

FORSYTH COUNTY
BOARD OF COMMISSIONERS

BRIEFING DRAFT

MEETING DATE: May 21, 2020 **AGENDA ITEM NUMBER:** 2A - 2D

SUBJECT:

- A. PUBLIC HEARING ON ZONING PETITION OF JOHN BERGER FROM RS40 TO RS20-S (RESIDENTIAL BUILDING, SINGLE FAMILY AND PLANNED RESIDENTIAL DEVELOPMENT): PROPERTY IS LOCATED ON THE EAST SIDE OF LASATER ROAD, ACROSS FROM CARROUSEL DRIVE (ZONING DOCKET F-1593)**
- B. ORDINANCE AMENDING THE FORSYTH COUNTY ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE COUNTY OF FORSYTH, NORTH CAROLINA**
- C. APPROVAL OF SPECIAL USE DISTRICT PERMIT**
- D. APPROVAL OF SITE PLAN**

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the rezoning petition.

ATTACHMENTS:- X YES NO

SIGNATURE: _____ **DATE:** _____
County Manager

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of John Berger, Docket F-1593

AN ORDINANCE AMENDING
THE FORSYTH COUNTY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE COUNTY OF FORSYTH,
NORTH CAROLINA

BE IT ORDAINED by the Board of County Commissioners of the County of Forsyth as follows:

Section 1. The Zoning Ordinance of the *Unified Development Ordinances* of the County of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North Carolina, are hereby amended by changing from RS40 to RS20-S (Residential Building, Single Family and Planned Residential Development) the zoning classification of the following described property:

PIN# 5873-94-7952

Section 2. This Ordinance is adopted after approval of the site plan entitled Terrace at Havenbrook, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to John Berger.

Section 3. The Board of Commissioners hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Terrace at Havenbrook. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

COUNTY, SPECIAL USE DISTRICT PERMIT

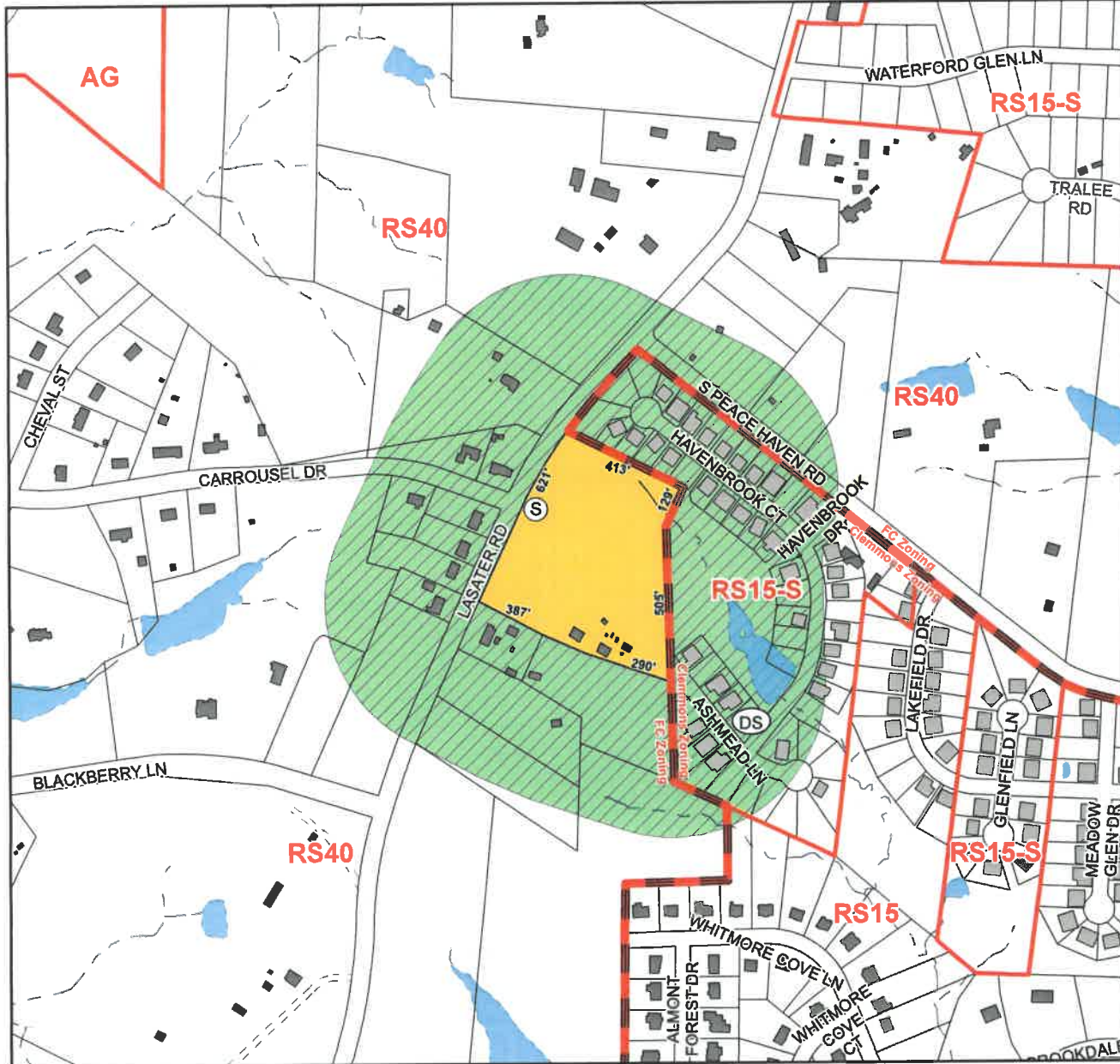
SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County
Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of John Berger (Zoning Docket F-1593). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for RS20-S (Residential Building, Single Family and Planned Residential Development), approved by the Forsyth County Board of Commissioners the ____ day of _____, 20 ____" and signed, provided the property is developed in accordance with requirements of the RS20-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances* of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a Watershed Permit from the Erosion Control Officer.
 - b. Developer shall obtain all necessary permits (including stormwater) from the North Carolina Department of Environmental Quality (NCDEQ) and/or the US Army Corp of Engineers.
 - c. Developer shall obtain a driveway permit from NCDOT.

- **PRIOR TO THE SIGNING OF PLATS:**
 - a. Developer shall complete all requirements of the NCDOT driveway permit.
 - b. All NCDEQ requirements shall be completed.




DOCKET #: F1593

PROPOSED ZONING:
RS20-S

EXISTING ZONING:
RS40

PETITIONER:
John Berger

 Property included in zoning request.

