

Motion to Approve Zoning Map Amendment F-1591 and
Statement of Consistency with Comprehensive Plan

I move that Zoning Map Amendment F-1591, including site plan and special use district, be **approved** on the basis of the following:

The proposed special use zoning map amendment, as petitioned by Stuart Wayne Parrish, George Winfield Parrish, and the Andrew Quentin Parrish Special Needs Trust, to rezone a 66.39-acre piece of property from AG to RS40-S (Residential Building, Single Family) is consistent with the recommendations of the Legacy Comprehensive Plan and reasonable or in the public interest because

1. The subject property is an undeveloped, heavily wooded tract adjacent to Belews Lake, straddling the Forsyth County/Guilford County border, and the subject property is surrounded by property zoned AG and near large-lot residential subdivisions with zoning similar to the RS40-S requested;
2. The proposed RS40-S zoning is intended to accommodate large-lot, single-family houses in areas without access to sewer;
3. The proposed use and site plan feature the construction of 56 large-lot single-family houses, a density of 0.84 houses per acre, which would be a consistent use to nearby residential neighborhoods;
4. The subject property would not have access to sewer, but would have access to public water from the Town of Stokesdale; and
5. The subject property is located in GMA 5, which is suitable for RS40-S zoning.

Second:

Vote:

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Stuart Wayne Parrish, George Winfield Parrish, and the Andrew Quentin Parrish Special Needs Trust, Docket F-1591

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 RS40-S (Residential Building, Single Family) the zoning classification of the following described property:

PIN# 6990-35-6657

Section 2. This Ordinance is adopted after approval of the site plan entitled Coldwater, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to Stuart Wayne Parrish, George Winfield Parrish, and the Andrew Quentin Parrish Special Needs Trust.

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 Coldwater. 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

