agenda as “Consent Approval”. Developer or other representatives do not need to appear at Planning Board meeting.
 6. If developer does not agree with site plan changes or Conditions, then a full hearing on the subdivision is held by the Planning Board.

Hearing Procedures:

- a. The petitioner will be advised by planning staff that his request will be presented to the Planning Board at its next regularly scheduled meeting at the end of the public hearing portion.
- b. The request will be transmitted verbally by the planning staff to the Planning Board, who will then determine whether they would like to discuss the matter with the developer.
- c. If the Planning Board denies the petitioner the opportunity to appeal before the

- Board, then the petitioner has the option to either accept the conditions as recommended by staff, withdraw the subdivision, or have the subdivision denied.
- d. If the Planning Board does agree to hear the appeal of the subdivision petitioner, the Board may consider the appeal at that meeting or the board may continued the item to the following month.
 - e. When the appeal is considered by the Planning Board, the subdivision petitioner shall have a five (5) minute time limit to make his presentation to the Planning Board. After the five minute presentation, the Planning Board will go into a work session to discuss the matter and make a decision.
7. If subdivision is approved by the Planning Board, the developer has the right to proceed with development per the approved site plan and conditions.
 8. Developer prepares detailed engineered drawing of the public streets and submits them for approval by either the City Engineer or the NCDOT engineer, depending on which jurisdiction is involved. Developer prepares detailed engineered drawings for the public utilities and submits them to the City-County Utilities Division. Also developer prepares grading plans to be submitted to the Erosion Control Officer of the Inspections Department for the issuance of grading permits and compliance with the Erosion Control Ordinance.
 9. City Engineer, NCDOT, City-County Utilities Division, and Erosion Control Officer review construction/engineering and grading plans and requires changes in accordance with the approved Preliminary Subdivision and accepted engineering practices.
 10. City Engineer, NCDOT, City-County Utilities Division or Erosion Control Officer sign the approved construction/engineering or grading plans.
 11. Grading and construction of the public streets or public utilities may begin.
 12. Developer either completes construction of the improvements in accordance with the plans, or, using the estimate of construction costs given him by the City Engineer or NCDOT, he may submit a Performance Bond or Irrevocable Standby Letter of Credit for the satisfactory completion of the improvements.

Bonding Procedure:

- a. Developer gets estimate for improvements from either the City Engineer or the NCDOT depending on which jurisdiction is involved.
- b. If estimate is from City Engineer, it must be sent to the City Attorney's office. If estimate is from NCDOT, it must be sent to the Planning staff.
- c. Developer goes to the bank or any other lending institution to get bond or other instrument of credit:

Examples of Bonds:

- Performance Bond with corporate seal [performance conditioned within two (2) years]
 - Irrevocable Letter of Credit [in effect for a minimum of one (1) year from the time of issuance; must be automatically extended, without amendment, for one (1) year from its expiration date (or any future expiration date)]
 - Deposit of Funds in an Escrow Account
- d. If estimate from City Engineer, take bond to City Attorney (for approval as to legality).
 - e. If City Attorney approves, that office sends a letter to the City Treasury

Department with the estimate and bond to be held in security until the improvements are completed.

- f. If estimate is from NCDOT, take bond to Planning staff for approval. Planning staff sends a letter to the City Treasurer with the estimate and bond to be held in security until the improvements are completed.
 - g. Bonds will be released by the City Treasurer when the Planning staff is notified by either the City Engineer or NCDOT that the improvements are completed and are built to specified standards.
13. Developer then has engineer or surveyor prepare a Final Plat of the property. Preliminary copies (three [3] paper prints) are submitted to Planning staff for a required three (3) day review.
 14. Preliminary copies of Final Plat are reviewed by Planning staff and the City-County Engineering and Utilities Divisions.
 15. At the end of the three day review period, Planning staff contacts the developer for any changes which need to be made to the Final Plat.
 16. Once corrections are made to Final Plat, two (2) black line mylars (slick side up) are submitted to Planning staff for approval signatures by authorized Review Officers.

Checklist before Final Plats are Approved:

- NCDOT jurisdiction subdivisions must have approval signature in their title block, and a letter from the District Engineer that the improvements have been built to NCDOT standards. Bonding would override the required NCDOT letter, however the District Engineer's approval signature must be on the Final Plat.
 - County subdivisions must have a letter submitted from the Forsyth County Health Department concerning the ability of the lots to have private septic tanks. Any notations from the Health Department about lots approved or disapproved for septic tanks will appear on the Final Plat.
 - Development must meet all relevant site plan conditions before Final Plats are approved.
 - Developer must show an executed "Plat Recording Authorization and Statement of Dedication of Roads or Streets" to the Planning staff before receiving the approval signature. Said statement and any required Trustee and Holder of Lien statements must be recorded in the office of the Register of Deeds with the final plat.
17. Planning staff signs Final Plat.
 18. Final Plat and "Plat Recording Authorization and Statement of Dedication of Roads or Streets" and, if applicable, Trustee and Holder of Lien statements are recorded in the Office of the Register of Deeds
 19. Register of Deeds gives Planning staff recorded Plat Book and page numbers. Copies of the Final Plat are then sent to the Inspections Department and the Forsyth County Tax Office.
 20. Upon receipt of the Final Plat by the Inspections Department, building permits are issued for the lots.