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

SCALE: 1" represents 500'

STAFF: Roberts



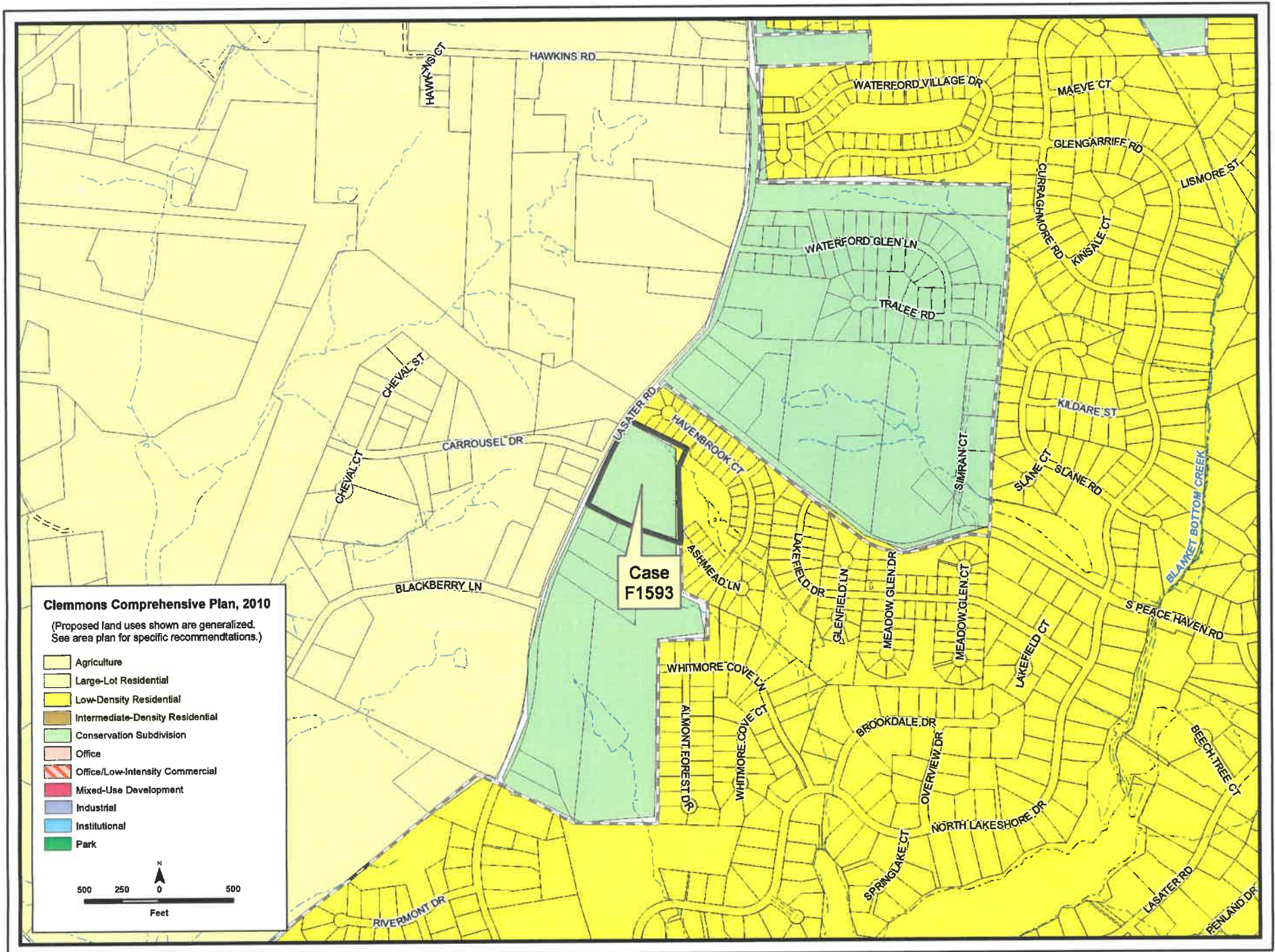
GMA: 3

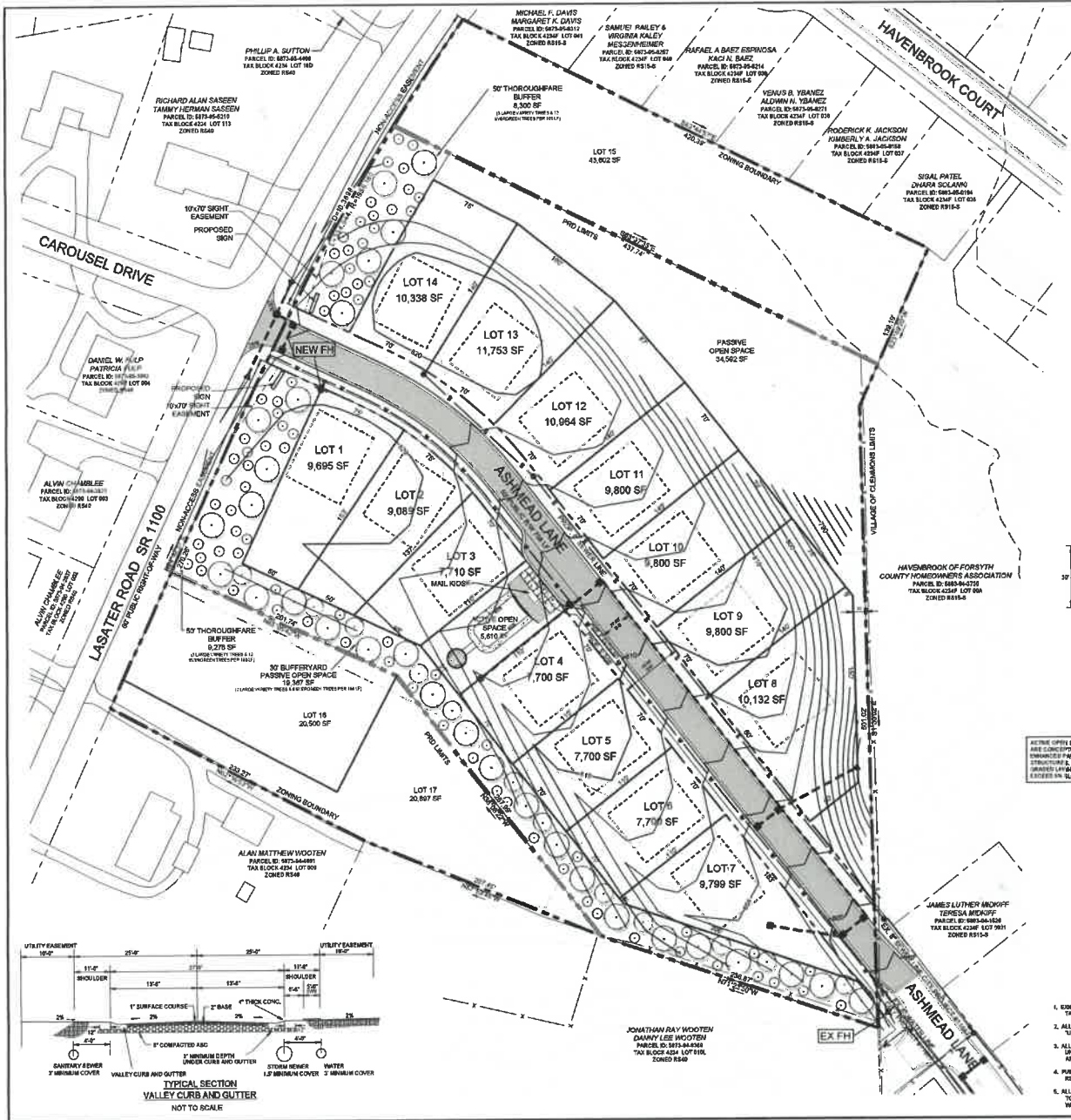
ACRES: 7.62

NEAREST BLDG: 17' southwest

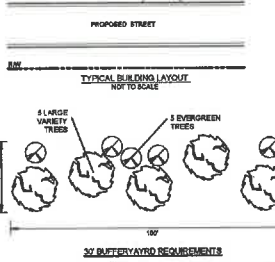
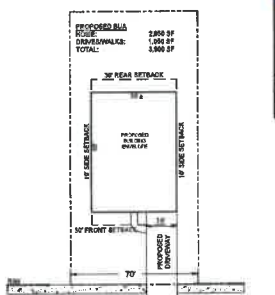
MAP(S): 5873.02, 5883.01,
5873.04, 5883.03

Printed: 2/12/2020





SITE DATA
 OWNER: PH: 878-282-7862
 JOHN BOWEN
 8508 CHIVAL COURT
 CLEMENS, NC 27512
 jbowen@phdgroup.com
 ARCHITECT: ANDREW GUYER ARCH
 AUSTIN MICROSERIALS
 11 BROOKWOOD AVE
 WRESTON SALEM, NC 27101
 336-464-1228
 andy@andreguyearch.com
 ENGINEER: ALLEN PIERSON, INC. 4720
 KESTER HILL ROAD
 WRESTON-SALEM, NC 27108
 PHONE: 336-763-0177 FAX:
 (336) 764-8838 STEVE M.
 CANNON, P.E.
 scannoy@allenpierson.com



WATERSHED CALCULATIONS

WATERSHED CALCULATIONS ARE REQUIRED FOR ALL NON-RESIDENTIAL DEVELOPMENT AND RESIDENTIAL DEVELOPMENT WITH EXCESS BUILT UPON AREA IN THE WATERSHED.

NAME OF WATERSHED: TERRACE SUB-DIVISION WATERSHED

TOTAL SITE ACRES FOOTAGE: 33.81 AC

LOT COVERED BY IMPERVIOUS SURFACES OF 100%: 11.00 SF

VACANT LAND AREA (AS OF 1/1/00): 22.81 AC

MAXIMUM NEW BUILT UPON AREA: 22.81 AC

IN EXCESS OF THIS VACANT LAND AREA: 0.00 SF

100% BALANCE OF WATERSHED: 22.81 AC

30% OF 100% BUILT UPON AREA: 6.84 AC

34% WITH CURB AND GUTTER: 2.36 AC

100% BALANCE PROTECTION AREA & 100% WATERSHED: 24%

TOTAL WATERSHED COVERAGE: 0.00 AC

TOTAL BUILT UPON AREA PLUS MAXIMUM NEW BUILT UPON AREA: 0.00 SF

PROPOSED BUILT UPON AREA: 0.00 SF

COMMON OPEN SPACE CALCULATIONS

AREA IN PRO: 3.81 ACRES

COMMON OPEN SPACE REQUIRED: 1.00 PERCENT