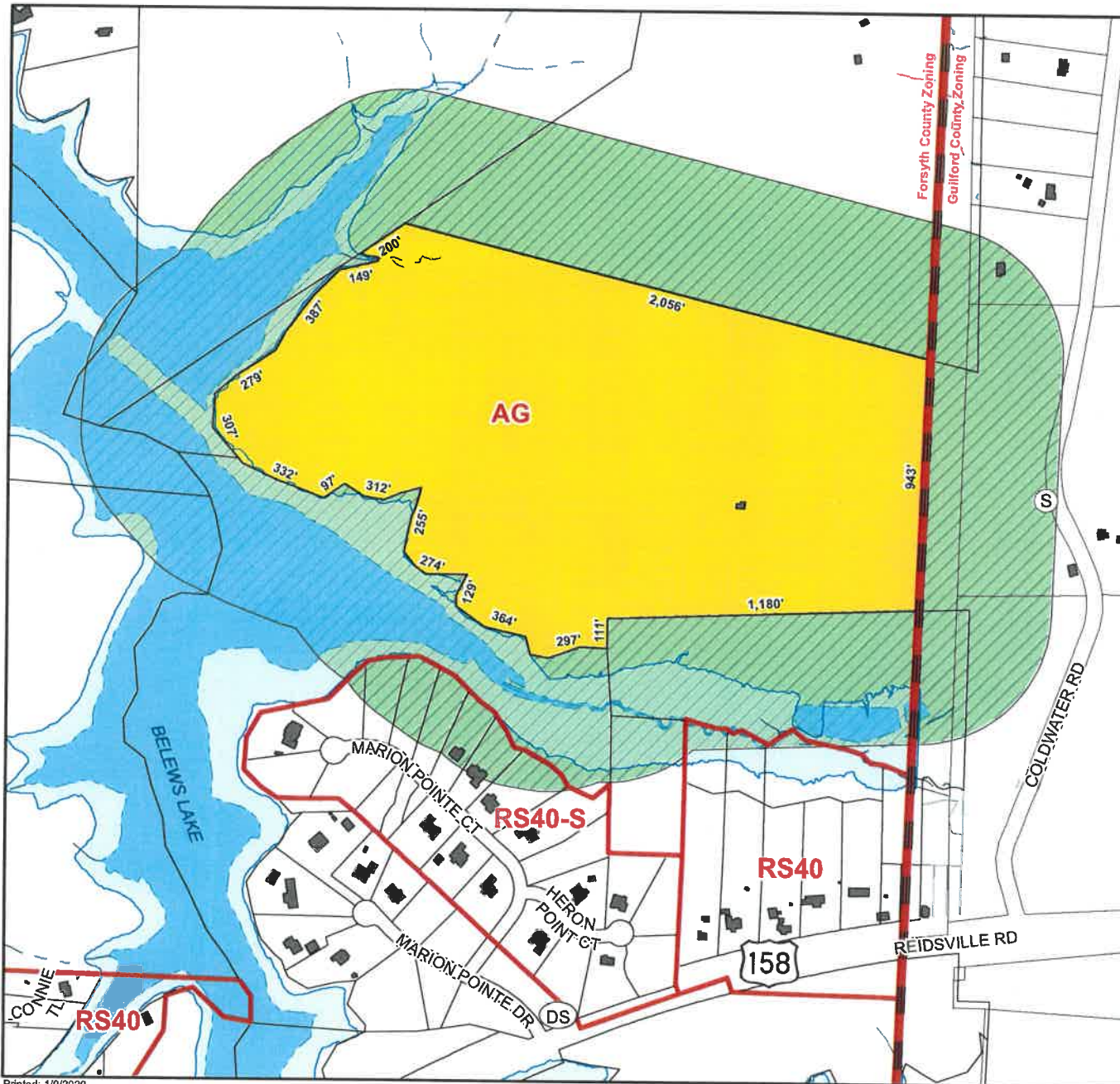
SPECIAL USE DISTRICT PERMIT

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 Stuart Wayne Parrish, George Winfield Parrish, and the Andrew Quentin Parrish Special Needs Trust (Zoning Docket F-1591). 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 RS40-S (Residential Building, Single Family), 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 RS40-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 relevant development permits (including for the provision of public water service from the Town of Stokesdale) for the portion of the site located within Guilford County.
 - 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 for the access point from Coldwater Road, along with any necessary encroachment agreements for utility ties within Coldwater Road, from NCDOT.
 - d. Developer shall obtain approval from the Forsyth County Department of Public Health for all proposed septic systems.

- **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 #: F1591

PROPOSED ZONING:
RS40-S

EXISTING ZONING:
AG

PETITIONER:
Stuart Wayne Parrish, George Winfield Parrish, and the Andrew Quentin Parrish Special Needs Trust

 Property included in zoning request.

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

SCALE: 1" represents 600'

STAFF: Roberts

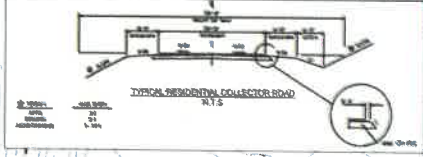
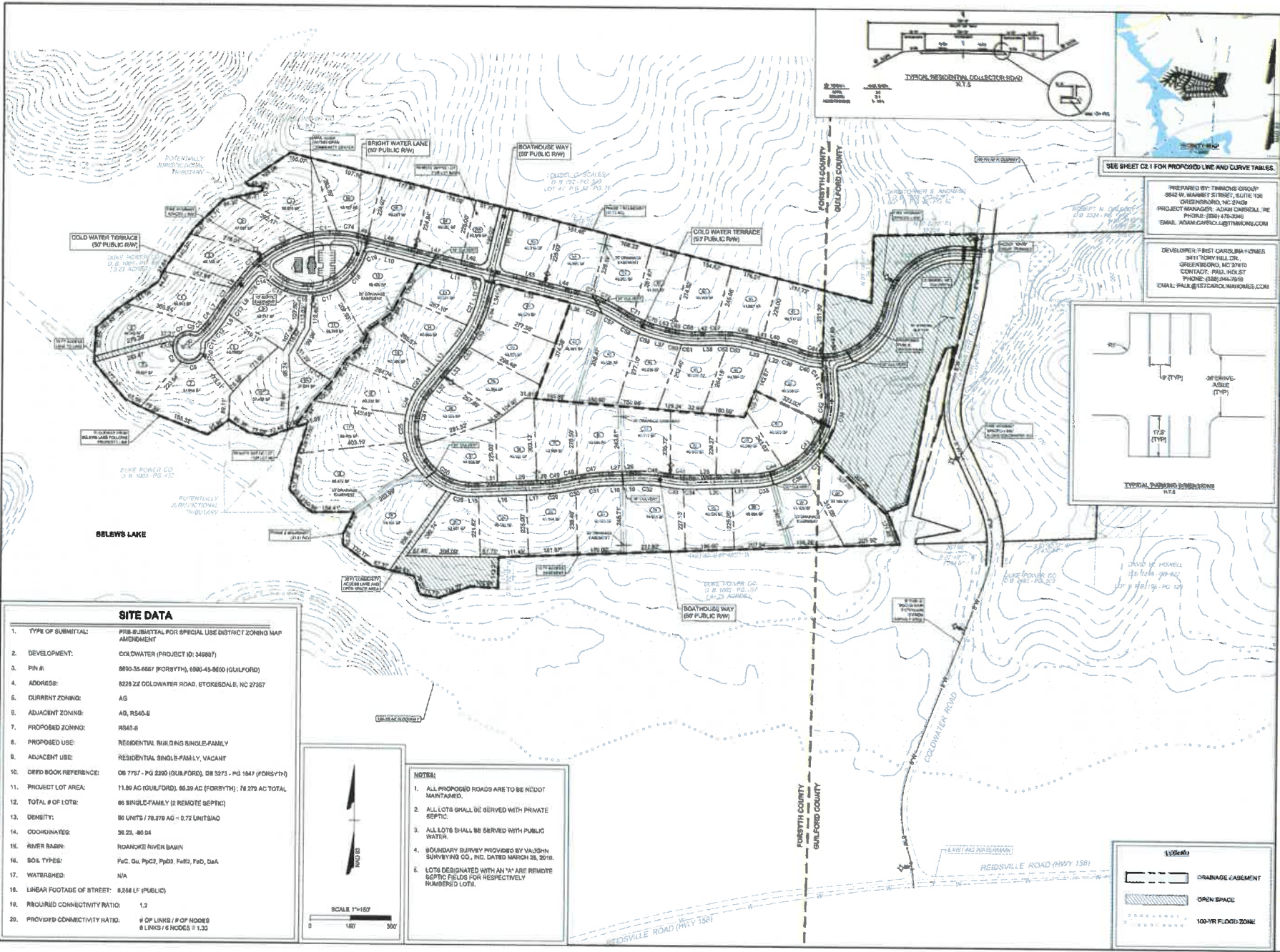
GMA: 5

ACRES: 66.39

NEAREST BLDG: 399' northeast

MAP(S): 6990.01, 6990.03





SEE SHEET C2.1 FOR PROPOSED LINE AND CURVE TABLES.

