

Motion and
Statement of Consistency with Comprehensive Plan
F-1581

I move that the following statement be adopted in support of a **Motion to Approve** Zoning Map Amendment F-1581:

The proposed special use zoning map amendment, as petitioned by Dana Tucker to rezone a 13.55 acre piece of property from AG to RS15-S (Residential Building, Single Family; and Planned Residential Development), is consistent with the recommendations of the Legacy Comprehensive Plan, and is reasonable and in the public interest because:

1. The uses allowed in the proposed RS15-S zoning district are generally compatible with the residential uses permitted on adjacent properties; and
2. The zoning request would allow construction of Phase II of the planned residential Stillwood subdivision. Phase I of Stillwood is adjacent to the property;
3. The site plan is consistent with the site plan for Phase I of Stillwood and the Southeast Forsyth County Area Plan Update. The site plan complies with the requirements of the Unified Development Ordinance and the proposed RS15-S zoning; and
4. The property has access to public water and sewer, and would contain sufficient connectivity of streets.

Based on the foregoing Statement, I move adoption of F-1581.

Second:

Vote:

Motion and
Statement of Consistency with Comprehensive Plan
F-1581

I move that the following statement be adopted in support of a **Motion to Deny** Zoning Map Amendment F-1581:

The proposed special use zoning map amendment, as petitioned by Dana Tucker to rezone a 13.55 acre piece of property from AG to RS15-S (Residential Building, Single Family; and Planned Residential Development), is inconsistent with the recommendations of the Legacy Comprehensive Plan and not reasonable or in the public interest because:

1. The rezoning would add more intensive uses to the area, and the site plan does not meet the requirements of street connectivity; and
2. Development allowed by the rezoning could add traffic to the area beyond what could be generated by the current zoning.

Based on the foregoing Statement, I move denial of F-1581.

Second:

Vote:

**FORSYTH COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: September 20, 2018 **AGENDA ITEM NUMBER:** 2 A-D

SUBJECT:-

- A. Public Hearing on Zoning Map Amendment of Dana Tucker from AG to RS15-S (Residential, Single Family – 15,000 sf minimum lot size –special use zoning). Property is Located West of North Carolina 66 South and North of Andrews Acres Road (Zoning Docket F-1581).
- 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 zoning petition and certified the site plan meets all UDO requirements.

ATTACHMENTS:- X YES NO

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

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Dana Tucker, Docket F-1581

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 AG to RS15-S (Residential Building, Single Family; and Planned Residential Development) the zoning classification of the following described property:

PIN # 6884-44-7427

Section 2. This Ordinance is adopted after approval of the site plan entitled Stillwood Phase III, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to Dana Tucker.

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 Stillwood Phase III. 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.