ACTIVE OPEN SPACE REQUIRED: 37.80 SF

THOROUGHFARE: 1.82 SF

ACTIVE OPEN SPACE PROVIDED: 3.81 AC

COMMON OPEN SPACE PROVIDED: 3.81 AC

ACTIVE: 37.80 SF

PASIVE: 1.82 SF

THOROUGHFARE: 1.82 SF

TOTAL PROVIDED: 37.34 SF

- GENERAL NOTES**
- EXISTING SITE BOUNDARY AND INFORMATION TAKEN FROM FORSYTH COUNTY TAX RECORDS.
 - ALL OPEN SPACE SHALL COMPLY WITH THE FORSYTH COUNTY SHARED DEVELOPMENT ORDINANCE.
 - ALL DIMENSIONS ARE TO EDGE OF FINISH AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH RESPECT TO STATE OR FEDERAL.
 - PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY-COUNTY UTILITIES COMMISSION.
 - ALL WATER AND SEWER MATERIALS AND PROGRAMS SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WRESTON-SALEM, JANUARY 1990, EDITION.



VICINITY MAP
NOT TO SCALE

REVIEW INFORMATION

TYPE OF REVIEW:
 REZONING AND PRELIMINARY SUBDIVISION

APPROXIMATE: FORSYTH COUNTY

PURPOSE STATEMENT:
 THE PURPOSE OF THIS SUBMITTAL IS FOR APPROVAL OF THE RECORDS FOR THE ENTIRE AREA OF PH 878-282-7862 FROM PLANS TO FILE AND APPROVAL OF A PRELIMINARY SUBDIVISION UNDER THE PDS PROVISIONS.

INFRASTRUCTURE

PUBLIC	PRIVATE
WATER	X
SEWER	X
STREETS	X
LINEAR FEET OF PUBLIC STREETS:	228 FT

SITE SIZE AND COVERAGES

TOTAL ACRES:	34.22	ACRES
BUILDING TO LAND:	16.4	%
PAVEMENT TO LAND (STREET, SIDEWALKS AND DRIVEWAYS):	0.3	%
OPEN SPACE:	78.1	%
TOTAL:	100	%

ZONING

EXISTING ZONING:	R-5000
PROPOSED ZONING:	R-284

PROPOSED USER: RESIDENTIAL DEVELOPMENT, SINGLE-FAMILY, IND. PLANNED RESIDENTIAL DEVELOPMENT, PDS.

BUILDING SETBACKS

FRONT:	30 FEET MIN.
REAR:	30 FEET MIN.
SIDE:	5 FEET MIN.
STREET:	5 FEET MIN.