PREPARED BY: TIMMONS GROUP
 8942 W. MANLEY STREET, SUITE 130
 GREENSBORO, NC 27409
 PROJECT MANAGER: ADAM CARROLL, PE
 PHONE: (336) 733-0348
 EMAIL: ADAM.CARROLL@TIMMONSGROUP.COM

DEVELOPER: FIRST CAROLINA HOMES
 3411 TORY HILL DR.
 GREENSBORO, NC 27410
 CONTACT: PAUL HOWELL
 PHONE: (336) 844-7918
 EMAIL: PAUL@FIRSTCAROLINAHOMES.COM



PRELIMINARY - NOT FOR CONSTRUCTION

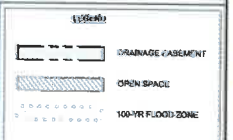
ONE ADDRESS MEMBERSHIP AT THE GREENSBORO OFFICE: 8942 W. MANLEY STREET, SUITE 130, GREENSBORO, NC 27409. TEL: 336.562.8411 FAX: 336.652.6205 www.timmonsgroup.com North Carolina License No. 35163

DATE	BY	REVISION / PERSONNEL COMMENTS
12/30/2019	J. MARTIN	YOUR DESIGN ACKNOWLEDGEMENT THROUGH COURTESY
	A. CARROLL	

SITE DATA

1. TYPE OF SUBMITTAL:	PRE-SUBMITTAL FOR SPECIAL USE DISTRICT ZONING MAP AMENDMENT
2. DEVELOPMENT:	COLDWATER (PROJECT ID: 346887)
3. PIN #:	0890-35-6687 (FOR SYTH), 6886-45-8600 (GULFORD)
4. ADDRESS:	8229 ZZ COLDWATER ROAD, STOKESDALE, NC 27387
5. CURRENT ZONING:	AG
6. ADJACENT ZONING:	AG, RS40-B
7. PROPOSED ZONING:	RS40-B
8. PROPOSED USE:	RESIDENTIAL BUILDING SINGLE-FAMILY
9. ADJACENT USE:	RESIDENTIAL SINGLE-FAMILY, VACANT
10. OFFICE BOOK REFERENCE:	DB 7757 - PG 2300 (GULFORD), DB 3275 - PG 1847 (FOR SYTH)
11. PROJECT LOT AREA:	11.89 AC (GULFORD), 66.39 AC (FOR SYTH), 78.279 AC TOTAL
12. TOTAL # OF LOTS:	86 SINGLE-FAMILY (2 REMOTE SEPTIC)
13. DENSITY:	86 UNITS / 78.279 AC = 0.72 UNITS/AC
14. COORDINATES:	26.22, -80.04
15. RIVER BASIN:	ROANOKE RIVER BASIN
16. SOIL TYPES:	FaC, Gv, PpC2, PpB2, FdR2, FdD, DdA
17. WATERBODIES:	N/A
18. LINEAR FOOTAGE OF STREET:	5,258 LF (PUBLIC)
19. REQUIRED CONNECTIVITY RATIO:	1.2
20. PROVIDED CONNECTIVITY RATIO:	# OF LINKS / # OF NODES 8 LINKS / 6 NODES @ 1.33

- NOTES:**
1. ALL PROPOSED ROADS ARE TO BE NC DOT MAINTAINED.
 2. ALL LOTS SHALL BE SERVED WITH PRIVATE SEPTIC.
 3. ALL LOTS SHALL BE SERVED WITH PUBLIC WATER.
 4. BOUNDARY SURVEY PROVIDED BY VAUGHN SURVEYING CO., INC. DATED MARCH 28, 2018.
 5. LOTS DESIGNATED WITH AN "A" ARE REMOTE SEPTIC FIELDS FOR RESPECTIVELY NUMBERED LOTS.



TIMMONS GROUP

COLDWATER
 GULFORD AND FORSYTH COUNTIES, NORTH CAROLINA
 ZONING SUBDIVISION PLAN

SHEET NO. 44636
 SHEET NO. 22.0



March 19, 2020

First Carolina Homes
Attn: Paul Holst
5411 Tory Hill Drive
Greensboro, NC 27409

Re: Zoning Petition F-1591

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
Timmons Group, Attn: Adam Carroll, 8642 W. Market Street, Greensboro, NC 27409
Guilford County Planning and Development, Attn: Oliver Bass, 400 West Market Street, Greensboro, NC 27402



Call 311 or 336-727-8000
citylink@cityofws.org

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.