1. **Present the deed, and the survey map of the property from which the deed was prepared,** to the City-County Planning Board staff for review as a Minor Subdivision. It may be submitted at the public counter (Zoning and Subdivision Section), Room 225 of City Hall South, 100 East First Street, in Winston-Salem. *Please note that since October 8, 1987, it has been a misdemeanor subject to a fine of One Hundred Dollars (\$100.00) per building lot to record a subdivision of property in the office of the Register of Deeds without getting the deed approved as a Minor Subdivision of land by the City-County Planning Board staff. This fine is applicable to any parties involved in the drafting of the deed as well as the parties who record an unapproved subdivision of land.*
2. By law the Planning staff has three (3) working days to review the deed. The name and phone number of the person leaving the deed to be reviewed should be left for notification purposes.
3. The proposed subdivision will be checked to ensure that it meets the requirements of the Forsyth County Subdivision Regulations and Unified Development Ordinances (UDO). If it does, a "Minor Subdivision Approval" stamp will be affixed to the deed's metes and bounds description and signed by the staff person who reviewed the deed, on behalf of the Planning Director.
4. **A fee of thirty dollars (\$30.00) is required for each deed approved.** This may be paid in cash or by check at the time it is picked up.
5. The approved deed may then be presented to the Register of Deeds for recordation or to the Inspections Division for the issuance of a building permit.
6. **The "Three-Cut Rule" Explained:** Care should be taken when drawing deeds and subdividing property to create "buildable lots" (tax lots for which building permits or special use permits for manufactured homes will be sought). *Chapter D, Section 3* of the UDO provides the guidelines and a definition for *minor subdivisions*. The main elements of the guidelines are summarized here for quick reference. For more information contact the Planning staff at 727-2548.
 - \$ A tax lot that existed on October 10, 1985, can be subdivided into no more than three (3) lots that do not front on a public road;
 - \$ The new lots must each meet UDO zoning requirements with respect to size and width at the building line, and cannot leave a remnant piece of the former lot that does not conform to these requirements;
 - \$ An access easement at least twenty-five (25) feet wide must be provided to each lot that does not have public road frontage, and this easement should be referenced in the deed;
 - \$ No new lot can block the extension of a public road; and,
 - \$ New lots that are ten (10) acres or greater in area are exempt from the "three-cut rule" but must still be reviewed and approved by staff.

Overview

Rezoning in Winston-Salem and Forsyth County involves submitting a petition, or application, to change a zoning district from one designation to another. There is a monthly deadline by which all petitions must be filed; copies of the schedule are available. Petitioners may request a *general use* rezoning or a *special use district* rezoning. The petition is filed at the public counter of the Development and Design Review Team of the City-County Planning Board, located in Room 225 on the second floor of City Hall South, 100 E. First Street, Winston-Salem, NC. The process is described below, and generally takes 45-90 days. Petitioner(s) must generally be owners, have the property under contract, or have the owners permission to rezone the property. There are, however, special provisions for rezoning property without the owner's permission.

A *general use* petition requests that a parcel be changed from one zoning district (e.g. RS-9, or Residential, Single Family with a 9,000 sf minimum lot requirement) to another district (e.g. HB, or Highway Business), without specifying the particular use for which the property will be utilized. Those who file general use petitions are not allowed to speak to any specific use for the property at the public hearing because boards must consider every use permitted in the proposed zoning district.

A *special use district* petition requests that a parcel be changed from one zoning district (e.g. RS-9) to another district (e.g. HB-S, or Highway Business, special use) which will have specific use(s) identified and graphically illustrated on a site plan that accompanies the application. A site plan checklist is available at the Development and Design Review Team office. This type of zoning is approved with development conditions that must be accepted by the petitioner.

The Rezoning Process

- 1. The process should begin with a visit to the Development and Design Review Team** to discuss your preliminary plans, to ask the staff's advice on submission procedures, and to pick up the necessary application forms and materials. For special use district petitions, site plans should include information required by the appropriate checklist and should be reviewed and checked by staff at least once before their submittal.
- 2. Bring the application and the attachments** (a tax map and a list of adjoining property owners - from the County Tax Assessor's Offices in the Forsyth County Government Center; and a legal description of the parcel to be rezoned - from the deed (s) or prepared by a surveyor or attorney) to City Hall South (Room 225) for submission. Here the petition will be assigned a case number, and you will be advised of the later steps and timetables. The application fee is based on the type of rezoning and the site of the project. Checks should be made out to *City of Winston-Salem*.
- 3. Staff prepares a zoning report** for the Planning Board. This report includes a review of the relevant points involved in the case including compliance with the comprehensive plan, *Legacy*, a discussion of any planning issues that bear on the case, and a

recommendation of the entire staff as to whether the petition should be approved or denied. In addition, site plans prepared for special use district petitions receive comments in addition to any conditions that may be placed on the site plan or zoning. This report is available for review on the Monday before the scheduled Planning Board meeting.

4. **The Planning Board meets to review the petition.** The staff presents its report and recommendation. If the recommendation is for approval, and no opposition is present at the hearing, the item may be placed on the *consent agenda*; in this instance, the public hearing process may be expedited. If the staff's recommendation is for denial, or if there is opposition present, a staff presentation and full hearing is required. A maximum of twelve (12) minutes is allotted to each of the supporting and opposing sides to present the respective views. There is no formal rebuttal period.

5. **Following the Planning Board meeting, the case is then sent on to the Board of Aldermen (for City cases) or to the Board of Commissioners (for County cases)** for review and final decision. This review occurs regardless of the action taken by the Planning Board, and the decision of the elected body is final. Any persons who speak at the Planning Board meeting will be notified by mail of the meeting date and time of the elected body meeting.

Additional information which may be helpful to persons submitting petitions, including permitted use tables, setback requirements, and descriptions of zoning categories also available from the Development and Design Review Team. The phone number of the Development and Design Review Team is (336) 727-2548.

REVISED: FEBRUARY 25, 2002

FORM 1 - GENERAL SUBMITTAL REQUIREMENTS

All site plans required by this Ordinance shall contain the following information:

7-3.1 NUMBER REQUIRED

- ? Twenty-five (25) copies of the site plan shall be provided. The copies shall be folded to 9" x 12" page size with the title block showing.