DENSITY CALCULATIONS

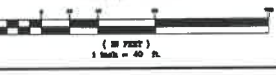
# OF UNITS ON LOTS:	11	
DENSITY:	3.24	UNITS/LOT PER ACRE

BUFFERIES

ADJACENT ZONING:	RESIDENTIAL
TYPE REQUIRED:	30' BUFFER
WORK PROVIDED:	30' FT

STREET INDEX CALCULATION

NUMBER OF SEGMENTS:	1
NUMBER OF NODES:	2
SEGMENTS/NODES:	0.5



Allied Design, Inc.
 CIVIL ENGINEERING
 4720 KESTER HILL ROAD
 WRESTON-SALEM, NC 27108
 PHONE: 336-763-0177
 FAX: 336-764-8838
 info@alldesign.com



TERRACE AT HAVENBROOK
 ANDEAN GROUP
 8981 LASATER ROAD
 CLEMENS, NC

PROJECT NO: 20000

DATE: 1/26/19

DESIGNED BY: JHB

CHECKED BY: JHB

DATE: 1/26/19

REVISIONS:

NO.	DATE	DESCRIPTION
1	1/26/19	ISSUED FOR PERMITS
2	1/26/19	ISSUED FOR PLANNING BOARD REVIEW
3	1/26/19	ISSUED FOR PLANNING BOARD REVIEW
4	1/26/19	ISSUED FOR PLANNING BOARD REVIEW

PRELIMINARY
SITE PLAN

SHEET
C1



March 27, 2020

John Berger
8350 Cheval Ct
Clemmons, NC 27012

Re: Zoning Petition F-1593

Bryce A. Stuart Municipal Building
100 E. First Street
P.O. Box 2511
Winston-Salem, NC 27102
CityLink 311 (336.727.8000)
Fax 336.748.3163
www.cityofws.org/planning

Dear Petitioner:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners. You will be notified by the Board of Commissioners' Office of the date on which the Commissioners will hear this petition.

Sincerely,

Aaron King
Director of Planning and Development Services

pc: Clerk to the Board of Commissioners, Forsyth County Government Center - 5th Floor, 201
N. Chestnut Street, Winston-Salem, NC 27101
Milton Rhodes, 11 Brookstown Avenue, Winston-Salem, NC 27101



City Council: Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

County Commissioners: David R. Plyler, Chairman; Don Martin, Vice Chair, Fleming El-Amin; Ted Kaplan; Richard V. Linville; Tonya McDaniel; Gloria D. Whisenhunt; County Manager: Dudley Watts, Jr.

City-County Planning Board: Chris Leak, Chair; Melynda Dunigan, Vice-Chair; George M. Bryan, Jr.; Jason Grubbs; Tommy Hicks; Clarence R. Lambe, Jr.; Johnny Sigers; Brenda J. Smith; Jack Steelman

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	F-1593		
Staff	Gary Roberts, Jr., AICP		
Petitioner(s)	John Berger		
Owner(s)	Same		
Subject Property	PIN 5873-94-7952		
Address	8361 Lasater Road		
Type of Request	Special Use rezoning from RS40 to RS20-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS40 (Residential, Single Family – 40,000 sf minimum lot size) to RS20-S (Residential, Single Family – 20,000 sf minimum lot size). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> Residential Building, Single Family and Planned Residential Development 		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	The RS20 District is primarily intended to accommodate single family detached dwellings in suburban areas and may also be applicable to older, large lot development constructed prior to the effective date of the UDO. The district is established to promote orderly development in areas where public water is available. This district is intended for application in GMAs 2, 3 and 4.		
Rezoning Consideration from Section 3.2.15 A 13	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes. The site is located within GMA 3 and is served with public water and sewer.		
GENERAL SITE INFORMATION			
Location	East side of Lasater Road, across from Carrousel Drive		
Jurisdiction	Forsyth County		
Site Acreage	± 7.62 acres		
Current Land Use	The site is currently undeveloped with the exception of some accessory farm buildings.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS15-S	Single-family homes
	East	RS15-S	Single-family homes and undeveloped property
	South	RS40	Single-family homes
	West	RS40	Single-family homes

Rezoning Consideration from Section 3.2.15 A 13	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	The proposed uses are compatible with the residential uses permitted on the adjacent RS40 and RS15-S properties.					
Physical Characteristics	The majority of the site is pasture with some mature wooded areas. The site has a gentle to moderate slope downward toward the east.					
Proximity to Water and Sewer	Public water and sewer service exist within Ashmead Lane.					
Stormwater/ Drainage	The site will manage stormwater through the use of curb, gutter and storm drainage within the right-of-way of Ashmead Lane.					
Watershed and Overlay Districts	<p>The site is located within the balance area of the Yadkin River WS IV Water Supply Watershed. Where curb-and-gutter streets are utilized, residential developments have three options for ordinance compliance within this portion of the watershed:</p> <ol style="list-style-type: none"> 1) The minimum lot size shall be at least 20,000 square feet; 2) The average density shall not exceed 2 units per 40,000 square feet; or 3) The proposed built upon area shall not exceed 24 percent. <p>The subject request is utilizing Option 3, as the proposed built upon area is less than 24 percent.</p>					
Analysis of General Site Information	The site is predominately undeveloped and is served with public water and sewer. It is also located within the Yadkin River watershed.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1471	RS15-S and RS40 to RS15-S	3/26/2007	Directly north and east	30.22	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Lasater Road	Collector Street	621 feet	N/A	N/A		
Ashmead Lane	Local Street	50 feet	N/A	N/A		
Proposed Access Point(s)	The site will have access from Lasater Road and Ashmead Lane.					
Trip Generation - Existing/Proposed	<p><u>Existing Zoning:</u> RS40 (if developed for single-family lots) 7.62 acres / 40,000 sf = 8 lots x 9.57 (single-family trip rate) = 77 trips per day</p> <p><u>Proposed Zoning:</u> RS20-S 17 lots x 9.57 (single-family trip rate) = 163 trips per day</p>					

Sidewalks	The existing sidewalk along Ashmead Lane will continue along the street extension to Lasater Road.	
Connectivity	The proposed site plan includes a connection to Ashmead Lane, which stubs into the site from the southeast.	
Analysis of Site Access and Transportation Information	The site fronts on Lasater Road, which is classified as a collector street. The proposal extends Ashmead Lane (which stubs into the site from the southeast) through the site to connect with Lasater Road. The surrounding development pattern makes the provision of a stub street to the north or south impractical. The existing sidewalk along Ashmead Lane would be extended along the extension of this street.	
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS		
Units (by type) and Density	17 single-family homes on 7.62 acres = 2.23 units per acre	
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Section 4.5.5 RS20 District • Chapter 7, Subdivision Requirements • Section 8.3 Watershed Protection 	
Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes
	(B) Environmental Ord.	Yes
	(C) Subdivision Regulations	Yes
Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan illustrates the street layout and lotting pattern for a 17-lot combination Planned Residential Development (PRD) and conventional subdivision. The PRD portion of the plan provides the three required types of open space and complies with the pending text amendment pertaining to active open space requirements (UDO-CC1).	
CONFORMITY TO PLANS AND PLANNING ISSUES		
Legacy 2030 Growth Management Area	Growth Management Area 3 – Suburban Neighborhoods	
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage development in areas with existing infrastructure before extending infrastructure farther. • Make new suburban neighborhoods pedestrian and bike friendly by developing interconnected street networks that include sidewalks and bike lanes. 	
Relevant Area Plan(s)	<i>Village of Clemmons Community Compass 2040 Comprehensive Plan (2019)</i>	
Area Plan Recommendations	<ul style="list-style-type: none"> • The subject property is located in the “cluster residential” area which is meant to serve as a transitional area between rural preservation and neighborhood residential uses. • The recommended density with the “cluster residential” area is a <i>minimum</i> of two units per acre. 	
Site Located Along Growth Corridor?	The site is not located along a growth corridor.	