County

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-1591		
Staff	Gary Roberts, Jr., AICP		
Petitioner(s)	Stuart Wayne Parrish, George Winfield Parrish, and the Andrew Quentin Parrish Special Needs Trust		
Owner(s)	Same		
Subject Property	PIN 6990-35-6657		
Address	There is currently no address assignment for the subject property.		
Type of Request	Special Use rezoning from AG to RS40-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from AG (Agricultural – 40,000sf minimum lot size) to RS40-S (Residential, Single-Family – 40,000sf minimum lot size – Special Use). The petitioner is requesting the following use:</p> <ul style="list-style-type: none"> • Residential Building, Single Family 		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	<p>The RS40 District is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and sewer services. The district is established to promote single family detached residences where environmental features, public service capacities, or soil characteristics necessitate very limited development. This district is intended for application in GMAs 4 and 5 and appropriate protected watershed areas. This district may also be applicable to older, larger lot development in GMAs 2 and 3 developed prior to the effective date of this Ordinance.</p>		
Rezoning Consideration from Section 3.2.15 A 13	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	This proposal is consistent with the purpose statement of the RS40 district in that the site is located within GMA 5 and it is not served with public sewer.		
GENERAL SITE INFORMATION			
Location	West side of Coldwater Road, north of Reidsville Road/US 158		
Jurisdiction	Forsyth County		
Site Acreage	± 66.39 acres		
Current Land Use	The site is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	AG	Undeveloped property
	East	AG (Guilford County Zoning)	Undeveloped property
	South	AG	Undeveloped property
	West	AG	Belews Lake

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?					
	Yes. The proposed low-density, single-family residential use is generally compatible with the uses permitted on the adjacent properties.					
Physical Characteristics	The site is heavily wooded with a mixture of deciduous and evergreen trees. The western edge of the site abuts Belews Lake, which includes some regulatory floodplain areas. The site also has a wide variation in topography, including some steep slope areas.					
Proximity to Water and Sewer	Because public sewer is not available, this development would utilize individual septic systems. The site does not have access to public water from the Winston-Salem/Forsyth County Utilities Commission; however, it does have access to public water service from the Town of Stokesdale.					
Stormwater/ Drainage	The proposed streets are not required to have curb and gutter. Stormwater runoff would sheet flow into side ditches with outflow into several drainage easements flowing to the edges of the site.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Historic, Natural Heritage and/or Farmland Inventories	There are two properties within the vicinity of the subject property that are in the Voluntary Agricultural District program: one is located approximately .8 mile southwest, and the second is located approximately .75 mile north.					
Analysis of General Site Information	This undeveloped site is located in the northeast corner of Forsyth County adjacent to Belews Lake. The proposed development straddles the Forsyth/Guilford County line, which creates unique circumstances for providing services. Public sewer is not available, but the site would be served by Town of Stokesdale water.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1306	AG to RS40-S	Approved 6/12/2000	± 200 feet south	24.24	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Coldwater Road	Local Street	± 420 feet in Guilford County	N/A	N/A		
Proposed Access Point(s)	The site will be accessed from Coldwater Road in Guilford County.					
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: AG</u> 66.39 acres / 40,000 sf = 72 homes x 9.57 (single-family trip rate) = 689 trips per day</p> <p><u>Proposed Zoning: RS40-S</u></p>					

	56 homes x 9.57 (single-family trip rate) = 536 trips per day	
Sidewalks	Sidewalks are not required.	
Transit	Not available.	
Connectivity	The proposed public street system complies with the required connectivity index and includes a northbound stub street to a large undeveloped tract.	
Analysis of Site Access and Transportation Information	The site will be accessed from Coldwater Road approximately 450 feet east. All proposed streets are public, and the proposed street network includes a stub to the north. Sidewalks are not required. Staff does not anticipate any transportation-related issues associated with the request, which proposes fewer single-family homes than would be permissible under the current zoning.	
SITE PLAN COMPLIANCE WITH UDO CLEARCODE REQUIREMENTS		
Units (by type) and Density	56 single-family homes on 66.39 acres = .84 units per acre	
UDO ClearCode Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Section 4.5.3 RS40 District • Chapter 7, Subdivision Requirements 	
Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes
	(B) Environmental Ordinance	N/A
	(C) Subdivision Regulations	Yes
Analysis of Site Plan Compliance with UDO ClearCode Requirements	The plan illustrates the street layout and lotting pattern for a 56-lot conventional single-family subdivision. The proposed use is allowed in the existing and proposed zoning districts, and both districts have the same minimum lot size of 40,000 square feet. The relevant distinction for this request pertains to minimum lot width (150 feet in AG and 100 feet in RS40).	
CONFORMITY TO PLANS AND PLANNING ISSUES		
Legacy 2030 Growth Management Area	Growth Management Area 5 – Rural Area	
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Minimize the conversion of undeveloped land into residential subdivision development in Forsyth County’s Rural Area by limiting the extension of public sewer into the area. • Without public sewer, the Rural Area will be much more likely to contain only scattered, low-density residential uses in addition to agricultural uses and woodlands. • Encourage subdivisions that conserve open space and rural vistas. • Do not rezone property to more intense districts. 	
Relevant Area Plan(s)	The site is not within the boundaries of an area plan; however, it is located within the <i>Northeast Rural Area Study</i> (2012 - not adopted) prepared for the Forsyth County Board of Commissioners.	
Area Plan Recommendation	<ul style="list-style-type: none"> • Do not extend sewer to the area and carefully evaluate the use of private package treatment plants. 	

