

# Paired Parcel Conservation Easement

## Request Summary

- The UDO includes Salem Lake Watershed Regulations which help protect our drinking supply by limiting development on land that drains into the lake.
- The regulations include various options for land development that protect the watershed including the Paired Parcel provision.

# Paired Parcel Conservation Easement

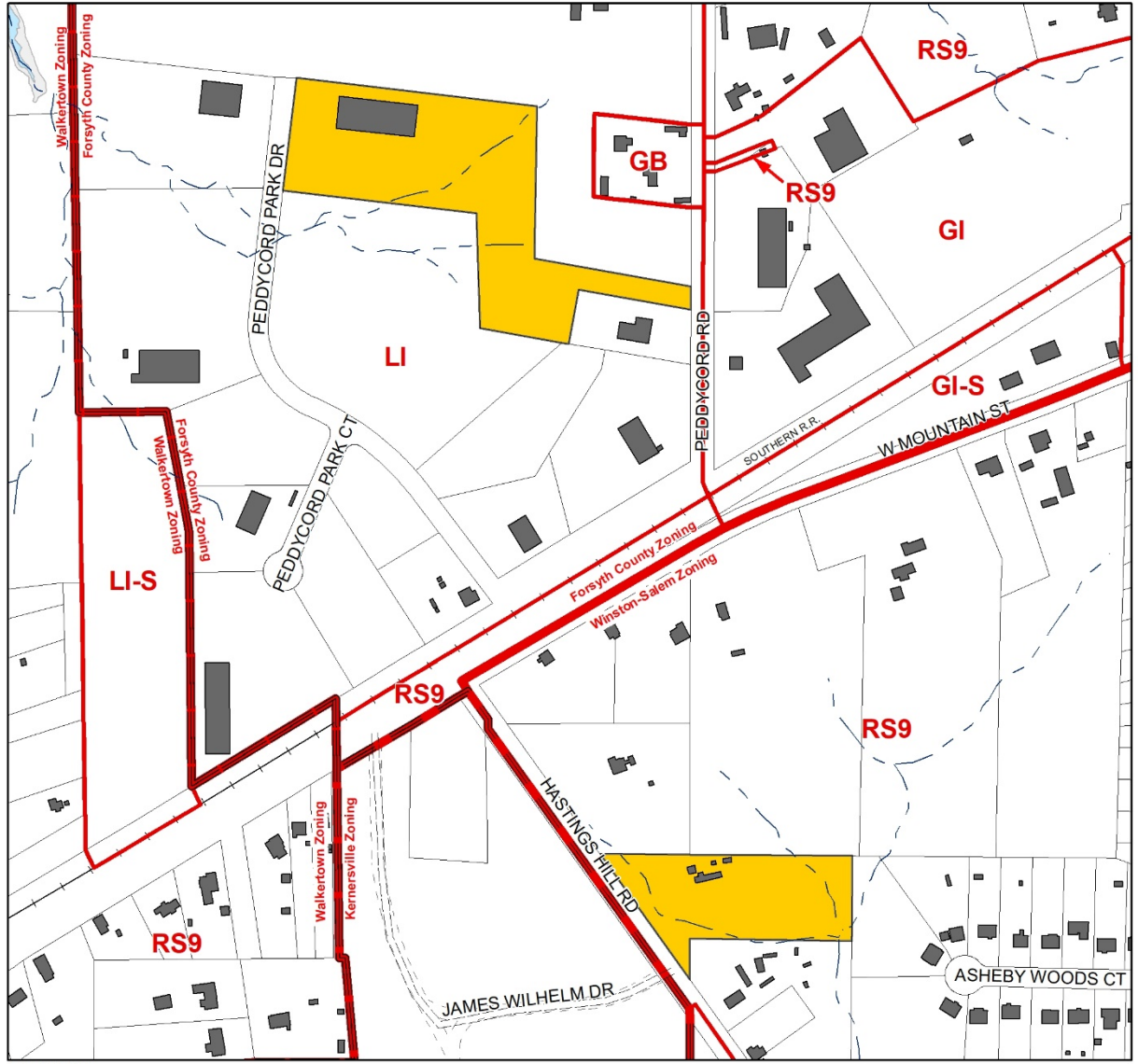
## Request Summary

- The UDO allows two noncontiguous parcels in the Watershed to be treated as a single lot to meet impervious coverage requirements if approved by the Planning Board.
- In October 2020, the Planning Board approved a Paired Parcel Development proposal located in Winston-Salem's extra-territorial zoning jurisdiction.

