



# W-3598 Richard Hoit Jones Revocable Trust (Grey Briar) (Special Use Rezoning from RS9 to RM5-S)

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

Phone: 336-747-7040

City of W-S Planning

Jeremy Mccall  
Green Mountain Engineering  
7A Wendy Ct  
Greensboro  
Greensboro, NC 27409

Project Name: W-3598 Richard Hoit Jones Revocable Trust  
(Grey Briar) (Special Use Rezoning from RS9 to RM5-S)  
Jurisdiction: City of Winston-Salem  
ProjectID: 1105235

Thursday, September 21, 2023

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: 38**

**Engineering**

**General Issues**

**28. General comments**

City of Winston-Salem

Matthew Gantt

336-727-8000

matthewg@cityofws.org

9/7/23 8:20 AM

01.03) Rezoning-  
Special Use District - 2

**The following item is required for approval:**

1. A City driveway permit would be required for the permanent connection to Teague Road. To obtain a driveway permit, complete and sign a City driveway permit application and submit it, along with a copy of the site plan to the Engineering Division for review. A review fee of \$200 is also required. All items may be submitted through IDT plans.

**These following items are required for the detailed plan review:**

2. Design calculations would be required for any proposed storm drainage systems. Calculations may be shown on the plan sheets in tabular form. If proposed storm drainage ties into an existing system within the right-of-way, a minimum Class III 15" RCP pipe must be used.

3. Construction details would need to be shown for storm drainage elements, cul-de-sac, T-turn around, and wheelchair ramps. Please include construction detail V-13 from the City IDS Manual for a commercial driveway. Show turning radii for both entrances off of Teague Road.

4. Please note the following items on the plan, (a) to contact the Engineering Field Office (EFO) at 336-727-8063 to set up inspections, prior to construction, (b) include phone numbers and email addresses for the engineer and project owner, and (c) that the driveway permit will expire one year from the date of issuance.

5. For final driveway permit approval, the final set of plans must be marked "FINAL – Released for Construction".

[ Ver. 2 ] [Edited By Matthew Gantt]

**Erosion Control**

**General Issues**

**23. Grading/Erosion Control Permit and Erosion Control Plan needed**

City of Winston-Salem

Matthew Osborne

336-747-7453

matthewo@cityofws.org

9/6/23 11:34 AM

01.03) Rezoning-  
Special Use District - 2

If the proposed project creates more than 10,000 sq. ft. of land disturbance, a Grading/Erosion Control Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion 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 as application type **04.02 Grading/Erosion Control Permit** at the following link: <https://winston-salem.idtplans.com/secure/>

**24. Erosion Control Plan Review to NCDEQ - DEMLR**

City of Winston-Salem

Matthew Osborne

336-747-7453

matthewo@cityofws.org

9/6/23 11:34 AM

01.03) Rezoning-  
Special Use District - 2

If this project will use any public funds for financing and/or be constructed on public owned property, Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800).

**25. Floodplain Development Permit**

**City of Winston-Salem**  
Matthew Osborne  
336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
9/6/23 11:34 AM  
01.03) Rezoning-  
Special Use District - 2

There are regulated floodplain areas within the limits of this proposed project. Be aware that any proposed development in the regulated floodplain area will require approval of a Floodplain Development Permit and compliance with Winston-Salem/Forsyth Co. UDO, Chapter 8, Section 1 - Floodway and Flood Fringe Regulations. Please be mindful of this ordinance requirement as you continue with plans to develop this parcel. Application for a Floodplain Development Permit must be submitted through the electronic plan review portal as application type **04.04 Floodplain Development Permit** at the following link: <https://winston-salem.idtplans.com/secure/>

## Fire/Life Safety

### General Issues

#### 30. Sketch Plans and Site Plans

**Winston-Salem Fire Department**  
Cory Lambert  
336-747-7359  
[coryml@cityofwsfire.org](mailto:coryml@cityofwsfire.org)  
9/12/23 8:52 AM  
01.03) Rezoning-  
Special Use District - 2

Future construction plans shall indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.