s	<ul style="list-style-type: none"> • Encourage Planned Residential Developments (PRDs) in areas that are to be subdivided. • Encourage rurally compatible design and landscaping of residential development to minimize the impact of new developments on the community's rural and scenic character.
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.
Addressing	The proposed street names have been approved by MapForsyth. Individual addresses will be assigned at platting.
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 an undeveloped tract from AG to RS40-S to accommodate a 56-lot subdivision. The site is adjacent to Belews Lake and straddles the Forsyth/Guilford County line.</p> <p>The site is located within the Rural Area (GMA 5). The surrounding development pattern is a combination of large-lot residential and undeveloped land. Several large-lot residential subdivisions in the immediate vicinity of Belews Lake have similar zoning.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is for fewer lots than could be approved under the current AG zoning.	The request would result in the conversion of a large, heavily wooded area in GMA 5 to a conventional single-family subdivision.
The request complies with the RS40 district purpose statement.	
The proposed public street pattern complies with the street connectivity index, including a stub street to the north which would accommodate future development.	
The site is not located within a water supply watershed.	

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain relevant development permits (including for the provision of public water service from the Town of Stokesdale) for the portion of the site located within Guilford County.
 - 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 for the access point from Coldwater Road, along with any necessary encroachment agreements for utility ties within Coldwater Road, from NCDOT.
 - d. Developer shall obtain approval from the Forsyth County Department of Public Health for all proposed septic systems.

- **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-1591
FEBRUARY 13, 2020**

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Tommy Hicks

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services

USES ALLOWED IN THE EXISTING AG 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
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 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)**

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 Stable
Shooting Range, Outdoor
Special Events Center
Transmission Tower

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

Access Easement, Private Off-Site¹
Landfill, Land Clearing/Inert Debris, greater
than 2 acres

¹*SUP not required if standards of Section 5.2.2A are met*



F-1591 Coldwater Subdivision (Special Use District Rezoning)



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

Adam Carroll
Timmons Group
8642 W. Market Street
Suite 136
Greensboro, NC 27409

Project Name: F-1591 Coldwater Subdivision (Special Use District Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 352918

Wednesday, January 22, 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: 14

Erosion Control

General Issues

10. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
1/9/20 8:12 AM
01.03) Rezoning-
Special Use District - 2

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/>

Fire/Life Safety County

General Issues

17. Hydrant Locations

Forsyth County Fire Department
Anthony Stewart
336-703-2562
stewaraj@forsyth.cc
1/21/20 8:16 AM
01.03) Rezoning-
Special Use District - 2

Need to see Fire Hydrant Locations

19. Remoteness

Forsyth County Fire Department
Anthony Stewart
336-703-2562
stewaraj@forsyth.cc
1/21/20 8:18 AM
01.03) Rezoning-
Special Use District - 2

When two fire apparatus access roads are required , they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses

IDTP

(2020.01.07) Coldwater Rezoning Submittal.pdf [6 redlines] (Page 2)

14. Text Box B

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
1/16/20 1:15 PM
01.03) Rezoning-
Special Use District - 2

Show Connectivity ratio (links/nodes)

15. Text Box B

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
1/16/20 1:15 PM
01.03) Rezoning-
Special Use District - 2

Would recommend placing required stub at this intersection.

Coldwater - Pre-Submittal Zoning Map Amendment.pdf [7 redlines] (Page 2)

4. Text Box B

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
12/31/19 9:45 AM
Pre-Submittal Workflow - 1

Include street names at filing deadline Show drainage easements

[Timmons Group](#)
Adam Carroll
336-478-3346
adam.carroll@timmons.com
1/7/20 4:35 PM
Pre-Submittal Workflow - 1

First choice street names have been labeled on site plan with second choice names in table on right side of sheet. Street names have been sent to Address Coordinator for verification. Drainage easements have been shown.
[Ver. 2] [Edited By Adam Carroll]

5. Text Box B

[City of Winston-Salem](#)
Desmond Corley
336-727-8000
desmondc@cityofws.org
12/31/19 9:45 AM
Pre-Submittal Workflow - 1

Label parking space typical dimensions

[Timmons Group](#)
Adam Carroll
336-478-3346
adam.carroll@timmons.com
1/7/20 4:21 PM
Pre-Submittal Workflow - 1

Typical parking space dimension detail added to site plan.

Planning

General Issues

6. Property Description

[City of Winston-Salem](#)
Desmond Corley
336-727-8000
desmondc@cityofws.org
12/31/19 4:08 PM
Pre-Submittal Workflow - 1

Verify that the proposed boundaries are as described on the site plan. Have you subdivided any parcels that may cross jurisdictional boundaries?

[Timmons Group](#)
Adam Carroll
336-478-3346
adam.carroll@timmons.com
1/7/20 4:23 PM
Pre-Submittal Workflow - 1

Proposed boundary dimensions shown on site plan and in tag table on separate page. Lots 27, 28, 29, 30, & 47 will be partially in Guilford County.