# Paired Parcel Conservation Easement

## Request Summary

- As a condition of approval, the Board required a conservation easement be granted to the City prior to the issuance of any permits for this site. This easement is a requirement of the UDO.
- Adoption of this resolution accepting the conservation easement would satisfy the condition of approval placed on the developer by the Planning Board.



Printed: 9/8/2020

**PLANNING BOARD REVIEW**

Paired parcel average density development

CASE: PBR 2020-09

PIN: 6866-06-0430;  
6866-04-7555

SCALE: 1" represents 400'

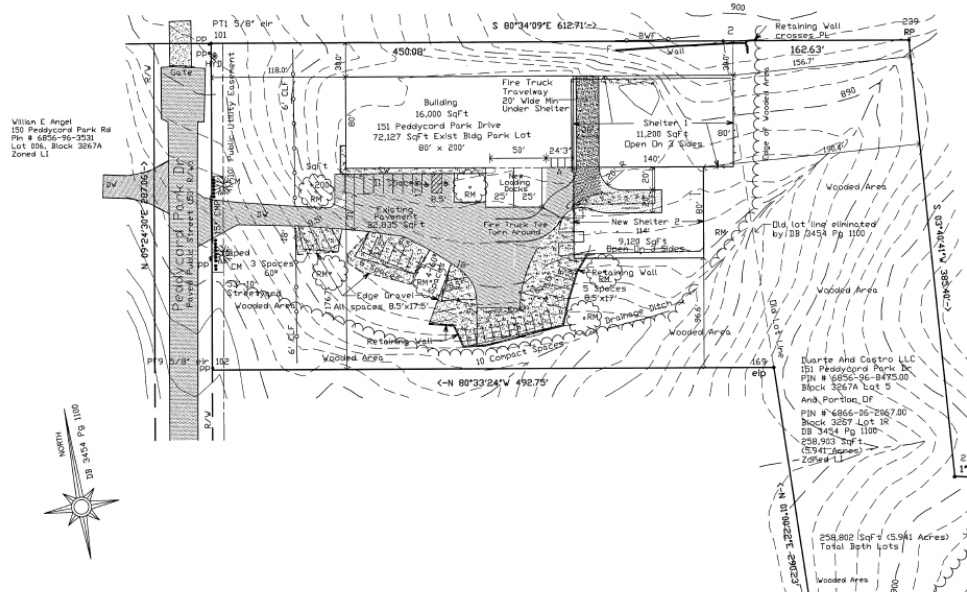
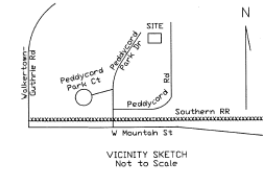
STAFF: Reed

GMA: 3; 4

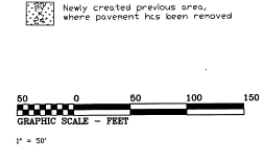
ACRES: 5.94

MAP(S): 6856.02;  
6866.01;  
6866.03





- Legend**
- FB Best Book
  - DB Best Book
  - RP Right of Way
  - PL Property Line
  - ed Existing from Pole
  - er Existing from Road
  - RP Rebar Placed
  - CV Obsolete
  - CLF Chain Link Fence
  - SBF Barbed Wire Fence
  - PP Power pole
  - OSP Paper pole light pole
  - WTP Water Telephone pedestal
  - HTL Twp Hydrant
  - CP Conspicuous Metal Pipe
  - Sq Ft Square Feet
  - Ac Acre



Total Area At 151 Paddyford Park Drive 258,892 sqft  
 Area At 135 Hastings Hill Road To Be Deducted 11,040 sqft  
 Total Watershed Area 269,942 sqft