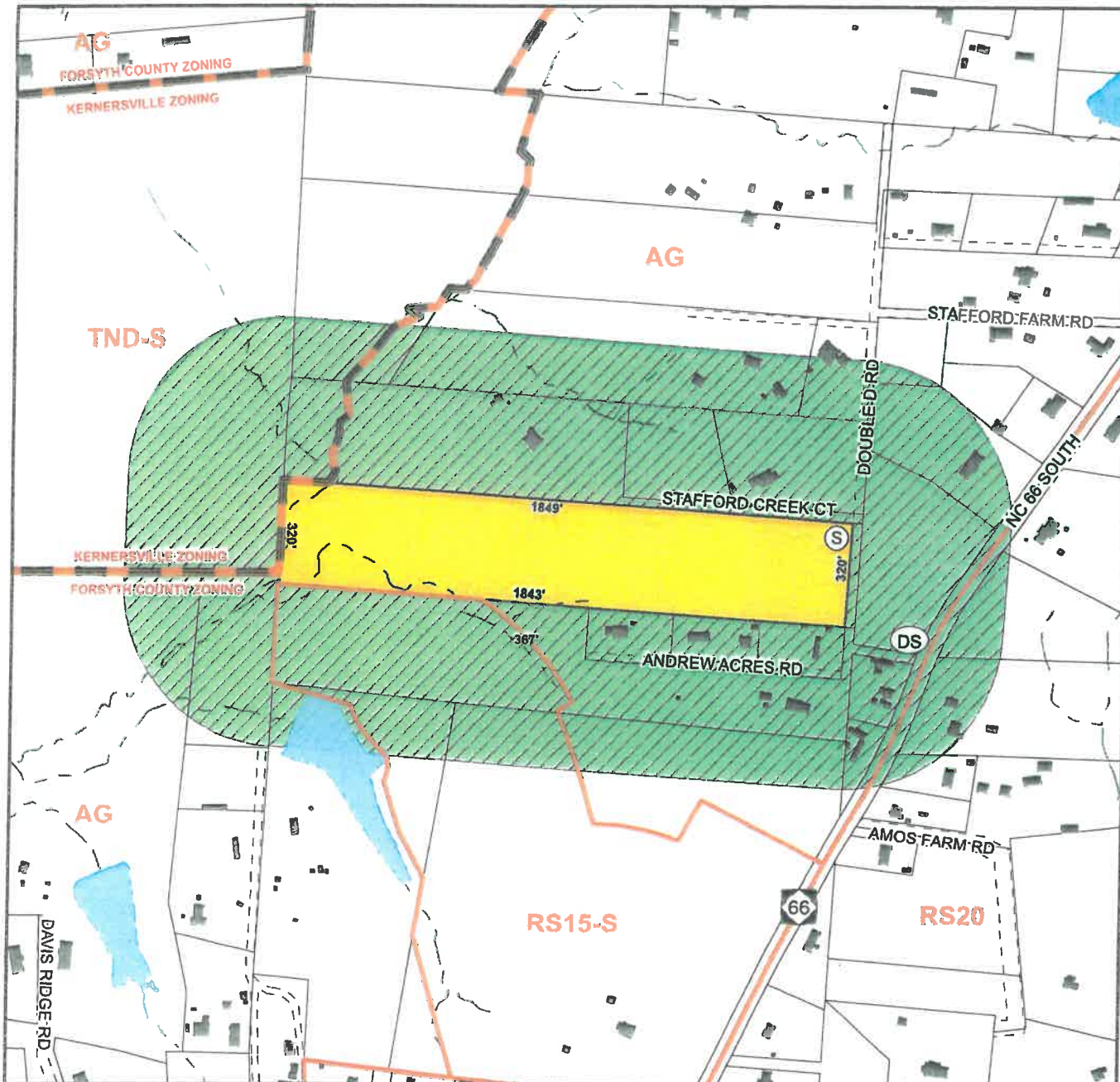
COUNTY, SPECIAL USE DISTRICT PERMIT

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 Dana Tucker (Zoning Docket F-1581). 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 RS15-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 RS15-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 ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of a driveway permit.
 - b. Petitioner shall obtain a Watershed Permit.
 - c. Developer shall cordon off all areas shown on the site plan as stream buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
 - d. Developer shall provide verification from City-County Utilities that adequate public sewer capacity exists and is in place to serve the proposed development.
- **PRIOR TO THE SIGNING OF PLATS**
 - a. Developer shall complete all requirements of the NCDOT driveway permit.
 - b. All documents including covenants, restrictions, and homeowners' association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations, and delineate the stream buffer areas to prevent future encroachment into said areas.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a final plat in the office of the Register of Deeds.



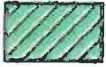
DOCKET #: F1581

PROPOSED ZONING:
RS15-S

EXISTING ZONING:
AG

PETITIONER:
Dana Tucker (Stillwood -
Phase II) for Same

 Property included
in zoning request.