7-3.2 SCALE

- ? All site plans shall be submitted at the appropriate scale as follows:
- A. Site plans for developments less than twenty-five (25) acres shall be submitted at a scale no smaller than one inch represents fifty (50) feet (1" to 50').
 - B. Site plans for developments twenty-five (25) or more acres shall be submitted at a scale no smaller than one inch represents one hundred (100) feet (1" to 100').
 - C. Site plans for very large developments may be submitted at a scale of one inch represents two hundred (200) feet (1" to 200') with approval of Planning staff.

7-3.3 LOCATION MAP

- ? A location map at a scale not smaller than one inch equals two thousand (2,000) feet (1" = 2,000') shall be included on the site plan. The location map shall contain a north arrow and shall show the intersection of at least two (2) public streets nearest to the property.

7-3.4 TITLE BLOCK

- ? The title block shall appear in the lower right hand corner of the site plan, showing:
- A. The development name
 - B. The name and address of the owner and petitioner
 - C. The name and address of the architect, land planner, landscape architect, engineer or surveyor who prepared the map, and his/her registration seal, except that only the name and address of the site plan preparer is required for applications for a single manufactured home on one and one-half (1.5) acres or less
 - D. The date the survey was made, if applicable, except that a survey is not required for the first phase site plan submittal of a two-phase special use district zoning petition
 - E. The scale, date and north arrow.

7-3.5 PROPERTY BOUNDARIES

- ? The boundaries of the property, including bearings and distances, shall be shown on the site plan.

7-3.6 ADJACENT PROPERTY

- ? The location, ownership, and zoning of adjacent property shall be shown on the site plan.

(FORM 1 - SPECIFIC SUBMITTAL REQUIREMENTS ON NEXT PAGE)

(7-4.1) FORM 1 - SPECIFIC SUBMITTAL REQUIREMENTS

Applications for special use district rezonings other than a single manufactured home on one and one-half (1.5) acres or less; final development plans for the second phase of two-phase special use district rezoning, including uses in MU-S; special use permits issued by the Elected Body and the Board of Adjustment which require Planning Board review; uses requiring site plan review by the Planning Board; and users in the NSB and C Districts shall contain the following information:

A. LEGEND (ON RIGHT HAND SIDE OF MAP) INDICATING:

- ? If petition is for residential zoning-maximum number of dwelling units by type and density
- ? Total acreage
- ? Approximate percent of building coverage to land
- ? Approximate percent of paved or graveled surface to land
- ? Approximate percent of open space to land
- ? Acreage in common open area used for active recreational uses, indicating purposes and uses (common open space as computed shall not include streets, drives, parking or loading areas)
- ? Total number of parking spaces, and information necessary to calculate needed parking

B. NATURAL FEATURES - BOTH EXISTING AND PROPOSED

- ? Streams and stream buffers, drainageways, floodway and floodway fringe boundaries and elevations
- ? Wooded areas and other natural features
- ? Topography at four (4) foot intervals and two (2) foot intervals, when available (distinction between existing and proposed topography lines shall be shown according to the following: **existing** - light dashed lines/ **proposed** - thin solid lines)
- ? Natural features to be left undisturbed. Any existing trees to be retained shall be preserved during construction in accordance with Section 3-4.2(H)(3)
- ? Slopes at twenty percent (20%) or greater grade, if bonus density is requested for a planned residential development under Section 2-5.53(G)

C. CONSTRUCTED FEATURES - BOTH EXISTING AND PROPOSED

- ? Buildings with setbacks from property lines and maximum height indicated
- ? Other structures, fences, walls, signs, plantings, etc.
- ? Rights-of-way and easements with type and widths indicated and an indication of whether public or private (access drives and parking areas shall be shaded in)
- ? Private and public drives including pavement widths, curbcuts, names, and an indication of whether public or private
- ? All other easements, parklands, playgrounds and other common or public areas
- ? Sidewalks, greenways, and other pedestrian ways
- ? Parking and loading areas with typical dimensions for spaces and lots
- ? Solid waste disposal facilities
- ? Utility lines over and under the site including storm drainage system
- ? Finished elevation on all center lines of new streets and any stub streets shall be specified both on site and at connection with adjacent property(s)
- ? All streets, driveways, etc. (including pavement and right-of-way) within one hundred (100) feet of the project site
- ? Public/private water system

D. OTHER REQUIREMENTS OF THIS ORDINANCE APPLICABLE TO THE PROPOSED USE

FORM 2 - GENERAL SUBMITTAL REQUIREMENTS

All site plans required by this Ordinance shall contain the following information:

7-3.1 NUMBER REQUIRED

- ? Twenty-five (25) copies of the site plan shall be provided. The copies shall be folded to 9" x 12" page size with the title block showing.

7-3.2 SCALE

- ? All site plans shall be submitted at the appropriate scale as follows:
- A. Site plans for developments less than twenty-five (25) acres shall be submitted at a scale no smaller than one inch represents fifty (50) feet (1" to 50').
 - B. Site plans for developments twenty-five (25) or more acres shall be submitted at a scale no smaller than one inch represents one hundred (100) feet (1" to 100').
 - C. Site plans for very large developments may be submitted at a scale of one inch represents two hundred (200) feet (1" to 200') with approval of Planning staff.

7-3.3 LOCATION MAP

- ? A location map at a scale not smaller than one inch equals two thousand (2,000) feet (1" = 2,000') shall be included on the site plan. The location map shall contain a north arrow and shall show the intersection of at least two (2) public streets nearest to the property.

7-3.4 TITLE BLOCK

- ? The title block shall appear in the lower right hand corner of the site plan, showing:
- A. The development name
 - B. The name and address of the owner and petitioner
 - C. The name and address of the architect, land planner, landscape architect, engineer or surveyor who prepared the map, and his/her registration seal, except that only the name and address of the site plan preparer is required for applications for a single manufactured home on one and one-half (1.5) acres or less
 - D. The date the survey was made, if applicable, except that a survey is not required for the first phase site plan submittal of a two-phase special use district zoning petition
 - E. The scale, date and north arrow.