151 Paddyford Park Drive Impervious Areas Post Construction  
 Bldg Existing 16,000 sqft  
 Shelters New 20,320 sqft  
 Paved Area 28,442 sqft  
 Total Post Construction Impervious 64,762 sqft

151 Paddyford Park Drive Open Space 194,665 sqft  
 135 Hastings Hill Road Open Space 11,040 sqft  
 Total Open Space 205,705 sqft

- REVIEW INFORMATION**
- Type of Review:  
 Special Use Zoning  
 Site Plan Amendment  
 Special Use Permit (Elected Body Only)  
 Final Development Plan  
 Preliminary Subdivision  
 Planning Board Review
- Jurisdiction:  
 City of Winston-Salem  
 Forsyth County  
 Village of Clemmons  
 Town of Walkertown
- Purpose Statement: The purpose of this request is to obtain approval for the "Paired-Parcel Averaged-Density Development" A portion of property at 151 Paddyford Park Drive will be dedicated.

**CITY COUNTY PLANNING BOARD  
 SITE PLAN LEGEND**

<b>ZONING</b> Existing Zoning: LI Proposed Zoning: LI Proposed Uses: Wholesale Trade, B	<b>OFF-STREET PARKING</b> (if applicable) Proposed Use(s): Office and Building Material Storage (Indoor and Outdoor). Parking Calculation: (May be more than the minimum required) Size of lot: _____ Required Parking: 39 Parking Provided: 39
<b>SITE SIZE AND COVERAGES</b> Total Acreage: 6.195 Acres Site Coverage: Building to Land: 13.5 % Pavement to Land: 19.5 % Open Space: 76.0 % TOTAL: 36,320 100% Building Square Footage: _____ Sq.Ft. (Max) Building Height: 1 _____ Ft. or Stories	<b>OFF STREET LOADING</b> (if applicable) Required Loading/Unloading Spaces: _____ Loading/Unloading Spaces Provided: _____ Size: _____ Ft. x _____ Ft.
<b>INFRASTRUCTURE</b> Water: X Public, _____ Private Sewer: X Public, _____ Private Streets: X Public, _____ Private	<b>DENSITY CALCULATIONS</b> (if applicable) Number of Units of Lots: _____ Units/Lots Density: _____ Units/Acre of Lots/Acre
<b>WATERSHED CALCULATIONS</b> Post Construction Total Site Square Footage: 269,942 Sq.Ft. (Includes properties from both sites) Pre Construction Existing Built Upon Area: 58,662 Sq.Ft. Post Construction Maximum New Built Upon Area: 64,762 Sq.Ft. Post Construction Vacant Land Area: 205,705 Sq.Ft. * WS-II Balance of Winston II Salem Lake Watershed - 24% Maximum Impervious	<b>DENSITY CALCULATIONS</b> (if applicable) - Excludes Salem Lake Total Maximum Coverage: _____ Sq.Ft. (Existing Built Upon Area Plus New Maximum Built Upon Area) Proposed Built Upon Area: _____ These properties are located in the bottom of the Winston II Salem Lake Watershed
<b>WATERSHED CALCULATIONS</b> Total Site Square Footage: 269,942 Sq.Ft. * 12% Reservoir Protection Area * 24% Balance of Watershed * 50% with Stormwater Controls	<b>DENSITY CALCULATIONS</b> (if applicable) - Salem Lake Total Maximum Coverage: _____ Sq.Ft. Less Existing Built Upon Area: _____ Sq.Ft. New Allowable Coverage: _____ Sq.Ft.
<b>OTHER INFORMATION OR NOTES</b> (See Use Condition Compliance Information for other Special Notes) See Also Site Plan Checklist Items 1, 2, & 3 for Other Required Site Plan Information This site is in the WSII Salem Lake Watershed, but is not in a flood zone. This map is a preliminary planning map and was not prepared for sales, restriction or conveyance. Watershed Notes and "Paired-Parcel Averaged-Density Development" section of the Salem Lake Watershed Protection Ordinance for this property. Our client, Duarte and Castro LLC, is developing this property, which is known as 151 Paddyford Park Drive (P# 6856-96-8475.00). He needs to construct the 2 new shelters as shown on the East end of the existing building for law business. This property is located in the Salem Lake Watershed, Type WS III, and is not located in the Reservoir Protection Area. Due to this property being in the above listed watershed, this site cannot be developed beyond a maximum impervious area of 24% without special permitting. Our client wishes to alleviate this problem by mitigation through the "Paired-Parcel Averaged-Density Development" of the Salem Lake Watershed Ordinance. Our client is in the process of purchasing the property located at 135 Hastings Hill Road (P# 6864-04-7555) nearby this property. This property is also located in the Salem Lake Watershed, Type WS III, and is not located in the Reservoir Protection Area. This property, in times past, was used for single family residential. However in the past few years the house was torn down and the land has remained vacant. No new utilities proposed. These land surveying services were ordered by Mr. Bob Richardson - He can be contacted at 336-816-3184, peakli@aol.com	