Site Located within Activity Center?	The site is not located within an activity center.	
Comments from the Village of Clemmons	The Village of Clemmons is supportive of the request. (See attached letter dated February 14, 2020.)	
Rezoning Consideration from Section 3.2.15 A 13	Have changing conditions substantially affected the area in the petition?	
	No	
	Is the requested action in conformance with <i>Legacy 2030</i>?	
	Yes	
Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone 7.62 primarily undeveloped acres from RS40 to RS20-S to accommodate a 17-lot subdivision. The site is located within GMA 3 (Suburban Neighborhoods) and essentially represents an extension of the adjacent Havenbrook neighborhood, zoned RS15-S. The proposed density is 2.23 units per acre, and the site is served with public water and sewer.</p> <p>The site is located within the planning area of the Village of Clemmons. Although not adopted by the Forsyth County Board of Commissioners, the <i>Village of Clemmons Community Compass 2040 Comprehensive Plan</i> recommends a <i>minimum</i> of two units per acre in this area. The request is consistent with this recommendation.</p>	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
The proposed zoning is generally compatible with the surrounding development pattern.		The request would result in the loss of farmland.
The site is served with public water and sewer.		
The request is consistent with the <i>Village of Clemmons Community Compass 2040 Comprehensive Plan</i> .		
The site is located within the Suburban Neighborhoods growth management area (GMA 3).		
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL		
<p>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> • <u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u> <ol style="list-style-type: none"> a. Developer shall obtain a Watershed Permit from the Erosion Control Officer. b. Developer shall obtain all necessary permits (including stormwater) from the North Carolina Department of Environmental Quality (NCDEQ) and/or the US Army Corp of Engineers. c. Developer shall obtain a driveway permit from NCDOT. 		

- **PRIOR TO THE SIGNING OF PLATS:**
 - a. Developer shall complete all requirements of the NCDOT driveway permit.
 - b. All NCDEQ requirements shall be completed.

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations on proposals, and final action is taken by the appropriate Elected Body, which may approve, deny, continue or request modification to any request. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR F-1593
MARCH 12, 2020**

Desmond Corley presented the staff report.

Melynda Dunigan asked if the three lots outside of the proposed PRD were going to be developed as single home sites, or whether they could be further redeveloped into larger subdivisions.

Desmond stated that those sites could only be developed for the uses that would be approved with the Special Use rezoning request, and currently they're only requesting single family and PRD. Only houses are allowed on the lots outside of the PRD, and they would have to meet the minimum lot size.

Gary Roberts noted these lots were shown on the site plan, and any changes to the site plan would require approval by the Planning Board and County Commissioners.

Melynda also asked whether these lots complied with the Yadkin River Watershed regulations on the basis of the built-upon area. Staff replied yes.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Jack Steelman recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Jack Steelman recommended approval of the zoning petition.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers,
Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Aaron King

Director of Planning and Development Services

USES ALLOWED IN THE EXISTING RS40 ZONING DISTRICT

Forsyth County Jurisdiction

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

Adult Day Care Home
Agricultural Production, Crops
Agricultural Production, Livestock
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Kennel, Outdoor
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see use-specific standards
in *UDO ClearCode*)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

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

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

Bed and Breakfast
Borrow Site
Campground
Child Day Care, Large Home
Dirt Storage
Fishing, Fee Charged
Habilitation Facility A
Manufactured Home, Class A
Manufactured Home, Class B
Manufactured Home, Class C
Nursing Care Institution
Park and Shuttle Lot
Recreational Vehicle Park
Riding Stable³
Shooting Range, Outdoor
Special Events Center
Transmission Tower

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

Access Easement, Private Off-Site⁵
Landfill, Land Clearing/Inert Debris, greater
than 2 acres
Parking, Off-Site, for Multifamily or
Institutional Uses

³See Section 5.2.74

⁵SUP not required if standards of Section 5.2.2A are met



F-1593 | #2020014 Terrace at Havenbrook (Special Use District Rezoning)(PRD)



Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
Fax: 336-748-3163

Phone: 336-747-7065

City of W-S Planning

Steve Causey
Allied Design, Inc.
4720 Kester Mill Road
Winston-Salem, NC 27103

Project Name: F-1593 | #2020014 Terrace at Havenbrook
(Special Use District Rezoning)(PRD)
Jurisdiction: City of Winston-Salem
ProjectID: 360152

Wednesday, February 19, 2020

The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Thursday two weeks before (14 days prior to) the Planning Board meeting.

Open Issues: 15

Erosion Control

General Issues

9. Erosion Control Plan Needed

City of Winston-Salem

Matthew Osborne

336-747-7453

matthewo@cityofws.org

2/6/20 9:03 AM

01.03) Rezoning-

Special Use District - 3

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

10. Watershed Permit Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
2/6/20 9:04 AM
01.03) Rezoning-
Special Use District - 3

The proposed project is within the Yadkin River Watershed which is regulated per Winston-Salem/Forsyth County UDO, Chapter 8, Section 3 – Watershed Protection. This project must comply with the Winston-Salem/Forsyth County UDO, Chapter 8, Section 3 – Watershed Protection requirements and provisions. The Environmental Grading and Erosion Control Permit will not be issued until compliance with the Watershed Protection requirements have been verified and a Watershed Protection Permit has been approved. Please submit for a Watershed Protection Permit through the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/>.

IDTP

2020-02-04 REVISED .pdf [2 redlines] (Page 1) [1] PRELIMINARY

17. Text Box B

City of Winston-Salem
Samuel Hunter
336-727-8000
samuelh@cityofws.org
2/14/20 9:58 AM
01.03) Rezoning-
Special Use District - 3

Add acreage for the entire rezoning separate from PRD acreage and calcs (GIS shows 8.36acres)

Inspections

General Issues

18. Zoning

City of Winston-Salem
Jeff Hunter
336-727-2626
jeffph@cityofws.org
2/14/20 1:35 PM
01.03) Rezoning-
Special Use District - 3

-A grading plan will be required.
-Is the driveway to the south a shared driveway?
-Label the location of the mail kiosk.