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

SCALE: 1" represents 500'

STAFF: Wilson

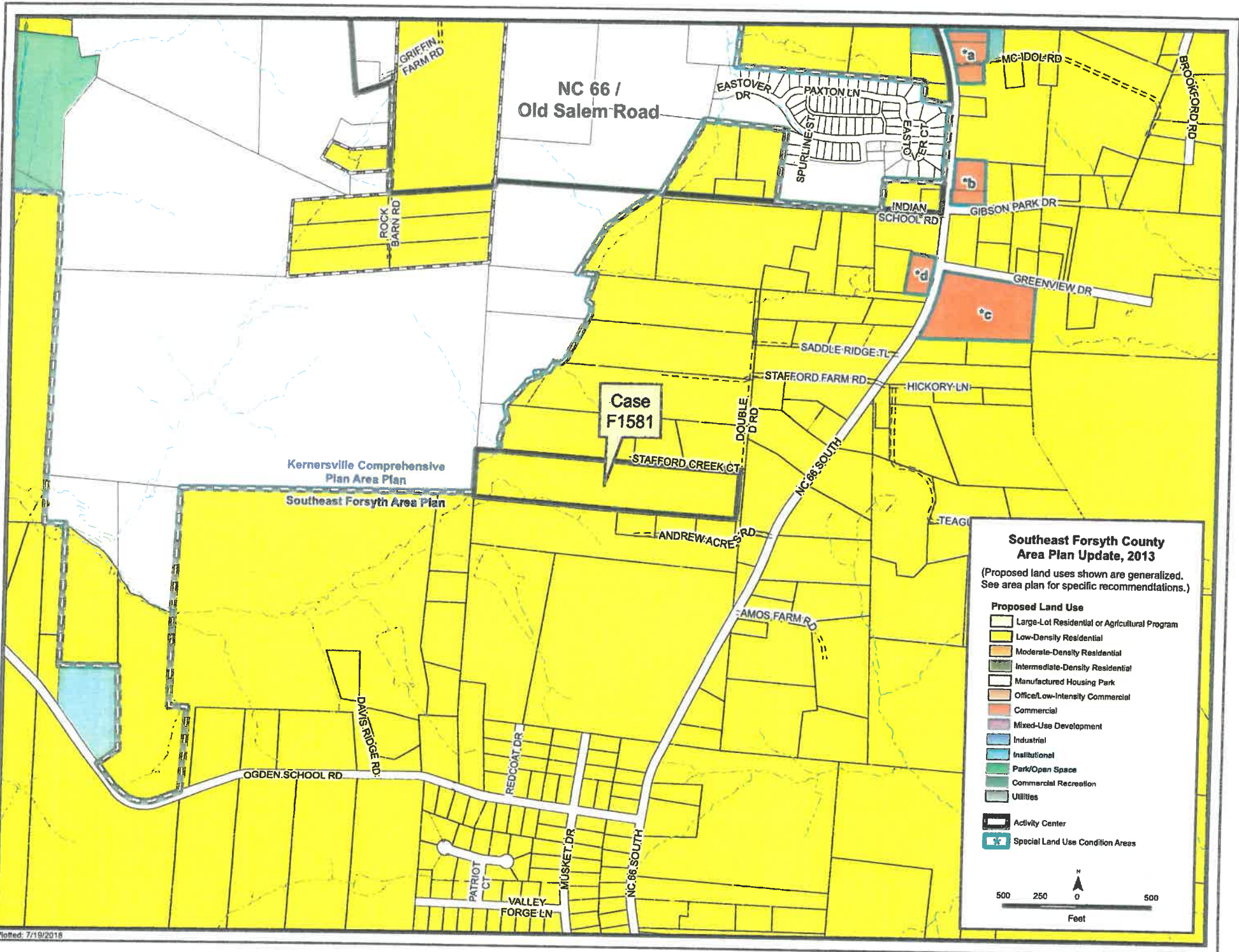
GMA: 3

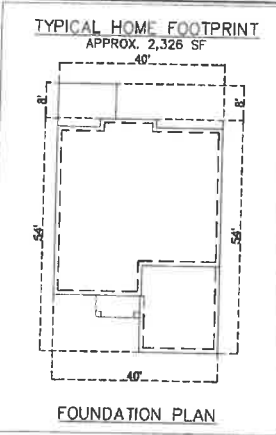
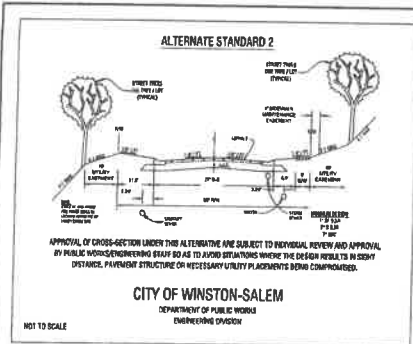
ACRES: 13.55

**NEAREST
BLDG:** 0' south

MAP(S): 6884.03, 6884.04







LaBella
Powered by partnership.