Dragados USA Inc  
 151 Paddyford Park Dr  
 PIN # 6856-96-8475.00  
 Block 3067A Lot 5  
 An4, Portlao, DF  
 PIN # 4866-96-2867.00  
 Block 3057 Lot 16  
 DB 3454 Pg 1100  
 258,903 sqft  
 DB 3454 Pg 1100  
 Zoned LI R59

Jeffrey W Jenkins and wife Sandra W. Jenkins  
 538 Paddyford Park  
 Portion DF  
 PIN # 6864-06-1067.00  
 Block 3074 Lot 11  
 DB 3454 Pg 1069  
 Zoned LI

Final Areas For "Paired-Parcel Averaged-Density Development" for property in Salem Lake Watershed.  
 Total Area At 151 Paddyford Park Drive 258,892 sqft  
 Max Allowable Impervious 258,892 SqFt x 0.24 62,112 SqFt  
 Total Impervious Area Before Last Pavement 45,617 SqFt  
 Total Impervious Area 64,762 SqFt  
 Total Increase in Pavement and Shelter 19,145 SqFt  
 Total Proposed Impervious Area 64,762 SqFt  
 64,762 Sqft - 62,112 Sqft = 2,650 Sqft  
 Dedicated Area At 135 Hastings Hill Road 11,040 sqft  
 11,040 sq ft x 0.24 = 2,650 sqft  
 Post Construction Impervious Area at 151 Paddyford Park Drive 64,762 sqft



Randall G. Kala

**Preliminary Planning Map And Zoning and Watershed Protection Permit Map For**

Date	Zoning and Watershed Protection Permit Map For
03/25/19	
04/17/19	Duarte and Castro
05/13/19	PIN # 6856-96-8475.00
05/13/19	Block 3074 Lot 5 and Block 3067 Lot 16
07/18/19	PD # 41 Pg 114428
08/24/20	Mislikefork II Township, Forsyth County, NC
08/31/20	
09/03/20	Kale Engineering
09/03/20	3500 Veef Mill Road
09/03/20	Winston Salem, NC 27103
09/24/20	Phone: (336) 768-0250 Fax: (336) 768-0251
	Scale: 1" = 50'
	Drawn By: Job No: Code File
	LIJ 18162 18165

**PBR 2020-09**

PLANNING BOARD REVIEW APPROVAL

SIGN *Duarte and Castro*

PRINT *Duarte and Castro* DATE *10/9/20*  
 Director/Designated Officer  
 Winston-Salem/Forsyth County Planning Board

**Conditions: PBR 2020-09**

**PRIOR TO ISSUANCE OF ANY PERMITS:**

- The undeveloped parcel or portion thereof shall remain in a vegetated or natural state and be placed in a permanent conservation easement. The paired-Parcel Averaged-Density development approval shall be recorded in the deed for each of the parcels in the parcel pair.
- Developer shall record a final plat in the office of the Register of Deeds. Both the easement and the approval shall be noted on the plat.
- Following approval of a paired-Parcel Averaged-Density development, one copy of the approval shall be forwarded to the Local Government Assistance Unit of the NC Division of Water Quality. Developer shall be responsible for recording the required documents and providing documentation and materials to Planning staff for submission to the State.