7-3.5 PROPERTY BOUNDARIES

- ? The boundaries of the property, including bearings and distances, shall be shown on the site plan.

7-3.6 ADJACENT PROPERTY

- ? The location, ownership, and zoning of adjacent property shall be shown on the site plan.

(FORM 2 - SPECIFIC SUBMITTAL REQUIREMENTS ON NEXT PAGE)

(7-4.1) FORM 2 - SPECIFIC SUBMITTAL REQUIREMENTS

Applications for the first phase of a two-phase special use district rezoning, including uses in the MU-S District, shall contain the following information:

A. LEGEND (ON RIGHT HAND SIDE OF MAP) INDICATING:

- ? If petition is for residential zoning- maximum number of dwelling units by type and density
- ? If non-residential petition, type of use(s) and proposed maximum square footage of land and building in non-residential uses
- ? Total acreage
- ? Preliminary development schedule

B. NATURAL FEATURES - BOTH EXISTING AND PROPOSED

- ? Streams and stream buffers, drainageways, floodway and floodway fringe boundaries and elevations
- ? Wooded areas and other natural features
- ? Topography at four (4) foot intervals and two (2) foot intervals, when available (distinction between existing and proposed topography lines shall be shown according to the following: **existing** - light dashed lines/ **proposed** - thin solid lines)
- ? Natural features to be left undisturbed. Any existing trees to be retained shall be preserved during construction in accordance with Section 3-4.2(H)(3)

C. CONSTRUCTED FEATURES - BOTH EXISTING AND PROPOSED

- ? Rights-of-way and easements with type and widths indicated and an indication of whether public or private (access drives and parking areas to be shaded in)
- ? Private and public drives including pavement widths, curbcuts, names, and an indication of whether public or private
- ? All other easements, parklands, playgrounds and other common or public areas
- ? Sidewalks, greenways, and other pedestrian ways
- ? Utility lines over and under the site including storm drainage system
- ? Proposed driveways
- ? All streets, driveways, etc. (including pavement and right-of-way) within one hundred (100) feet of the project site
- ? Public/private water system

D. OTHER REQUIREMENTS OF THIS ORDINANCE APPLICABLE TO THE PROPOSED USE

E. MEASURES TO INSURE COMPATIBILITY

- ? Provisions that will be made to assure that the proposed new use will be compatible with the surrounding neighborhood.

FORM 3 - GENERAL SUBMITTAL REQUIREMENTS

All site plans required by this Ordinance shall contain the following information:

7-3.1 NUMBER REQUIRED

- ? Twenty-five (25) copies of the site plan shall be provided. The copies shall be folded to 9" x 12" page size with the title block showing.

7-3.2 SCALE

- ? All site plans shall be submitted at the appropriate scale as follows:
 - A. Site plans for developments less than twenty-five (25) acres shall be submitted at a scale no smaller than one inch represents fifty (50) feet (1" to 50').
 - B. Site plans for developments twenty-five (25) or more acres shall be submitted at a scale no smaller than one inch represents one hundred (100) feet (1" to 100').
 - C. Site plans for very large developments may be submitted at a scale of one inch represents two hundred (200) feet (1" to 200') with approval of Planning staff.

7-3.3 LOCATION MAP

- ? A location map at a scale not smaller than one inch equals two thousand (2,000) feet (1" = 2,000') shall be included on the site plan. The location map shall contain a north arrow and shall show the intersection of at least two (2) public streets nearest to the property.

7-3.4 TITLE BLOCK

- ? The title block shall appear in the lower right hand corner of the site plan, showing:
 - A. The development name
 - B. The name and address of the owner and petitioner
 - C. The name and address of the architect, land planner, landscape architect, engineer or surveyor who prepared the map, and his/her registration seal, except that only the name and address of the site plan preparer is required for applications for a single manufactured home on one and one-half (1.5) acres or less
 - D. The date the survey was made, if applicable, except that a survey is not required for the first phase site plan submittal of a two-phase special use district zoning petition
 - E. The scale, date and north arrow.

7-3.5 PROPERTY BOUNDARIES

- ? The boundaries of the property, including bearings and distances, shall be shown on the site plan.

7-3.6 ADJACENT PROPERTY

- ? The location, ownership, and zoning of adjacent property shall be shown on the site plan.

(FORM 3 - SPECIFIC SUBMITTAL REQUIREMENTS ON NEXT PAGE)

(7-4.1) FORM 3 - SPECIFIC SUBMITTAL REQUIREMENTS

Applications for special use district rezoning for a single manufactured home on one and one-half (1.5) acres or less shall contain the following information:

A. NATURAL FEATURES - BOTH EXISTING AND PROPOSED

- ? Streams and stream buffers, drainageways, floodway and floodway fringe boundaries and elevations
- ? Wooded areas and other natural features

B. CONSTRUCTED FEATURES - BOTH EXISTING AND PROPOSED

- ? Buildings with setbacks from property lines and maximum height indicated
- ? Other structures, fences, walls, signs, plantings, etc.
- ? Rights-of-way and easements with type and widths indicated and an indication of whether public or private (access drives and parking areas shall be shaded in)
- ? Private and public drives including pavement widths, curbcuts, names, and an indication of whether public or private
- ? Utility lines over and under the site including storm drainage system
- ? All streets, driveways, etc. (including pavement and right-of-way) within one hundred (100) feet of the project site
- ? Public/private water system

D. OTHER REQUIREMENTS

- ? Evidence of compliance with the use conditions for manufactured homes in Section 2-5, and other applicable provisions of this Ordinance shall be provided.