For those buildings on this site that are equipped with sprinkler or standpipe systems, indicate the location of each FDC, ensuring no FDC is more than 100 feet from a fire hydrant.

Ensure fire apparatus access roads are provided, designed, built and maintained in compliance with fire code requirements. These requirements include but are not limited to the following items:

- Design, construction and maintenance of fire apparatus access roads to carry an imposed load of not less than 75,000 pounds;
- Clear width requirements of not less than 20 feet for two-way traffic;
- Clear height requirements of not less than 13 feet, 6 inches;
- Design, construction and maintenance of approved turnaround designs for fire apparatus access roads when the dead-end length of the required access road is more than 150 feet.
- Gates may not obstruct fire apparatus access roads unless approved by the Winston-Salem Fire Department; approval requires compliance with all applicable fire code requirements.

As part of your construction plan submittal, include the calculations for needed fire flow for this project and indicate the approved method of calculation in use. Buildings that are equipped with sprinkler systems throughout are exempt from this requirement. Refer to Section 507 of the 2018 NC Fire Code for further information. Approved calculation methods include the following options:

- Appendix B of the 2018 NC Fire Code; or
- the ISO Fire Suppression Rating Schedule (as described in <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf>).

Emergency responder radio coverage shall meet the requirements of Section 510 of the 2018 NC Fire Code for this project. Consider how these requirements, including any systems necessary to bring radio coverage into compliance with this section, may impact your plans.

## MapForsyth Addressing Team

### General Issues

#### 29. Addressing & Street Naming

Forsyth County Government  
Gloria Alford  
3367032337  
alfordgd@forsyth.cc  
9/8/23 2:14 PM  
01.03) Rezoning-  
Special Use District - 2

Please label the plans with approved road names.

**NCDOT**

**General Issues**

**31. General Comments**

NCDOT Division 9  
Ashley Long  
336-747-7900  
amlong1@ncdot.gov  
9/12/23 1:06 PM  
01.03) Rezoning-  
Special Use District - 2

- An NCDOT subdivision review must be formally submitted to the District 2 Office if the interior roads are to become state maintained. For the submittal, we need a full set of plans which include, but are not limited to: horizontal and vertical alignments, drainage (including charts), utilities, road widths and radii labeled, right of way limits shown, and roadway typical section (showing pavement structure and all roadway features between right of way limits). An approved subdivision review is required before any signing of plats can occur; these plats must match the approved NCDOT plans.
- For any connections to a state maintained roadway, an NCDOT Driveway permit is required. Randy Ogburn is the primary point of contact – [rogburn@ncdot.gov](mailto:rogburn@ncdot.gov). We prefer that the driveway permit be submitted on our online portal, and shall consist of the permit application (form TEB-65-04) and a detailed site plan showing the access points. Review of the permit package will begin after receiving the application, site plan, and Construction Inspection Fee. The Construction Inspection Fee is payable by check, and is \$50 per driveway connection on an NCDOT maintained road.
- For the driveway permit, the driveway(s) must be designed in accordance with the July 2003 Policy on Street and Driveway Access to North Carolina Highways (aka Driveway Manual).
- Street and driveway connections to the state maintained roadway shall provide for adequate vertical and horizontal sight distance. The minimum sight distance required is 100 feet per 10 mph of design speed.
- A 16.6 3-party encroachment agreement would be required for any utility ties (water and sewer) in the right of way, and sidewalk where applicable.
- Dependent upon current AADT, left and right turn lanes may be required.