**Notice of Vested Rights:**

The site plan approval establishes a vested right for two years, as defined, and subject to the conditions and limitations stated in LUDC Clear Code section 2.7, to undertake and complete the development and use of the property under the terms and conditions of the approval. Permittees are advised to educate themselves with respect to the law and regulations affecting vested rights and consult with an attorney when necessary.

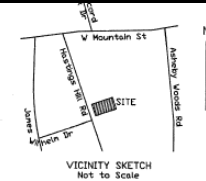
**Notice of Site Plan Compliance**

All development that occurs on the subject property shall be in conformance with this approved site plan. Deviations from this site plan are not allowed without prior, proper approval. Any changes or modifications to this site plan must be reviewed in advance by the Planning Department to determine if it requires an amendment to the plan previously approved.

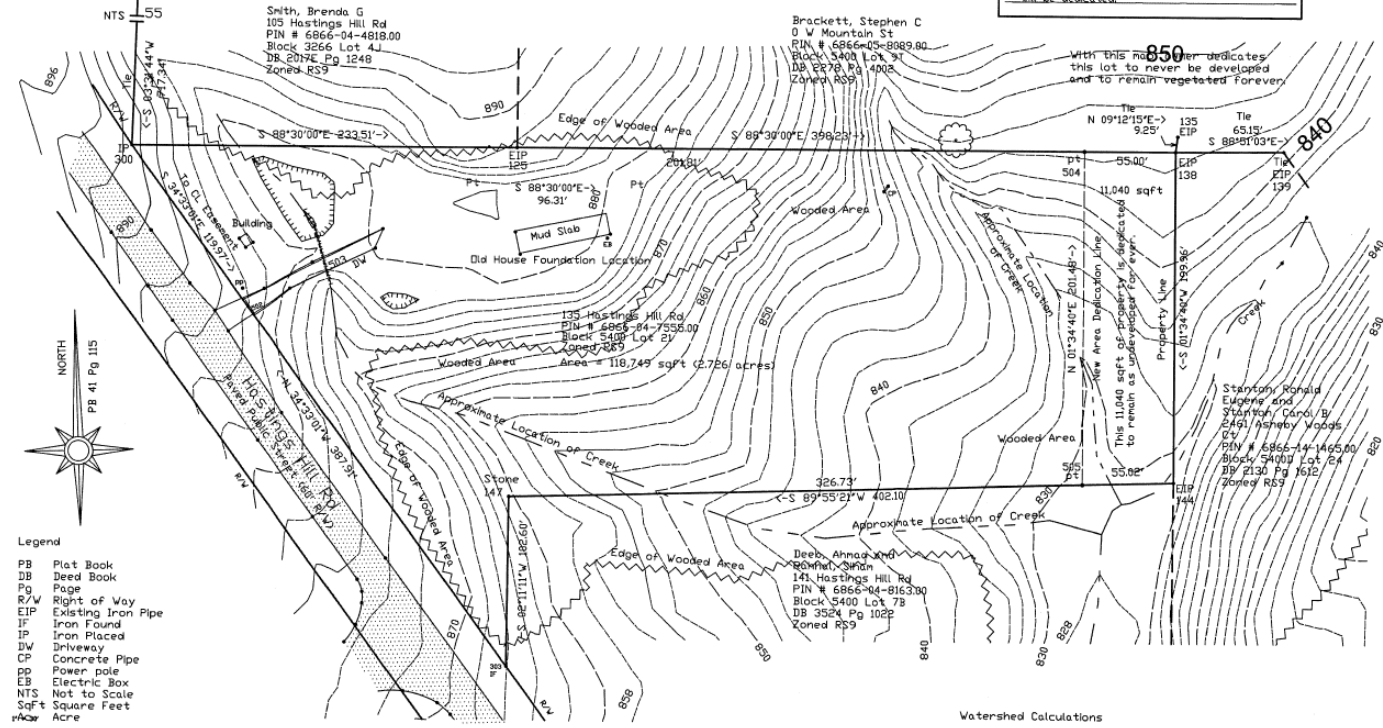
- Special Use Rezoning
- Site Plan Amendment
- Special Use Permit (Elected Body Only)
- Final Development Plan
- Preliminary Subdivision
- x Planning Board Review