GENERAL SUBMITTAL REQUIREMENTS

Twenty-five (25) copies of the site plan should be submitted, at a scale not smaller than one inch equals one hundred feet (1" = 100'). Any other scale must be approved by staff. The required information may be shown on one plan sheet. All site plans required by this Ordinance shall contain the following information:

A. LOCATION MAP

- ? A location map at a scale not smaller than one inch equals one thousand feet (1" = 1000') shall be included on the site plan. The location map shall contain a north arrow and shall show the intersection of at least two (2) public streets nearest to the property.

B. TITLE BLOCK

- ? The title block shall appear in the lower right hand corner of the site plan, showing:
 - A. The development name
 - B. The name and address of the owner and petitioner
 - C. The name and address of the architect, land planner, landscape architect, engineer or surveyor who prepared the map, and his/her registration seal.
 - D. The date the survey was made
 - E. The scale, date and north arrow.

C. LEGEND

- ? A legend should be provided on the right-hand side of the map identifying all symbols used on the plan and should further indicate the number of proposed lots and the total acreage of the site.

D. PROPERTY BOUNDARIES/ADJACENT PROPERTY

- ? The boundaries of the property, including bearings and distances, shall be shown on the site plan. Additionally, the plan shall show the location (property lines) and ownership of adjacent property.

E. NATURAL FEATURES - BOTH EXISTING AND PROPOSED

- ? Streams, drainageways, floodway and floodway fringe boundaries and elevation
- ? Wooded areas and other natural features
- ? Topography at no greater than four (4) foot intervals and two (2) foot intervals, when available. Distinction between existing and proposed topography lines shall be shown according to the following:
existing - light dashed line/ **proposed** - thin solid lines
- ? Natural features to be left undisturbed

F. MANMADE FEATURES - BOTH EXISTING AND PROPOSED

- ? Rights-of-way and easements with type and widths indicated and an indication of whether public or private (access drives and parking areas shall be shaded in)
- ? Private and public drives including pavement widths, curbcuts, names, and an indication of whether public or private
- ? All other easements, parklands, playgrounds and other common or public areas
- ? Lot lines, dimensions and lot numbers
- ? Finished elevation on all center lines of new streets and any stub streets shall be specified both on site and at connection with adjacent property(s)
- ? All streets, driveways, etc. (including pavement/ROW) within one hundred (100) feet of the project site
- ? Public/private water

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Name of Subdivision:	Number:
Date Submitted:	Time Submitted: (AM/PM)

REVIEW OFFICER CERTIFICATIONS:

- ? Plats conform to recording size requirements (18"x24")
- ? Recording plat is reproducible (2 mylars for signing)
- ? Information in the block (property designation; name of owner; location including township, county and state; the date survey was made; scale or scale ration in words or bar graph; and name and address of plat preparer)
- ? Certificates are in place and property completed [subdivision road improvement statement (NCDOT only) planning/review officer; survey closure; surveyor subdivision statement; and register of deeds statement]
- ? Plats meet standards of G.S. 47-30 as stated as applicable
 - ▶ North arrow is shown and referenced (North American Datum 1983)
 - ▶ Azimuth or course and distance of every property line is shown (all distance shall be horizontal or grid)
 - ▶ All curved lines shall have standard curve data including tangency, etc.
 - ▶ All streets are shown, all lot lines and building lines are shown and all lots are numbered
 - ▶ All monuments and control points shall be located and described
 - ▶ Name and location of adjoining subdivisions and streets and the location and ownership of adjoining property with tax lot and block and/or deed book and page.
 - ▶ All streets shall be named, indicated as public or private, and the width of dedicated right-of-way shown
 - ▶ All visible rights-of-way, watercourses (floodplain and floodway if applicable), utility easements
 - ▶ Location or vicinity map

SUBDIVISION REGULATION REQUIREMENTS:

- ? Submitted within 24 months of most recent preliminary approval; if not, need Preliminary Approval Extension
- ? Plat is at a scale of 1" = 200' or larger
- ? Plate conforms to most recently granted preliminary approval. If not, must have Revised Preliminary Approval or new Preliminary Subdivision Approval
- ? Street and Infrastructure Improvements
 - a. County Subdivisions:
 - ▶ NCDOT letter on other improvements (turn lanes, etc.)
 - ▶ Letter from Health Department on septic tank systems; Letter from Utilities Commission on water and public sewer if used; Letter from Department of Environmental and Natural Resources on wells
 - ▶ If improvements are not completed, surety or performance bond satisfactory to the NCDOT and payable to City of Winston-Salem for streets and surety or performance bond satisfactory to the Engineering Division and payable to the City of Winston-Salem shall be approved by the City Attorney for public water and sewer.
 - b. City Subdivisions and Subdivisions in the City Street Construction Area:
 - ▶ Letter from Engineering Division on public streets
 - ▶ Letter from Utilities Commission on public water and sewer
 - ▶ If improvements are not completed, surety or performance bond satisfactory to the Engineering Division and payable to the City of Winston-Salem shall be approved by the City Attorney for streets, public water and sewer
- ? Street name signs and traffic signs (i.e. stop signs) shall be erected or provisions made for their erection
- ? Dedication of additional right-of-way, if required
- ? Sight easements of 10' x 70' shown at all pertinent street intersections
- ? Additional 10' utility easement on both sides of new public streets and/or private access easements
- ? Negative access easements, if required
- ? Special drainage or other utility easements, if required or volunteered
- ? Development sign easements at the entrance, if applicable (must be outside sight easements at intersections)
- ? Any required open space, common area, greenway easements or other public land dedication, if applicable
- ? Any required "Statement of Facts" concerning proposed public improvements in the vicinity
- ? Certificates of dedication by owners and lien holders, if applicable
- ? Any other conditions of Preliminary Subdivision Approval by the City-County Planning Board.

OTHER REQUIREMENTS OR COMMENTS: (See also comments on marked up copy of final plat.)