MapForsyth Addressing Team

General Issues

19. Addressing & Street Naming

Forsyth County
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
2/17/20 1:16 PM
01.03) Rezoning-
Special Use District - 3

ASHMEAD LN WILL BE EXTENDED.

NCDOT

General Issues

16. NCDOT Comments

NCDOT Division 9
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
2/13/20 3:58 PM
01.03) Rezoning-
Special Use District - 3

- NCDOT Driveway Permit required
- NCDOT Encroachment Agreements for utility ties in Lasater Road right of way
- Non-access easement lot 1 & 14

Planning

General Issues

7. CAC/Greenway

City of Winston-Salem No comment.
Amy Crum
336-747-7051
amyc@cityofws.org
2/5/20 2:50 PM
01.03) Rezoning-
Special Use District - 3

11. CPAD

City of Winston-Salem The subject property is located in the Western Rural Area, which is beyond the boundaries of adopted area plans and contiguous to the Village of Clemmons. The plan needs to label active open space features.
Kelly Bennett
336-727-8000
kellyb@cityofws.org
2/6/20 10:57 AM
01.03) Rezoning-
Special Use District - 3

12. Design

City of Winston-Salem Remove "(PRD)" from the Site Size legend where it says 7.62 acres
Gary Roberts
336-747-7069
garyr@cityofws.org
2/6/20 5:25 PM
01.03) Rezoning-
Special Use District - 3

14. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
2/12/20 4:34 PM
01.03) Rezoning-
Special Use District - 3

20. Single Family Lots

[City of Winston-Salem](#) Planning staff will recommend a condition that lots 16 and 17 use a shared driveway.
David Reed
336-747-7043
davidr@cityofws.org
2/18/20 4:11 PM
01.03) Rezoning-
Special Use District - 3

21. Stormwater Management

[City of Winston-Salem](#) If stormwater management is required for the proposed development, it should be shown on the site plan. It does not have to be fully designed at this stage.
Desmond Corley
336-727-8000
desmondc@cityofws.org
2/19/20 1:56 PM
01.03) Rezoning-
Special Use District - 3

Stormwater

General Issues

6. No City of Winston-Salem Jurisdiction

[City of Winston-Salem](#) This development is located in the County and is therefore not within my jurisdiction as regards Stormwater management reviews/permitting. Please contact the appropriate Stormwater management review authority to see what, if anything, may be required as regards Stormwater management permitting.
Joe Fogarty
336-747-6961
josephf@cityofws.org
2/5/20 1:50 PM
01.03) Rezoning-
Special Use District - 3

Utilities

General Issues

13. General Comment

[City of Winston-Salem](#) Submit water and sewer extension plans to Utilities Plan Review for permitting/approval. Water meters purchased through the COWS. Be aware of the Utilities System Development Fees that will be charged for each new meter purchase.
Charles Jones
336-727-8000
charlesj@cityofws.org Currently, the water line layout on Lasater would need to be across the road and 12" in size and run the length of the property.
2/12/20 9:24 AM
01.03) Rezoning-
Special Use District - 3

WSDOT

General Issues

8. General Comments

[City of Winston-Salem](#) Provide a no access easemnet for lots 1 and 14.
David Avalos
336-727-8000
davida@cityofws.org
2/5/20 4:05 PM
01.03) Rezoning-
Special Use District - 3

Memorandum

Arden Group, LLC

To: Land Development Team
From: Amanda Lambert/Justin Mendenhall
CC:
Date: 1/24/2020
Re: Memo regarding Neighborhood Meeting – Havenbrook

Comments: A meeting was held in regards to the continued development of the Havenbrook area property.
Meeting was held on January 23, 2020 at 6pm at the Jerry Long YMCA. Developer representative was Justin Mendenhall.
A total of eight (8) neighbors attended the meeting and there was no opposition to the development plan presented.
Arden Group committed to plant twenty six (26) trees behind lots 1, 2 & 3 to create a buffer to property to the northwest.



ARDEN COMMUNITIES

SIMPLY BUILT BETTER.

both

Name: WES TODD Address: 1708 HAVENBROOK CT

Email: WES TODD 10 @ GMAIL.COM Phone: 336-213-0873

CCAN Name: Jessica Chamblee Address: 8366 Casatr Rd

Email: thorn1985jct@gmail.com Phone: 336-407-7933

Name: Heather McQueen Address: 1143 Ashmead Ln.

Email: hmacqu18@gmail.com Phone: (302) 650-4459

Name: Chess McQueen Address: 1643 Ashmead Lane

Email: Chessmac10@gmail.com Phone: 336-406-4226

Name: JAMES L. MIDKIFF II Address: 1651 ASHMEAD LN

Email: JLMIDKIFF2@GMAIL.COM Phone: 336-782-4241

Name: Blair Tarter Address: 1779 Havenbrook Ct.

Email: btarter889@gmail.com Phone: (719) 650-9085

Name: Rafael Baez Address: 1772 Havenbrook

Email: baezes@gmail.com Phone: _____

Name: JOHN LAWSON Address: 1787 HAVENBROOK CT

Email: JKLAWSON2@ICLOUD.COM Phone: 336-407-5965

Planning & Community Development
3715 Clemmons Road
Clemmons, NC 27012



Telephone 336-766-7511
Fax 336-766-7536
Nasser@clemmons.org

TO: Mr. Gary H. Roberts, Jr., Winston-Salem/Forsyth County Principal Planner

From: Nasser Rahimzadeh, Village of Clemmons Planning Director

Date: February 14, 2020

Re: Terrace at Havenbrook (F-1593) Parcel PIN #5873-94-7952

The purpose of this memorandum is to comment on proposal F-1593 as it relates to the Village of Clemmons Future Land Use Plan. The Terrace at Havenbrook major subdivision proposal is in agreement with the Village of Clemmons Community Compass 2040 Comprehensive Plan. The property is currently zoned RS-40. The site plan shows that the proposed subdivision would be developed using Winston-Salem/Forsyth County's RS-20-S/Residential Single Family District zone. RS-20 is primarily intended to accommodate single family detached dwellings in suburban areas and may also be applicable to older, large lot developments constructed prior to the effective date of the Forsyth County ordinances. The proposal has been submitted as a PRD with lot sizes closer to RS-9.