**Planning**

**23-071 PreliminarySite-PRE-SITE PLAN 2023-08-27.pdf [38 redlines] (Page 1) [1] PRE-SITE PLAN (30X42)**

**14. Text Box B**

City of Winston-Salem  
Bryan Wilson  
336-747-7042  
bryandw@cityofws.org  
8/29/23 4:40 PM  
Pre-Submittal Workflow - 1

Provide Connectivity Index separately for the northern and southern sections: Links/Nodes < 1.2

[Green Mountain Engineering](#)  
Jeremy Mccall  
3362949394  
[jeremy@greenmountainengineers.com](mailto:jeremy@greenmountainengineers.com)  
9/1/23 10:07 AM  
Pre-Submittal Workflow - 1

Revised as Noted

#### 15. Text Box B

[City of Winston-Salem](#)  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
8/29/23 4:40 PM  
Pre-Submittal Workflow - 1

"Not located in a Water Supply Watershed."

[Green Mountain Engineering](#)  
Jeremy Mccall  
3362949394  
[jeremy@greenmountainengineers.com](mailto:jeremy@greenmountainengineers.com)  
9/1/23 10:07 AM  
Pre-Submittal Workflow - 1

Revised as Noted

#### 16. Text Box B

[City of Winston-Salem](#)  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
8/29/23 4:40 PM  
Pre-Submittal Workflow - 1

Why is sewer Private?

[Green Mountain Engineering](#)  
Jeremy Mccall  
3362949394  
[jeremy@greenmountainengineers.com](mailto:jeremy@greenmountainengineers.com)  
9/1/23 10:07 AM  
Pre-Submittal Workflow - 1

Revised as Noted

#### 17. Text Box B

[City of Winston-Salem](#)  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
8/29/23 4:40 PM  
Pre-Submittal Workflow - 1

Please review the RM5 setback requirements and the setbacks contained with the Use Specific Conditions for Townhomes..

[Green Mountain Engineering](#)  
Jeremy Mccall  
3362949394  
[jeremy@greenmountainengineers.com](mailto:jeremy@greenmountainengineers.com)  
9/1/23 10:16 AM  
Pre-Submittal Workflow - 1

Revised as Noted

#### 18. Text Box B

<p><a href="#">City of Winston-Salem</a>          Bryan Wilson          336-747-7042  <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a>          8/29/23 4:40 PM          Pre-Submittal Workflow - 1</p>	<p>If you don't plan to provide building dimensions and maximum height for each building, please provide a typical cross-section for each lot and each building/unit.</p>
<p><a href="#">Green Mountain Engineering</a>          Jeremy Mccall          3362949394  <a href="mailto:jeremy@greenmountainengineers.com">jeremy@greenmountainengineers.com</a>          9/1/23 10:08 AM          Pre-Submittal Workflow - 1</p>	<p>Building Elevations will be provided. Max Height and dimensions provided.</p>

**19. Text Box B**

<p><a href="#">City of Winston-Salem</a>          Bryan Wilson          336-747-7042  <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a>          8/29/23 4:40 PM          Pre-Submittal Workflow - 1</p>	<p>Make sure all of your roads are named.</p>
<p><a href="#">Green Mountain Engineering</a>          Jeremy Mccall          3362949394  <a href="mailto:jeremy@greenmountainengineers.com">jeremy@greenmountainengineers.com</a>          9/1/23 10:08 AM          Pre-Submittal Workflow - 1</p>	<p>Revised as Noted</p>

**20. Text Box B**

<p><a href="#">City of Winston-Salem</a>          Bryan Wilson          336-747-7042  <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a>          8/29/23 4:40 PM          Pre-Submittal Workflow - 1</p>	<p>Shade your Motor Vehicle Surface Area. Provide a cross section for any parking spaces and your driveways.</p>
<p><a href="#">Green Mountain Engineering</a>          Jeremy Mccall          3362949394  <a href="mailto:jeremy@greenmountainengineers.com">jeremy@greenmountainengineers.com</a>          9/1/23 10:08 AM          Pre-Submittal Workflow - 1</p>	<p>Revised as Noted</p>

**21. Text Box B**

<p><a href="#">City of Winston-Salem</a>          Bryan Wilson          336-747-7042  <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a>          8/29/23 4:40 PM          Pre-Submittal Workflow - 1</p>	<p>Show all driveways within 100' of site.</p>
---	--