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1. I (We) _____ G Owner _____ _____ _____ (mailing address) (City) (State) (Zip Code)	Docket # _____ Tax Map # _____
--	-----------------------------------

(Phone) _____ (Fax) _____ (E-mail) _____ do
 hereby petition to amend the Zoning Map of Winston-Salem Forsyth County Clemmons Lewisville Walkertown

2. By reclassifying from the Zoning District _____ to the Zoning District _____

3. The property located _____
 and having frontage(s) along bordering streets as follows: _____

4. Containing _____ acre(s)	5. Tax Block (s) _____ _____ _____	Tax Lot (s) _____ _____ _____
-----------------------------	---	--

6. I (WE) UNDERSTAND THIS IS A PETITION FOR GENERAL USE DISTRICT ZONING, AND I (WE) MAY NOT REFER EITHER IN THIS PETITION OR AT ANY HEARING RELATED TO SAID PETITION TO ANY USE INTENDED FOR THE CASE SITE NOR TO ANY SPECIFIC DETAILS CONCERNING THE DEVELOPMENT OF SAID SITE.

7. Owner (s) Signature (s): We acknowledge the provisions in the Zoning ordinances for general use and special use district zoning and hereby proceed with a general use district zoning petition. _____ _____ _____ _____ NOTE: The owner (s) of properties included in the petition who have not signed the petition must be NOTIFIED. Notification must be pursuant to Section 6-2.1(F) of the <i>Unified Development Ordinances</i> . Notice forms may be obtained in the office of the City-County Planning Board.	ADDITIONAL INFORMATION TO BE SUBMITTED WITH PETITION 1. CERTIFICATE OF OWNERSHIP showing the name of owner(s) of each lot and a list of the names and addresses of all adjacent property owners (may be obtained from the Forsyth County Tax Assessor's Offices in the Forsyth County Government Center). 2. TAX MAP (S) showing each lot to be rezoned and all adjacent properties (may be obtained from the Forsyth County Tax Assessor's Offices in the Forsyth County Government Center). 3. PROPERTY DESCRIPTION of land requested for rezoning, typed on a separate attached page. If property being rezoned consists of two or more lots each having a separate description, then those descriptions must be combined into one description of the perimeter of all the property. This is normally found in the property (s) Deed (s) as a metes and bounds description or is referred to in the Deed (s) as a Recorded Plat. If the Deed refers to a Recorded Plat, a copy of that Recorded Plat must be attached. [Copies of Deeds and Recorded Plats may be obtained from the Forsyth County Register of Deeds Office at 102 W. Third Street (southeast corner of Liberty & Third Streets)]. 4. SITE PLAN MAP- Twenty-five (25) copies of the map are required. (See Site Plan Checklist). 5. CHECK (payable to the City of Winston-Salem) or CASH to cover the filing fee for rezoning.
8. If petition is executed by property owner, but an attorney/agent will handle public speaking, etc., please indicate: Attorney/Agent's Name: _____ Mailing Address: _____ _____ City _____ State _____ Zip Code _____ Telephone _____ Fax _____	
9. A Sign Posting Notice will be issued by the Planning Staff when the rezoning application is filed. Rezoning signs are made and posted by City staff. The required legal advertising is also handled for you by the Planning staff. PLEASE MAKE AN APPOINTMENT FOR SUBMITTAL OF APPLICATION.	

**Application For
Special Use District
Zoning Map Amendment**

P. O. Box 2511, Winston-Salem, NC 27102
(City Hall South, 100 East First Street, Suite 225)

Phone: 336-727-2548 Fax: 336-748-3163
Web Site: www.cityofws.org/planning

1. I (We) _____ G Owner _____ _____ (mailing address) (City) (State) (Zip Code)		Docket # Tax Map #
(Phone) _____ (Fax) _____ (E-mail) _____ do hereby petition to amend the Zoning Map of <input type="checkbox"/> Winston-Salem <input type="checkbox"/> Forsyth County <input type="checkbox"/> Clemmons <input type="checkbox"/> Lewisville <input type="checkbox"/> Walkertown		
2. By reclassifying from the Zoning District _____ to the Zoning District _____		
3. The property located _____ _____ and having frontage(s) along bordering streets as follows: _____ _____		
4. Containing _____ acre(s)	5. Tax Block (s) _____ _____ _____	Tax Lot (s) _____ _____ _____
6. Intended use of the property _____ (Please attach on a separate sheet any additional information about the intended use, or any special conditions to which the petitioner wishes to be bound).		
7. Owner (s) Signature (s): We acknowledge the provisions in the Zoning ordinances for general use and special use district zoning and hereby proceed with a special use district zoning petition. _____ _____ _____ NOTE: The owner (s) of properties included in the petition who have not signed the petition must be NOTIFIED. Notification must be pursuant to Section 6-2.1(F) of the <i>Unified Development Ordinances</i> . Notice forms may be obtained in the office of the City-County Planning Board.		ADDITIONAL INFORMATION TO BE SUBMITTED WITH PETITION 1. CERTIFICATE OF OWNERSHIP showing the name of owner(s) of each lot and a list of the names and addresses of all adjacent property owners (may be obtained from the Forsyth County Tax Assessor's Offices in the Forsyth County Government Center). 2. TAX MAP (S) showing each lot to be rezoned and all adjacent properties (may be obtained from the Forsyth County Tax Assessor's Offices in the Forsyth County Government Center). 3. PROPERTY DESCRIPTION of land requested for rezoning, typed on a separate attached page. If property being rezoned consists of two or more lots each having a separate description, then those descriptions must be combined into one description of the perimeter of all the property. This is normally found in the property (s) Deed (s) as a metes and bounds description or is referred to in the Deed (s) as a Recorded Plat. If the Deed refers to a Recorded Plat, a copy of that Recorded Plat must be attached. [Copies of Deeds and Recorded Plats may be obtained from the Forsyth County Register of Deeds Office at 102 W. Third Street (southeast corner of Liberty and Third Streets)]. 4. SITE PLAN MAP- Twenty-five (25) copies of the map are required. (See Site Plan Checklist). 5. CHECK (payable to the City of Winston-Salem) or CASH to cover the filing fee for rezoning.
8. If petition is executed by property owner, but an attorney/agent will handle public speaking, etc., please indicate: Attorney/Agent's Name: _____ Mailing Address: _____ _____ City _____ State _____ Zip Code _____ Telephone _____ Fax _____		
9. A Sign Posting Notice will be issued by the Planning Staff when the rezoning application is filed. Rezoning signs are made and posted by City staff. The required legal advertising is also handled for you by the Planning staff. PLEASE MAKE AN APPOINTMENT FOR SUBMITTAL OF APPLICATION.		