Parcel PIN #5873-94-7952 falls under the Village of Clemmons Cluster Residential¹ area per the 2040 Comprehensive Plan. Cluster Residential area is described as an area that promotes a suburban-style cluster pattern development in exchange for protecting significant natural, cultural, and historical areas of the site. The proposal has provided different types of open space, wide bufferyards, and connectivity to an existing subdivision. It may be that Cluster Residential development favors larger parcels; regardless, Planning Staff for the Village of Clemmons finds the proposal to be close to Cluster Residential and is supportive of the proposed rezoning from RS-40 to RS-20-S.

Please contact me if you have any questions/concerns.

Nasser Rahimzadeh
Planning Director
Village of Clemmons

¹ See attached excerpt from the Village of Clemmons Community Compass 2040 Comprehensive Plan

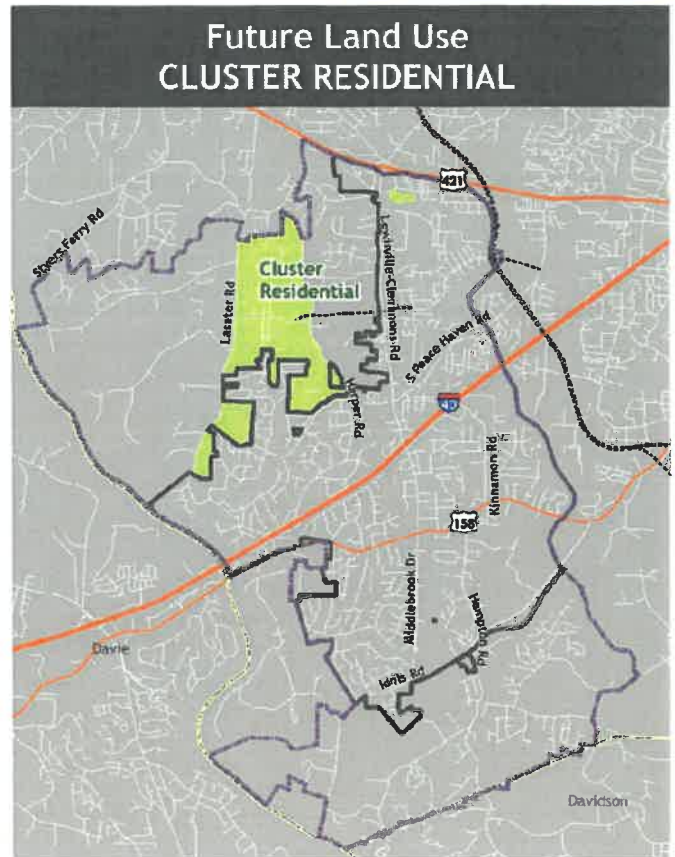
Cluster Residential

Area: 6.3% of planning area

Description: Cluster residential areas serve as a transitional area between rural preservation and neighborhood residential uses. Appropriate development includes single-family detached residential units designed in a suburban-style cluster pattern at a minimum of 2 units per acre. Cluster subdivisions provide an opportunity for developers to maintain the maximum lot yield of a traditional development while also protecting significant natural, cultural, and historical areas of the site. Cluster subdivisions employ smaller minimum lot size requirements in exchange for commonly protected open space that serves the entire development.



Cluster subdivisions provide open space amenities in trade for higher density, cluster residential patterns. Large yards are traded for expansive open space amenities. (Credit: Knowles Design)



**NOTICE OF PUBLIC HEARING BEFORE THE
CITY-COUNTY PLANNING BOARD OF FORSYTH COUNTY
AND WINSTON-SALEM, NORTH CAROLINA ON
REZONING REQUESTS AND RELATED MATTERS**

Notice is hereby given in accordance with the requirement of applicable law that the City-County Planning Board will hold a public hearing in the Arnold G. King Public Meeting Room on the fifth floor of the Bryce Stuart Municipal Building, 100 East First Street, Winston-Salem, North Carolina, at 4:30 P.M. on March 12, 2020 on the following rezoning and related matters:

1. Zoning petition of JCS Properties North LLC, William Loggins and Susan Loggins, and Billie Moses from RS9 to GB-S (Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; Combined Use; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Micro-Brewery or Micro-Distillery; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Shopping Center, Small; Wholesale Trade A; Banking and Financial Services; Offices; Services, A; Veterinary Services; Recreation Services, Indoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Child Care, Drop-In; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Museum or Art Gallery; Police or Fire Station; School, Private; Access Easement, Private Off-Site; Park and Shuttle Lot; and Utilities): property is located at the southwest corner of Robinhood Road and Meadowlark Drive (Zoning Docket F-1592).
2. Zoning petition of John Berger from RS40 to RS20-S (Residential Building, Single-Family and Planned Residential Development): property is located on the east side of Lasater Road, across from Carrousel Drive; property consists of ±7.62 acres and is PIN 5873-94-7952 as shown on the Forsyth County Tax Maps in the office of the City-County Planning Board (Zoning Docket F-1593).
3. Public hearing on the *Smith Reynolds Airport/Whitaker Park Strategic Area Plan*. The plan area is generally bounded on the north by Lansing Drive, by Carver School Road to the east, by 25th Street and Bowen Boulevard to the south, and on the west North Cherry Street.

NOTE: TIME LIMIT FOR SPEAKERS: Speakers in favor and speakers in opposition of rezoning requests or related public hearing matters shall be limited to twelve (12) minutes total speaking time for each side. All speakers should register prior to the meeting. Registration will begin at 4:00 P.M. inside the Public Meeting Room.

The City of Winston-Salem does not discriminate on the basis of race, sex, color, age, national origin, religion or disability in its employment opportunities, programs, services or activities.

All requests for appropriate and necessary auxiliary aids and services must be made within a reasonable time prior to the hearing to the Director of Planning and Development Services at (336) 747-7061.

F1593 (N)
ADAIR CAROL F
8443 LASATER RD
CLEMMONS NC 27012

F1593 (S)
BERGER JOHN
8350 CHEVAL CT
CLEMMONS NC 27012

F1593 (N)
BOURGEOIS LEE M
BOURGEOIS HOLLY G
820 FOUNTAIN VIEW LN
LEWISVILLE NC 27023

F1593 (N)
CHAMBLEE ALVIN
8366 LASATER RD
CLEMMONS NC 27012

F1593 (N)
DOBARD CHRISTOPHER
DOBARD JESSICA
1631 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
FULP DANIEL W
FULP PATRICIA
8378 LASATER RD
CLEMMONS NC 27012

F1593 (N)
GORRELL ROBERT W
GORRELL JESSICA C
1989 TUCKER RD
CLEMMONS NC 27012

F1593 (N)
HAMRICK PAUL RICHARD
HAMRICK BETTY H
1715 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
HENDRIX MARGARET
8111 CARROUSEL DR
CLEMMONS NC 27012