815 St. George Sq Ct, St. 300
Winston-Salem, NC 27103
(336) 842-4065
C#0430
Email: patimpson@labellape.com

**PRELIMINARY
NOT FOR CONSTRUCTION**

SEAL

7/28/18

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**F-1581
STILLWOOD - PHASE III**

SHARANT ENTERPRISES, LLC
MR. GREG GARRETT, VP



RS-15 - MINIMUM ZONING LOT:

AREA = 16,000 SF
FRONT BUILDING SETBACK = 25'
REAR BUILDING SETBACK = 25'
ONE SIDE = 7'
COMBINED SIDE = 20'
SIDE STREET SETBACK = 20'
MAX. BUILDING HEIGHT = 40'
MIN. LOT WIDTH = 65'

PETITIONER:

CLIENT: SHARANT ENTERPRISES, LLC
527 YORKTOWN RD
WINSTON-SALEM, NC 27110
PHONE: (336) 746-8881
EMAIL: SHARANT@SHARANT.COM

OWNER:
DAVE JARVIS TUCKER
4340 BRADSHIRE DR
WINSTON-SALEM, NC 27107
PHONE: 336-288-1444
EMAIL: dmatt1994@gmail.com

CONNECTIVITY INDEX (CI):

CI = $\frac{\text{LINKS}}{\text{NODES}} = \frac{1}{1} = 1.0$

PURPOSE STATEMENT:
REZONE THE PROPERTY FROM AG TO RS-15
PROPOSED USE: RESIDENTIAL BUILDING, SINGLE FAMILY,
PLANNED RESIDENTIAL DEVELOPMENT

SITE DATA

EXISTING ZONING: AG
PROPOSED ZONING: RS-15-B
PROPOSED LOTS: 21 (118,200 SF)
DENSITY: 1.88 LOTS/ACRE (8.00 DENSITY)
TOTAL AREA: 1.38 AC.
PINS: 0884-42-727
100 WABBITTS CREEK
JURISDICTION: FORSYTH COUNTY
PROPOSED HIC007
STREET: 1,000 LF

LEGEND

84.00 PROPOSED ELEVATION
CB CATCH BASIN
PB PLANNED END SECTION
MH SANITARY SEWER MANHOLE
SS PUBLIC SANITARY SEWER
PW PUBLIC WATER
PS PUBLIC STREETS

NO FIELD SURVEYING BY LABELLA INFORMATION FROM FORSYTH COUNTY GIS. FIRE, SANITARY & STREAM FEATURES WERE EXTRACTED BY FIELD ENVIRONMENTAL INC AND FORSYTH COUNTY GIS.

PINS APPROX. 50' x 100' WILL BE GRADED ON THEIR RESPECTIVE LOTS.



NO.	REVISED	CITY COMMENTS
1	07/25/18	CITY COMMENTS
2	07/26/18	COUNTY COMMENTS

PROJECT NUMBER:	2181184
DRAWN BY:	ATC/GB/JUR
DESIGNED BY:	PAS
REVIEW FOR:	REVIEW
DATE:	5/21/2018
DRAWING NAME:	