8. CAC/Greenway

[City of Winston-Salem](#)
Amy Crum
336-747-7051
amyc@cityofws.org
1/8/20 1:57 PM
01.03) Rezoning-
Special Use District - 2

No comment.

9. CPAD

City of Winston-Salem no comments
Kirk Ericson
336-747-7045
kirke@cityofws.org
1/8/20 2:17 PM
01.03) Rezoning-
Special Use District - 2

12. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
1/14/20 2:09 PM
01.03) Rezoning-
Special Use District - 2

13. Subdivision Review

City of Winston-Salem Remove aerial layer from final site plan submission. Plan needs to be reproducible in B/W print.
Bryan Wilson
336-747-7042

bryandw@cityofws.org Remove building setback lines on final site plan.
1/22/20 9:17 AM

01.03) Rezoning-
Special Use District - 2 Lot numbering is confusing. Is there a relation between lot 6 and 6A and lot 5 and 5A? Lot 20 and 20A? are these "A" lots common area drain fields? Clarify common areas /septic fields on site plan to make purposes for these lots easily demonstrable for Planning Board.

Are you proposing any common access to the lake front? If so, it needs to be shown. Label all common areas via a label and/or table.

A northern stub in Forsyth County will be required to meet connectivity requirements. An ideal location has been illustrated on the site plan redline.

Planning staff recommends locating a second mail kiosk somewhere else in the development.

[Ver. 11] [Edited By Bryan Wilson]

Stormwater

General Issues

7. No Comment

City of Winston-Salem Not in City of Winston-Salem and therefore not under my jurisdiction for post construction Stormwater management review/permitting.
Joe Fogarty
336-747-6961
josephf@cityofws.org
1/8/20 1:13 PM
01.03) Rezoning-
Special Use District - 2

Utilities

General Issues

11. General Comments

City of Winston-Salem No Comments. WS/FC utilities not available for this site.

Charles Jones

336-727-8000

charlesj@cityofws.org

1/14/20 8:04 AM

01.03) Rezoning-
Special Use District - 2

**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 February 13, 2020 on the following rezoning and related matters:

1. Zoning petition of Pasquale Looz from RS9 to LB-S (Restaurant (without drive-through service); Offices; Bed and Breakfast; Veterinary Services; and Recreational Facility, Public): property is located on the southeast corner of Bethania-Rural Hall Road and Angus Street; property consists of \pm 0.96 acres and is PIN 6819-69-3743 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board (Zoning Docket F-1590)
2. Zoning petition of Stuart Wayne Parrish, George Winfield Parrish, and the Andrew Quentin Parrish Special Needs Trust from AG to RS40-S (Residential Building, Single Family): property is located on the west side of Coldwater Road, north of Reidsville Road; property consists of \pm 66.39 acres and is PIN 6990-35-6657 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board (Zoning Docket F-1591).

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.

F1591 (S)
PARRISH STUART WAYNE
PARRISH GEORGE WINFIELD
5409 UNION GROVE RD
OAK GROVE NC 27310

F1591 (N)
CLEMENT CHRISTOPHER DUNBAR
CLEMENT JERE RAYLE
6067 MARION POINTE CT
BELEWS CREEK NC 27009

F1591 (N)
HRANICA JAMES
HRANICA TERESA
6019 MARION POINT CT
BELEWS CREEK NC 27009

F1591 (N)
PARRISH STUART WAYNE
PARRISH GEORGE WINFIELD
5409 UNION GROVE RD
OAK RIDGE NC 27310

F1591 (N)
STROTHER-MAYER TRACY

PO BOX 1110
KERNERSVILLE NC 27285

F1591 (N)
ANDRESS AMY K
ANDRESS CHRISTOPHER S
8253 COLDWATER RD
STOKESDALE NC 27357

F1591 (N)
DUKE POWER CO
422 S CHURCH ST
CHARLOTTE NC 28242

F1591 (N)
MORTON FOY
MORTON LISA MARIE
6043 MARION POINT CT
BELEWS CREEK NC 27009

F1591 (N)
PITCHFORD STEVEN LARRY FAMILY
6055 MARION POINT CT
BELEWS CREEK NC 27009

F1591 (N)
BAKER LOUIS D
BAKER PAMELA O
6031 MARION POINT CT
BELEWS CREEK NC 27009

F1591 (N)
DUVALL DOUGLAS
DUVALL TONYA
7711 NORTHERN ESTATES PT
GREENSBORO NC 27455

F1591 (N)
OTT KEVIN ROSS
OTT ELIZABETH ANNE
6037 MARION POINT CT
BELEWS CREEK NC 27009

F1591 (N)
SCALES LOUZIEL C

114 HOSKINS CIR
BURLINGTON NC 27215



February 3, 2020

Gary H. Roberts, Jr.
Winston-Salem/Forsyth County
City-County Planning Board
100 E. First Street, Suite 225
Winston-Salem, NC 27102

**RE: Forsyth County Parcel: 6990-35-2534
Andrew Quentin Parrish Special Needs Trust**

Dear Mr. Roberts:

As you know, First Carolina Homes has made application to rezone the above referenced property to the RS40-S district. As a part of the process, on January 15, 2020 we mailed letters (see sample) to 17 nearby property owners (see attached list) informing them of our application and providing a brief overview of our development plans. This list includes residential property owners within 500 feet of the subject property. We offered to address questions by phone, email or meeting. We requested a response by January 31, 2020.