F1593 (N)
HPA BORROWER 2018-1 MS LLC
180 N STETSON AVE STE 3650
CHICAGO IL 60601

F1593 (N)
AMENDED AND RESTATED HAL S JOHNSON
REVOCABLE TRUST AGREEMENT
8290 BLACKBERRY LN
CLEMMONS NC 27012

F1593 (N)
BETHEA JOAQUIN HAASID
1739 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
BRIGHT BRIAN
BRIGHT RHIANNA
1625 ASHMEAD LN
CLEMMONS NC 27012

F1593 (N)
CREWS ALICIA L
8372 LASATER RD
CLEMMONS NC 27012

F1593 (N)
DODSON SARA ELIZABETH
1691 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
FULTON EARSLEY N
8225 LASATER RD
CLEMMONS NC 27012

F1593 (N)
GRESS MARK L
GRESS KAMERON H
1630 ASHMEAD LN
CLEMMONS NC 27012

F1593 (N)
HAVENBROOK OF FORSYTH COUNTY
HOMEOWNERS ASSOC
PO BOX 19209
GREENSBORO NC 27419

F1593 (N)
HILL MARK
HILL EMILY
2050 CROSSING GATE WAY
VIENNA VA 22181

F1593 (N)
JACKSON RODERICK K
JACKSON KIMBERLY A
1756 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
BAKER R LOWELL
BAKER WILLANN M
1724 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
BI JIANLI
WANG LEI
1621 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
CERBERUS SFR HOLDINGS L.P.
1850 PARKWAY PLACE SUITE 900
MARIETTA GA 30067

F1593 (N)
DAVIS MICHAEL F
DAVIS MARGARET K
1788 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
ESPINOSA RAFAEL A BAEZ
BAEZ KACI N
1772 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
FULTON EARSLEY N
8225 LASATER RD
CLEMMONS NC 27012

F1593 (N)
GUIRGUIS MINA MICHEL
IBRAHIM JEWANNA MORIS
1747 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
HAVENBROOK OF FORSYTH COUNTY
HOMEOWNERS ASSOC
10 W 32ND ST
WINSTON-SALEM NC 27105

F1593 (N)
HOWARD KRISTAL D
HOWARD QUENTEL M
1635 ASHMEAD LN
CLEMMONS NC 27012

F1593 (N)
JAMBUSARIA BHAVIN
BAXI CHANDNI
1647 ASHMEAD LN
CLEMMONS NC 27012

F1593 (N)
JOHNSON BILLY M
JOHNSON LINDA V
1707 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
KIM SHINHWAN
KIM SEULKI
1646 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
LAWSON JOHN
LAWSON KRISTA
1787 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
MCQUEEN CHESS M
TROTMAN HEATHER
1643 ASHMEAD LN
CLEMMONS NC 27012

F1593 (N)
MORILLO ALVIN MANUEL
1731 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
PARRA ANDRE COSTA
PARRA DENISE A
1626 ASHMEAD LN
CLEMMONS NC 27012

F1593 (N)
PERKINS LORAN E
PERKINS TERRI
8100 CARROUSEL DR
CLEMMONS NC 27012

F1593 (N)
SASEEN RICHARD ALAN
SASEEN TAMMY HERMAN
8101 CARROUSEL DR
CLEMMONS NC 27012

F1593 (N)
SMITH EILEEN
1723 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
THAKKAR JAIMINI P
THAKKAR PANKAJ C
1740 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
JOYCE CHARLES BRADFORD
8360 LASATER RD
CLEMMONS NC 27012

F1593 (N)
KIPYEGON AMOS KIPLIMO
KILOLONG JANE PARANAE
1732 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
LILJE CYNTHIA E
1670 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
MESSENHEIMER SAMUEL BAILEY
MESSENHEIMER VIRGINIA KALEY
1780 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
MURPHY BRIAN
MURPHY VALERIE
1795 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
PATEL MAHESH
1639 ASHMEAD LN
CLEMMONS NC 27012

F1593 (N)
PRATT CONSTANCE
PRATT DAVID A
1771 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
SCHANTZ PETER K
SCHANTZ LARA A
8467 LASATER RD
CLEMMONS NC 27012

F1593 (N)
SUTTON PHILIP A
8404 LASATER RD
CLEMMONS NC 27012

F1593 (N)
THE MAX PARDON SOLE BENEFIT TRUST
STYLES LISA
3260 NC HWY 801S
ADVANCE NC 27006

F1593 (N)
KERTH BENJAMIN ROBERT
KERTH JULIE RENEE
1641 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
LANGSTON WARE PAULA
1622 ASHMEAD LN
CLEMMONS NC 27012

F1593 (N)
MATTERA CIRO R
MATTERA LINDA M
1634 ASHMEAD LN
CLEMMONS NC 27012

F1593 (N)
MIDKIFF JAMES LUTHER
MIDKIFF TERESA
1651 ASHMEAD LN
CLEMMONS NC 27012

F1593 (N)
MURPHY MICHAEL JAMES
MURPHY JENNIFER LYNN
1681 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
PATEL SIGAL
SOLANKI DHARA
1748 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
PRICE MICHAEL L
PRICE MARGUERITE L
1763 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
SCHANTZ PETER K
SCHANTZ LARA A
8467 LASATER RD
CLEMMONS NC 27012

F1593 (N)
TARTER BLAIR MONTGOMERY
TARTER CASSIE LEE
1779 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
THETFORD SEAN M
THETFORD MICHELLE R
1638 ASHMEAD LN
CLEMMONS NC 27012

F1593 (N)
TODD JAMES W
GAUSSOIN SARAH
1708 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
WILLIAMS OLGA CHIZO
1688 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
WOOTEN JONATHAN
WOOTEN KENDRA N
8321 LASATER RD
CLEMMONS NC 27012

F1593 (N)
YBANEZ VENUS B
YBANEZ ALDWIN N
1764 HAVENBROOK CT
CLEMMONS NC 27012

F1593 (N)
UNDERWOOD BRADLEY C
1613 ASHMEAD LN
CLEMMONS NC 27012

F1593 (N)
WOLFE J FREDERICK
WINN DONNA M
1034 KEOWEE AVE
KNOXVILLE TN 37919

F1593 (N)
WOOTEN JONATHAN RAY
8140 CARROUSEL DR
CLEMMONS NC 27012

F1593 (N)
WIETERS CHANSON A
WIETERS KIMBERLY S
8165 WHITMORE COVE LN
CLEMMONS NC 27012

F1593 (N)
WOOTEN ALAN MATTHEW
8341 LASATER RD
CLEMMONS NC 27012

F1593 (N)
WOOTEN JONATHAN RAY
WOOTEN DANNY LEE
8140 CARROUSEL DR
CLEMMONS NC 27012