**PRELIMINARY
SUBDIVISION PLAN**

C 1.0

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	F-1581		
Staff	Bryan D. Wilson		
Petitioner(s)	Shugart Enterprises, LLC		
Owner(s)	Dana Tucker		
Subject Property	PIN # 6884-44-7427		
Type of Request	Rezoning from AG to RS15-S		
Proposal	The petitioner is requesting to amend the Official Zoning Maps for the subject property from AG (Agricultural – 40,000 sf minimum lot size) to RS15-S (Residential, Single Family – 15,000 sf minimum lot size – special use zoning). The petitioner is requesting the following uses: Residential Building, Single Family; and Planned Residential Development		
Neighborhood Contact/Meeting	See Attachment B for a summary of the petitioner’s outreach efforts.		
Zoning District Purpose Statement	The RS15 District is primarily intended to accommodate low to moderate density single family detached dwellings in suburban and urban areas. This district is intended for application in GMAs 2 and 3, and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the subject property is located within GMA 3 and has access to public water and sewer.		
GENERAL SITE INFORMATION			
Location	West of NC 66 South and north of Andrews Acres Road		
Jurisdiction	Forsyth County		
Site Acreage	± 13.55 acres		
Current Land Use	The site is completely undeveloped and is heavily wooded.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	AG	Undeveloped land & single-family homes
	East	AG & RS20	Farmland & single-family homes
	South	RS15-S & AG	Stillwood Phase 1 & single-family homes
	West	TND-S	Undeveloped land (Kernersville Jurisdiction)
Applicable Rezoning	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other		

Consideration from Chapter B, Article VI, Section 6-2.1(R)	properties in the vicinity? Yes, the majority of the surrounding area is residentially zoned with a mixture of single family homes and undeveloped land.					
Physical Characteristics	The undeveloped site has varying topography with a general slope from east to west. An unnamed stream is located in the far western portion of the site.					
Proximity to Water and Sewer	The site has access to public water and sewer.					
Stormwater/ Drainage	No known issues; however, there will be a 50' wide stream buffer requirement located within proposed lot 23.					
Watershed and Overlay Districts	The site is located within the balance of the Abbots Creek WSIII Water Supply Watershed. There are three options for complying with residential development requirements in this portion of the watershed: <ol style="list-style-type: none"> 1) The minimum lot size shall be at least 20,000 SF 2) The average density shall not exceed 2 units per 40,000 SF or; 3) The proposed built upon area shall not exceed 24% <p>The subject request is utilizing option two (2), as their density is 1.6 dwelling units per 40,000 SF.</p>					
Analysis of General Site Information	The subject site is 13.55 acres in size, is completely undeveloped, and is heavily wooded. Any development on the site will be subject to the Abbots Creek watershed requirements.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acres	Recommendation	
F-1576	AG to RS15-S	Approved 5/24/2018	Abutting south	32.55 Acres	Staff Approval	CCPB Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Proposed Access Point(s)	The submitted site plan proposes a new one-thousand five hundred (1,500) foot public street that connects to the recently approved extension of Musket Drive.					
	<u>Existing Zoning: AG (if developed for single family lots)</u> 13.55 acres = 14 lots x 9.57 (Single Family Trip Rate) = 134 Trips per Day <u>Proposed Zoning: RS15-S</u> 13.55 acres = 23 lots x 9.57 (Single Family Trip Rate) = 220 Trips per Day					
Sidewalks	Sidewalks will be installed on one side of the proposed public streets.					
Connectivity	The proposed plan shows a connectivity ratio of 1. The bordering single family homes prevent any logical connections to the north and south and a protected stream precludes any additional stub connections to the west. A stub connection is proposed on the eastern portion of the site. The combined connectivity index of the overall Stillwood Phase 1 and Phase 2 will be 1.5 and therefore exceed the minimum connectivity index requirement of 1.2.					