The office phone and email inbox provided in the letter are regularly monitored. To date, we have received one phone call from a property owner who owns a significant amount of property nearby. Our conversation was brief and cordial and a meeting to share our proposed site plan was offered. The caller indicated he had no objection to our proposed rezoning and would appreciate updates along the way. We place a high value on neighborly relations and will continue in our efforts to provide timely information as our plans progress.

Sincerely yours,

Paul Holst
First Carolina Homes



January 14, 2020

SAMPLE

**RE: Forsyth County Parcel: 6990-35-2534
Andrew Quentin Parrish Special Needs Trust**

Dear Neighbor:

First Carolina Homes is the contract purchaser of the above referenced property (see attached area map). The 78-acre property straddles the Guilford and Forsyth County line with access from Coldwater Road in Guilford County. Most of the property lies within Forsyth County. The property is bounded on the south and west by Duke Energy's Belew's Lake property holdings and enjoys scenic views of the lake as well as a couple of picturesque natural drainage features. We would like to develop a first-class, lake-oriented community with as many as fifty-seven single-family lots. In order to develop accordingly, a rezoning to the RS40 zoning district (Winston-Salem/Forsyth County) is necessary. This district requires a minimum lot size of 40,000 square feet (approximately one acre) and would be served by public water and private septic systems. The RS40 zoning district has been recommended by City-County planning staff and is consistent with other nearby communities such as Marion Pointe and Lake Point.

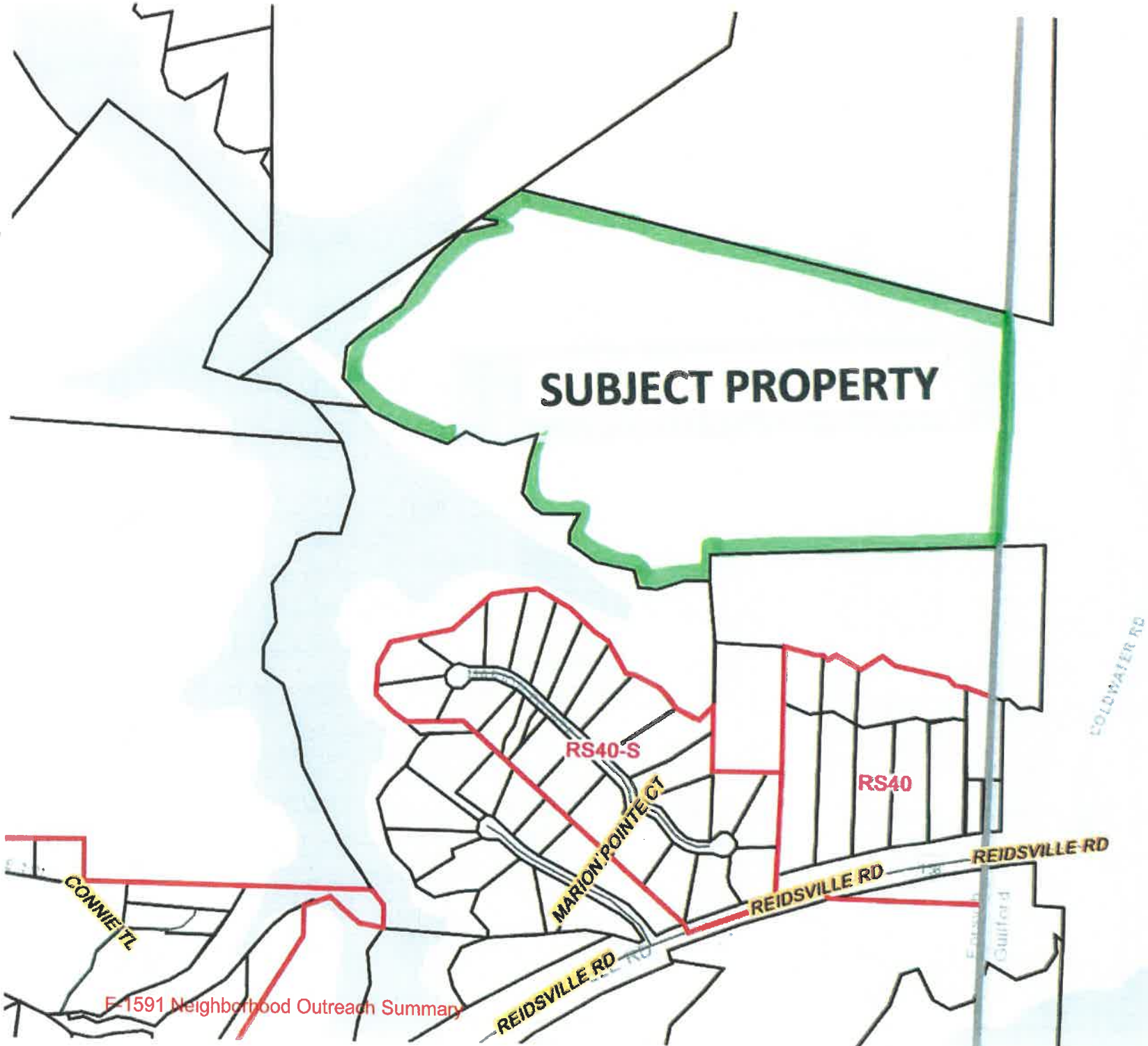
Our preliminary site plan includes public roads, a community pool amenity, walking trails, an open play field and provides for the preservation of most of the property's natural beauty. We are also able to buffer home-sites from Coldwater Road with over 10 acres of open space along its frontage. An extension of Stokesdale's public water system from Rt. 158 along the west side of Coldwater Road to the property is also planned. A homeowner's association with restrictive covenants will be formed to maintain the community amenities, review and approve house and lot grading plans, protect property values and its natural beauty.