- Jurisdiction
- City of Winston-Salem
  - x Forsyth County
  - Village of Clemmons
  - Town of Walkertown

Purpose Statement: The purpose of this request is to obtain approval for the "Paired-Parcel Averaged-Density Development. A portion of property at 151 Pedydyard Park Drive will be dedicated.

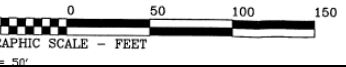


NCGS Monument "Guthrie"



110,571 sqft (2.52 acres)  
110,571 sqft (2.52 acres)  
110,571 sqft (2.52 acres)

- Legend
- PB Plat Book
  - DB Deed Book
  - Pg Page
  - R/W Right of Way
  - EIP Existing Iron Pipe
  - IF Iron Found
  - IP Iron Placed
  - DW Driveway
  - CP Concrete CP
  - PP Power pole
  - EB Electric Box
  - NTS Not to Scale
  - SqFt Square Feet
  - Acre Acre



Watershed Calculations  
 135 Hastings Hill Rd contains 118,749 SqFt (2.726 Acres)  
 118,749 x 0.24 = 28,500 SqFt Max Allowable Impervious  
 Existing DW Impervious -740 SqFt  
 Dedicated land -11,040 SqFt  
 16,720 SqFt New Maximum Allowable Impervious

I, Randall G. Kale, Professional Land Surveyor, certify that this map was drawn from an actual field survey performed under my direction and supervision, that the ratio of precision is 1 in 10,000.  
 Witness my hand and seal this 24th day of August, 2020.

*Randall G. Kale*



This map is based on an on the ground field survey by Kale Engineering. It is subject to all easements, agreements, and rights of way of record prior to the date of this map and not shown in a visual inspection of the premises.

This lot is a part of a recorded subdivision filed under Plat Book 41 Pg 115 in the Forsyth County Register of Deeds. The topographic lines shown on this map were scaled from the City of Winston Salem aerial topographic maps and should be considered as approximate only. Developer has no plans for grading on this site at this time.

The purpose of this record map is to dedicate 11,040 square feet of land at the East end of this property, which will never be developed as per the "Paired-parcel Averaged-Density Development" agreement for Salem Lake Watershed Ordinance with the property located at 151 Pedydyard Park Drive. The developer of the property at 151 Pedydyard Park Drive property exceeded the allowable impervious area and is using New Lot B as mitigation for the lot on 151 Pedydyard Park Drive.

The developer of this property plans to record deeds with legal descriptions to dedicate the land, which is not to be developed may be used for single family development in the near future. These restrictions will apply to the new dedicated area at the East end of the property only, and will not apply to the rest of the lot.

This property is zoned as RS9. The portion of property that is not being dedicated may be used for single family residential.

No new utilities proposes for this site.

There is a small creek that crosses the property line in various places as shown on this map.

It must be noted that the area of this site as determined by this survey is 118,748 square feet (2.726 acre).

These land surveying services were ordered by Mr. Alexandre Duarte. He can be contacted at:

Owner's Contact Information

Mr. Alexandre Duarte  
 Duarte and Castro LLC  
 151 Pedydyard Park Rd  
 Kernersville, NC 27284  
 alexduarte@hotmail.com  
 973-768-7381

Date	Watershed Protection Permit Map For
08/31/20	Duarte Castro
09/01/20	PIN # 6866-04-7555.00
09/21/20	Block 5400 Lot 21
	PB 41 Pg 115
	Kernersville Township, Forsyth County, NC
	Kale Engineering
	3550 West Mill Road
	Winston Salem, N.C. 27103
	(336) 768-0250 Fax (336) 768-0251
	kaleeng@bellsouth.net

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