Transportation Impact Study (TIS)	No TIS is required.	
Analysis of Site Access and Transportation Information	Given the site layout that abuts existing single family homes on private drives on the north and south, there is little opportunity for additional connectivity. The stream to the west would prohibit any reasonable connection as well. The proposed stub to the abutting property to the east, could potentially provide a connection to Highway 66 with any future development.	
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS		
Units (by type) and Density	23 single family units on 13.55 acres = 1.70 units per acre	
Building Height	Maximum	Proposed
	40'	40'
Impervious Coverage	Maximum	Proposed
	24% or 2 lots/40,000 SF	1.6/40,000 SF
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Chapter B, Article II, Section 2-1.2 (F) RS-15 Residential, Single Family District • Chapter C, Article IV, Watershed Protection 	
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy 2030 policies:	Yes.
	(B) Environmental Ord.	Yes.
	(C) Subdivision Regulations	Yes.
Analysis of Site Plan Compliance with UDO Requirements	The revised site plan illustrates the street layout and lotting pattern for a proposed 23 lot single family subdivision. The connectivity index for this phase is below the required minimum, but the site is constrained on the south, east, and north by other existing development and geography. This could eventually be alleviated with future eastward extension of the proposed public road. All other elements of the revised site plan meet UDO requirements.	
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"> • Concentrate development within the serviceable land area of Forsyth County with the highest intensities at city/town center, activity centers and along growth corridors (p. 29). • Encourage higher development densities and mixed-use development within the serviceable land area (p. 42). • Make efficient use of Forsyth County's limited land capacity (p. 4-1) 	
Relevant Area Plan(s)	<i>Southeast Forsyth County Update (2013)</i>	
Area Plan Recommendation	<ul style="list-style-type: none"> • Factors such as the amount of land available, surrounding land uses, proximity to major roads and services, and access to utilities are all 	

s	<p>considered in determining recommendations for residential uses and densities (p. 23).</p> <ul style="list-style-type: none"> • Low-density residential development is recommended for larger parcels of undeveloped residential land in many parts of the planning area. This land is generally located in the northern portion of the planning area, either has sewer or is sewerable, and has easy access to thoroughfare roads (p. 24). • The property is recommend for low-density residential use on Map 9- Proposed Land Use (0-5 dwelling units/acre) (p. 27).
Site Located Along Growth Corridor?	No.
Site Located within Activity Center?	No.
Addressing	Street names are approved for use.
Comments from The Town of Kernersville	Kernersville Planning staff has no comments for this rezoning case.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<p>(R)(3) - Have changing conditions substantially affected the area in the petition?</p> <p>A request for RS15-S (Stillwood Phase I) was recently approved directly south of the subject property.</p> <p>(R)(4) - Is the requested action in conformance with Legacy 2030?</p> <p>Yes</p>
Analysis of Conformity to Plans and Planning Issues	<p>The proposed rezoning site plan illustrates the proposed expansion of the Stillwood subdivision. The previous rezoning was unanimously recommended for approval by the Planning Board in April 2018.</p> <p>The 23 lot expansion would include a new public street that would connect to the recently approved extension of Musket Drive. As noted, while the proposed street layout does not meet the minimum connectivity index standard by itself, the combined Phase 1 and Phase 2 connectivity index exceeds this standard. The proposed stub at the eastern end of Redwood Hill Run would provide for a future connection to Highway 66.</p> <p>As the subject property is located within the Abbotts Creek WSIII Watershed, the developer will need to submit for watershed permits prior to grading and construction. There is an unnamed stream at the far western end of the property which will require buffering. Staff is recommending all relevant conditions from the Phase 1 portion of the prior Stillwood rezoning (F-1576) be carried forward with this rezoning request.</p> <p>The proposed lotting pattern and density is consistent with the already approved Phase I portion of Stillwood. As this request is in keeping with</p>

Legacy 2030 and the Southeast Forsyth County Area Plan Update recommendations, staff is supportive of this rezoning request.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The subject property has access to public water and sewer.	The site topography and surrounding development limit the potential for greater connectivity on this site.
The subject property is located in GMA 3.	
The proposed RS15 district is consistent with the lotting pattern on adjacent properties.	
The proposed RS15-S district is consistent with the <i>Southeast Forsyth County Area Plan Update</i> recommendation for low-density residential (0-5 dwelling units/acre) for this property.	

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

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

- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of a driveway permit.
 - b. Petitioner shall obtain a Watershed Permit.
 - c. Developer shall cordon off all areas shown on the site plan as stream buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
 - d. Developer shall provide verification from City-County Utilities that adequate public sewer capacity exists and is in place to serve the proposed development.
- **PRIOR TO THE SIGNING OF PLATS**
 - a. Developer shall complete all requirements of the NCDOT driveway permit.
 - b. All documents including covenants, restrictions, and homeowners' association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations, and delineate the stream buffer areas to prevent future encroachment into said areas.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a final plat in the office of the Register of Deeds.