We would be happy to respond to any questions by phone (336) 839-0001, email (paul@1stcarolinahomes.com) or in person. If there is sufficient interest, we would also consider a group meeting. The City-County Planning Board (Winston-Salem Forsyth County) will be holding a public meeting at 4:30 pm on February 13, 2020. We would appreciate hearing from you by January 31, so that we are able to inform the planning board, as required. As we are only contacting the property owners closest to the property, please feel free to share this information with your neighbors.

Sincerely yours,

Paul & Lynn Holst
First Carolina Homes

SUBJECT PROPERTY



	<u>PIN</u>	<u>Last Name</u>	<u>First Name</u>	<u>House Number</u>	<u>Street</u>	<u>Mailing Address</u>					<u>Acres</u>	
						<u>City</u>	<u>State</u>	<u>Zip</u>	<u>County</u>			
1	6990659930	Moore	Billy	6375	Carter Farm	Road	Belews Creek	NC	27009	Guilford	76.71	
2	6990468354	Andress	Amy K.	8253	Coldwater	Road	Stokesdale	NC	27357	Guilford	3.14	
3	6990565621	Oglesby	Robert		PO Box 824		Stokesdale	NC	27357	Guilford	21.24	
4	6990365854	Scales	Louziel	114	Hoskins	Circle	Burlington	NC	27215	Forsyth	59.03	
5	6990468569	Blanks	Robert	8257	Coldwater	Road	Stokesdale	NC	27357	Guilford	1.58	
6	6990468775	Carter	Ashley	8259	Coldwater	Road	Stokesdale	NC	27357	Guilford	1.65	
7	6990541459	Duke Energy	c/o Lake Services - EC12Q		526	S Church	Street	Charlotte	NC	28202	Guilford	33.18
8	6990242539	Clement	Christopher	Jere	6067	Marion Pointe	Court	Belews Creek	NC	27009	Forsyth	0.92
9	6990244626	Duvall	Douglas	Tonya	7711	Northern Estates	Point	Greensboro	NC	27455	Forsyth	0.92
10	6990245633	Family Trust of Steven Larry Pitchford		6055	Marion Pointe	Court	Belews Creek	NC	27009	Forsyth	0.92	
11	6990246548	Strother-Mayer	Tracy	(Ms.)		PO Box 1110		Kernersville	NC	27285	Forsyth	0.92
12	6990247521	Morton	Foy	Lisa	6043	Marion Pointe	Court	Belews Creek	NC	27009	Forsyth	0.92
13	6990248401	Ott	Kevin	Elizabeth	6037	Marion Pointe	Court	Belews Creek	NC	27009	Forsyth	0.92
14	6990249321	Baker	Louis	Pamela	6031	Marion Pointe	Court	Belews Creek	NC	27009	Forsyth	1.38
15	6990240260	Hranica	James	Teresa	6019	Marion Pointe	Court	Belews Creek	NC	27009	Forsyth	1.38
16	6990468981	Rimshaw	David	Cheryl	8263	Coldwater	Road	Stokesdale	NC	27357	Guilford	1.61
17	6990555822	Andrew Quentin Parrish Special Needs Trust		5409	Union Grove	Road	Oak Ridge	NC	27310	Guilford	27.77	

(For publication in the WS Journal Legal Section on
March 6 and March 13, 2020)

NOTICE OF PUBLIC HEARING

NOTICE OF HEARING BEFORE THE FORSYTH COUNTY BOARD OF COMMISSIONERS on the requested zoning matter...NOTICE is hereby given that the Board of Commissioners will hold a public hearing in the Commissioners' Meeting Room on the fifth floor of the Forsyth County Government Center, 201 N. Chestnut Street, Winston-Salem, North Carolina at 2:00 p.m. on Thursday, March 19, 2020 on the following:

1. Zoning petition of Pasquale Looz from RS9 to LB-S (Restaurant without drive-through service; Offices; Bed and Breakfast; Veterinary Services; and Recreational Facility, Public): property is located on the southeast corner of Bethania-Rural Hall Road and Angus Street; property consists of ± 0.96 acres and is PIN 6819-69-3743 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board (Zoning Docket F-1590)
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All persons interested in the proposed amendments are invited by the Board of Commissioners of Forsyth County to attend this public hearing and present their views.

FORSYTH COUNTY BOARD OF COMMISSIONERS
Ashleigh M. Sloop, Clerk to the Board