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1. Site Plan Title				<input type="checkbox"/> Winston-Salem <input type="checkbox"/> Forsyth County <input type="checkbox"/> Clemmons <input type="checkbox"/> Lewisville <input type="checkbox"/> Walkertown	Site Plan # Tax Map #
2. Type of Development			UDO Use Conditions: Section 2-5. _____	3. Acreage	
4. Zoning		5. # Units/Lots (if applicable)		6. Density, if Residential (if applicable)	
7. Location of Development					
8. Contact Person				Phone	Fax
Address					Zip Code
9. Map Prepared By				Phone	Fax
Address					Zip Code
10. Property Owner				Phone	Fax
Address					Zip Code
11. Tax Block(s)	Tax Lot(s)	12. Streets: Public	Private	ADDITIONAL INFORMATION TO BE SUBMITTED WITH THE APPLICATION 1. Filing Fee - CHECK (payable to the City of Winston-Salem) or CASH (see Planning Staff for current filing fee). 2. Tax Map(s) - one (1) copy showing site and <u>all</u> surrounding property 3. Site Plans - Twenty-five (25) copies at a scale not smaller than 1" = 100'. (see Site Plan Checklist)	
		13. Utilities: Public	Private		

FOR OFFICE USE ONLY

Use Type	Zoning	Approval Date	Grid Map Number	Aerial Photo Number	Census Tract
Relevant Cases		Township	Geodetic Center	Relevant Subdivisions	
Condominium Date	Planning Jurisdiction	City	Plat Book	Page Number	

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 Web Site: www.cityofws.org/planning

1. I (We) _____ ? Owner

 (mailing address) (City) (State) (Zip Code)

(Phone) _____ (Fax) _____ (E-mail) _____ do

hereby petition for a Special Use Permit for Winston-Salem Forsyth County Clemmons Lewisville Walkertown

Docket #
Tax Map #

2. Permit for _____

3. The property located _____

and having frontage(s) along bordering streets as follows: _____

4. Containing _____ acre(s)	5. Tax Block (s) _____	Tax Lot (s) _____
_____	_____	_____
_____	_____	_____
_____	_____	_____

6. Owner (s) Signature (s): We acknowledge the provisions in the Zoning ordinances for general use and special use district zoning and hereby proceed with a special use district zoning petition.

NOTE: The owner (s) of properties included in the petition who have not signed the petition must be NOTIFIED. Notification must be pursuant to Section 6-2.1(F) of the *Unified Development Ordinances*. Notice forms may be obtained in the office of the City-County Planning Board.

7. If petition is executed by property owner, but an attorney/agent will handle public speaking, etc., please indicate:

Attorney/Agent's Name: _____

Mailing Address: _____

City _____ State _____ Zip Code _____

Telephone _____ Fax _____

8. A Sign Posting Notice will be issued by the Planning Staff when the rezoning application is filed. Rezoning signs are made and posted by City staff. The required legal advertising is also handled for you by the Planning staff.

**PLEASE MAKE AN APPOINTMENT
FOR SUBMITTAL OF APPLICATION.**

**ADDITIONAL INFORMATION TO BE SUBMITTED
WITH PETITION**

1. CERTIFICATE OF OWNERSHIP showing the name of owner(s) of each lot and a list of the names and addresses of all adjacent property owners (may be obtained from the Forsyth County Tax Assessor's Offices in the Forsyth County Government Center).
2. TAX MAP (S) showing each lot to be rezoned and all adjacent properties (may be obtained from the Forsyth County Tax Assessor's Offices in the Forsyth County Government Center).
3. PROPERTY DESCRIPTION of land requested for rezoning, typed on a separate attached page. If property being rezoned consists of two or more lots each having a separate description, then those descriptions must be combined into one description of the perimeter of all the property. This is normally found in the property (s) Deed (s) as a metes and bounds description or is referred to in the Deed (s) as a Recorded Plat. If the Deed refers to a Recorded Plat, a copy of that Recorded Plat must be attached. [Copies of Deeds and Recorded Plats may be obtained from the Forsyth County Register of Deeds Office at 102 W. Third Street (southeast corner of Liberty and Third Streets)].
4. SITE PLAN MAP- Twenty-five (25) copies of the map are required. (See Site Plan Checklist).
5. CHECK (payable to the City of Winston-Salem) or CASH to cover the filing fee.