STAFF RECOMMENDATION: Approval

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

HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.



Winston-Salem
Phone: 336-747-7068

F-1581 Stillwood Phase II

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



Paul Stimpson
Labella Associates
615 Saint George Place
300
Winston-Salem, NC 27103

Project Name: F-1581 Stillwood Phase II
Jurisdiction: City of Winston-Salem
ProjectID: 210814

Wednesday, July 25, 2018

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 Wednesday the week before (8 days prior to) the Planning Board meeting.

Open Issues: 6

5/20/18 6/21/18

14. Erosion Control Permit Revisions Required

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
7/17/18 9:55 AM
01.03) Rezoning-
Special Use District - 2

This submittal contains land disturbing activity and additional development that was not included in the Erosion Control and Watershed Protection plans submitted for Phase 1. A revised Erosion Control plan submittal will be required which includes the Phase 2 area along with a new FRO showing the additional disturbed area calculations. A revised Watershed Protection plan must be submitted to verify that the combination of Phase 1 and Phase 2 are compliant with the Watershed Protection ordinance. Please submit these revised plans through the electronic plan review portal for the existing Phase 1 submittal for both Grading/Erosion Control and Watershed Protection.

[Ver. 2] [Edited By Matthew Osborne]

7-9-18 sealed-Stillwood Phase II.pdf [3 redlines]

13. Text Box B

City of Winston-Salem F-1581

Robert Solomon, Jr.

336-747-7064

roberts@cityofws.org

7/9/18 4:43 PM

Pre-Submittal Workflow

- 1

17. planning callout B

City of Winston-Salem

Bryan Wilson

336-747-7042

bryandw@cityofws.org

7/24/18 4:58 PM

01.03) Rezoning-

Special Use District - 2

This triangle was not a part of the original rezoning request (F-1576) and (to our knowledge) is not owned by the petitioner/developers. This would also require a partial lot description for rezoning. Please remove the triangle as a part of this rezoning request (you should be able to meet minimum lot size for lot 1).
[Ver. 3] [Edited By Bryan Wilson]

MapForsyth Addressing Team

MapForsyth Addressing Team

15. Addressing & Street Naming

MapForsyth

Stacy Tolbert

3367477497

tolbersy@forsyth.cc

7/17/18 2:10 PM

01.03) Rezoning-

Special Use District - 2

"Redwood Hill Run" is approved for use. Addresses will be issued during subdivision process.

Planning

Planning

16. Historic Resources

City of Winston-Salem No comments

David Reed

336-747-7043

davidr@cityofws.org

7/17/18 4:13 PM

01.03) Rezoning-

Special Use District - 2

18. Rezoning

City of Winston-Salem

Bryan Wilson

336-747-7042

bryandw@cityofws.org

7/24/18 3:29 PM

01.03) Rezoning-

Special Use District - 2

Staff will recommend carrying forward all relevant conditions from F-1576.
[Ver. 2] [Edited By Bryan Wilson]

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR F-1581
AUGUST 9, 2018**

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning petition and certified the site plan (including staff recommended conditions) meets all UDO requirements if the petition is approved.

SECOND: Chris Leak

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith

AGAINST: None

EXCUSED: None

Chris Murphy, AICP
Acting Director of Planning and Development Services



August 22, 2018

Greg Garrett
Shugart Enterprises, LLC
221 Jonestown Road
Winston-Salem, NC 27104

Re: Zoning Petition F-1581

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 Commissioner's Office of the date on which the Commissioners will hear this petition.

Sincerely,

Chris Murphy, AICP
Acting 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

(S) F1581 6884-44-7427.000
TUCKER DANA JARVIS
4248 SHADETREE DR
WINSTON SALEM NC 27107

(N) F1581 6884-64-2275.000
AMOS JOHNNY THOMAS AMOS LINDA H
1985 NC HWY 66 S
KERNERSVILLE NC 27284

(N) F1581 6884-54-7044.000
CAMP JIM R CAMP SHIRLEY AMOS
2005 NC HWY 66 S
KERNERSVILLE NC 27284

(N) F1581 6884-23-6677.000
DONALD DAVIS LIVING TRUST DAVIS DONALD
2055 DAVIS RIDGE RD
KERNERSVILLE NC 27284

(N) F1581 6884-25-3166.000
KERNERSVILLE FORESTRY PROPERTIES LLC
PO BOX 5657
WINSTON-SALEM NC 27113

(N) F1581 6884-55-8049.000
MARTIN GEORGE TYREE
1960 NC HWY 66 S
KERNERSVILLE NC 27284

(N) F1581 6884-44-5811.000
MEADOWS EMILY W
7709 STAFFORD CREEK CT
KERNERSVILLE NC 27284

(N) F1581 6884-54-9861.000
PEGRAM SAMMY ALLEN
111 FAYE CT
KING NC 27021

(N) F1581 6884-45-1344.000
PM DEVELOPMENT LLC
PO BOX 5323
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WOODSTOCK GA 30189

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414 WILLOWCREST DR
WINSTON SALEM NC 27107

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KERNERSVILLE NC 27284

(N) F1581 6884-43-0435.000
JORDAN BARBARA SMITH MOORE MCHONE PATSY SMITH
300 OGDEN SCHOOL RD
KERNERSVILLE NC 27284

(N) F1581 6884-54-6470.000
KIMBALL DAVID A KIMBALL PAULA L
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KERNERSVILLE NC 27284

F-1581 ATTACHMENT A
USES ALLOWED IN THE AG ZONING DISTRICT
Forsyth County Jurisdiction Only

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

Adult Day Care Home
Agricultural Production, Crops
Agricultural Production, Livestock
Agricultural Tourism
Animal Feeding Operation
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Fish Hatchery
Kennel, Outdoor
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see UDO)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

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

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

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

F-1581 ATTACHMENT A
USES ALLOWED IN THE AG ZONING DISTRICT
Forsyth County Jurisdiction Only

Park and Shuttle Lot
Recreational Vehicle Park
Riding Stable
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

⁵*SUP not required if requirements of Section [B.2-5.2\(A\)](#) are met*



Date: July 26, 2018
To: Bryan Wilson, Planner, Winston-Salem/Forsyth County Planning
From: Greg Garrett
Re: Shugart Enterprises, LLC., Community Outreach Meeting Report for Hwy 66 Site (Stillwood Phase III)

The Community Outreach meeting for the Shugart Enterprises, LLC rezoning was held on Thursday, July 26, 2018 from 6:00 pm to 7:00 pm. The notice sent is attached for your review as is the mailing labels (property owners within 500 feet). The meeting was held at the Kernersville Hampton Inn.

There were 11 citizens present at the meeting. The overall tone of the meeting was friendly and informative. The description of the proposed development as well as the particular zoning district (RS 15-S) that was being applied for was explained. Once everyone understood that the lots would be no smaller than 15,000 sq.ft. and that the size and price of the homes would be equal or exceed that of some of the adjacent properties, the citizens seemed to warm up to the proposed project and rezoning. There were a couple of citizens that express some concern about the buffering around the perimeter of the project. Judy Mooney was concerned about the runoff onto her property. I agreed to meet her with my engineer and discuss possible design changes. In addition, the Meadows, in particular, were concerned about the buffering along our shared property line. I agreed to have the line surveyed and then meet them to discuss what trees can be saved to help buffer the proposed neighborhood from their property.

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KERNERSVILLE NC 27284



**SHUGART
HOMES**

Welcome!

Please sign in below with your name and contact information

Name	Phone Number	E-mail Address
Judy Mooney	996-0821	
Sammy Rogan	336-408-6684	
Bud + Linda Martin	336-830-2005	
Tyler Martin	336-343-3349	
Emily Meadows + Kenny	336-312-2718	
Ann Johnson	336-669-2683	
Tim Maxey	350-749-6322	
Nathan Medj	336-693-0887	