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1. Site Plan Title		<input type="checkbox"/> Winston-Salem <input type="checkbox"/> Forsyth County <input type="checkbox"/> Clemmons <input type="checkbox"/> Lewisville <input type="checkbox"/> Walkertown		Site Plan #
2. Type of Development		3. Acreage		Tax Map #
4. Zoning	5. # Units/Lots (if applicable)		6. Density, if Residential (if applicable)	
7. Location of Development				
8. Contact Person		Phone		Fax
Address				Zip Code
9. Map Prepared By		Phone		Fax
Address				Zip Code
10. Property Owner		Phone		Fax
Address				Zip Code
11. Tax Block(s)	Tax Lot(s)	12. Streets: Public	Private	ADDITIONAL INFORMATION TO BE SUBMITTED WITH APPLICATION 1. FILING FEE - CHECK (payable to the City of Winston-Salem) or CASH (see Planning Staff for current filing fee). 2. TAX MAP(S) one (1) copy showing site and <u>all</u> surrounding property (may be obtained from the Forsyth County Tax Supervisors Office in the Forsyth County Government Center). 3. SITE PLANS - Twenty-five (25) copies at a scale not smaller than 1" = 100'. (See Site Plan Checklist)
		13. Utilities: Public	Private	
		14. Multifamily Units: Rent/Lease		
		For Sale	Undecided	

FOR OFFICE USE ONLY

Subdivision Type	Zoning	Preliminary Approval Date	Final Approval Date	Aerial Photo Number	Census Tract
Relevant Cases		Township	Geodetic Center	Relevant Subdivisions	
Condominium Date	Planning Jurisdiction	City	Plat Book	Page Number	Grid Map Number

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1. Site Plan Title		<input type="checkbox"/> Winston-Salem <input type="checkbox"/> Forsyth County <input type="checkbox"/> Clemmons <input type="checkbox"/> Lewisville <input type="checkbox"/> Walkertown		Site Plan #
				Tax Map #
2. Type of Development		3. Acreage		
4. Zoning	5. # Units/Lots (if applicable)		6. Density, if Residential (if applicable)	
7. Location of Development				
8. Contact Person		Phone		Fax
Address				Zip Code
9. Map Prepared By		Phone		Fax
Address				Zip Code
10. Property Owner		Phone		Fax
Address				Zip Code
11. Tax Block(s)	Tax Lot(s)	12. Streets: Public	Private	ADDITIONAL INFORMATION TO BE SUBMITTED WITH APPLICATION 1. TAX MAP(S) showing each lot included in the plan and all adjacent properties (may be obtained from the Forsyth County Tax Supervisors Office in the Forsyth County Government Center.) 2. SITE PLAN MAP- Twenty-five copies of the map are required. (See SitePlan Checklist) 3. CHECK (payable to the City of Winston-Salem) or CASH to cover the filing fee and postings of signs on the property (Planning Staff will compute fees when application is accepted.) 4. FDPs that must go to elected board require a property description.
		13. Utilities: Public	Private	
		14. Multifamily Units: Rent/Lease		
		For Sale	Undecided	

FOR OFFICE USE ONLY

Final Development Plan	Zoning	Approval Date	Grid Map Number	Aerial Photo Number	Census Tract
Relevant Cases		Township	Geodetic Center	Relevant Subdivisions	
Condominium Date	Planning Jurisdiction	City	Plat Book	Page Number	

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 Web Site: www.cityofws.org/planning

1. I (We)		? Owner	Docket #
			Tax Map #
Of (Mailing Address)			Watershed
City:	State:	Zip:	Phone:

do hereby petition for a SIDA in: Winston-Salem Forsyth County Clemmons Lewisville Walkertown

2. Name of Watershed: _____

3. The property located at _____

and having frontage(s) along bordering streets as follows: _____

4. Acre(s): _____ 5. Tax Block(s): _____ 6. Tax Lot(s) _____

6. Proposed Use: _____

7. Project Timetable: _____

8. Community need(s) met by project: _____

9. Anticipated addition to property tax base (in dollars): _____

10. Anticipated number of new jobs created or retained (by use directly, excluding construction): _____

11. Existing site built upon area (in sq. ft.): _____

12. Proposed new built upon area (in sq. ft.): _____

13. Proposed total site built upon area (in sq. ft.): _____

14. Square feet of undisturbed land
 in trees and woody vegetation: _____

15. Owner(s) Signature(s): We acknowledge the provisions in the UDO
 for SIDA and hereby proceed with the application.

16. If the application is executed by a property owner, but an
 attorney/agent will handle public speaking, etc., please indicate:

Agent:	
Address:	
City/State: _____	Zip: _____
Phone: _____	Fax: _____

ADDITIONAL INFORMATION TO BE SUBMITTED WITH PETITION

- TAX MAP (S) showing each lot to be rezoned and all adjacent properties (may be obtained from the Forsyth County Tax Assessor's Offices in the Forsyth County Government Center).
- PROPERTY DESCRIPTION of land requested for rezoning, typed on a separate attached page. If property being rezoned consists of two or more lots each having a separate description, then those descriptions must be combined into one description of the perimeter of all the property. This is normally found in the property (s) Deed (s) as a metes and bounds description or is referred to in the Deed (s) as a Recorded Plat. If the Deed refers to a Recorded Plat, a copy of that Recorded Plat must be attached. [Copies of Deeds and Recorded Plats may be obtained from the Forsyth County Register of Deeds Office at 102 W. Third Street (southeast corner of Liberty and Third Streets)].
- SITE PLAN MAP - Twenty-five (25) copies of the map are required. (See Site Plan Checklist).
- CHECK (payable to the City of Winston-Salem) or CASH to cover the filing fee for the SIDA.

Acknowledgments

City-County Planning Board

Arnold King, Chair
Jerry Clark, Vice-Chair
Carol Eickmeyer
McDara P. Folan III
Levastian Glenn
Clarence R. Lambe, Jr.
Paul Mullican
Jimmy L. Norwood, Jr.
Brenda Smith

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**Project Leader*

Former Planning Staff

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Tim Gauss, Deputy Director

Contributors

Dr. Kenneth A. Bridle, Piedmont Land Conservancy Consultant



Making it work!

For more information about the
**Environmental Considerations
for Development**

contact:

City-County Planning Board

Telephone: 336-727-2087

Fax: 336-748-3163

E-mail: planning@cityofws.org

Web site: www.cityofws.org/planning



Winston-Salem