Green Mountain Engineering  
Jeremy Mccall  
3362949394  
[jeremy@greenmountainengineers.com](mailto:jeremy@greenmountainengineers.com)  
9/1/23 10:08 AM  
Pre-Submittal Workflow - 1

Revised as Noted

## General Issues

### 22. COUNCIL MEMBER CONTACT

City of Winston-Salem  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
8/30/23 9:19 AM  
Pre-Submittal Workflow - 1

Please ensure that you have contacted the appropriate Council Member and/or the Community Assistance Liaison for their office prior to the Planning Board Hearing. Be advised that Council Members may want to participate in any community outreach efforts . Information for each Council Member can be found on their website here: <https://www.cityofws.org/564/City-Council>

Green Mountain Engineering  
Jeremy Mccall  
3362949394  
[jeremy@greenmountainengineers.com](mailto:jeremy@greenmountainengineers.com)  
9/1/23 10:10 AM  
Pre-Submittal Workflow - 1

noted

### 27. Historic Resources

City of Winston-Salem No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
9/6/23 2:02 PM  
01.03) Rezoning-  
Special Use District - 2

### 41. CPAD

City of Winston-Salem  
Matthew Burczyk  
336-727-8000  
mattbk@cityofws.org  
9/14/23 10:24 AM  
01.03) Rezoning-  
Special Use District - 2

DOCKET NUMBER: W-3598 (Richard Hoit Revocable Trust – Grey Briar)

CONFORMITY TO PLANS

Growth Management Plan Area (Legacy): 3 Suburban Neighborhoods

Relevant Comprehensive Plan Recommendation(s) for or against proposal:

- For
  - Encourage a mixture of residential densities and housing types through land use recommendations (page 57).
  - A mix of housing types in neighborhoods provides housing choices and more equitable access to services for people of all income levels and generations (page 123).
- Against
  - Encourage higher residential densities along growth corridors to create the critical mass for transit to be viable (page 33).
  - Encourage the inclusion of housing at higher residential densities in activity centers and appropriate locations on growth corridors (page 33).

Area Plan/Development Guide: South Suburban Area Plan Update (March 2018)

Relevant Development Guide Recommendation(s) in favor of proposal:

- Develop a variety of housing types for different income levels, family sizes, and personal preferences (page 48).
- Adjacent parcel is developed as intermediate-density residential (page 9).

Relevant Development Guide Recommendation(s) against proposal:

- Single-family residential zoning is recommended for the parcels (page 33).

Growth Corridor: No

Activity Center: No

### 43. Environmental Features/Greenways

City of Winston-Salem  
Amy Crum  
336-747-7051  
amyc@cityofws.org  
9/19/23 4:44 PM  
01.03) Rezoning-  
Special Use District - 2

Greenways: A greenway is proposed along Fiddler's Creek in the *Greenway Plan Update*. The submitted plan shows a 40' greenway easement along the south side of the creek. A 40' easement is also requested along the north side of the creek. Both easements must be located outside of the undisturbed portion of the required stream buffer per Winston-Salem Stormwater Management Ordinance.

Wetlands: N/A

Natural Heritage Site: N/A

Farmland/VAD: N/A

Other resources: A potential park site has been identified in the vicinity of this project in the *Parks and Open Space Plan Update*.

### 44. CAC



City of Winston-Salem No comment.

Amy Crum

336-747-7051

[amyc@cityofws.org](mailto:amyc@cityofws.org)

9/19/23 4:45 PM

01.03) Rezoning-

Special Use District - 2

#### 45. Internal Sidewalks

City of Winston-Salem Flip sidewalks to the southside on the southern portion of townhome development.

Marc Allred

336-727-8000

[marca@cityofws.org](mailto:marca@cityofws.org)

9/20/23 8:17 AM

01.03) Rezoning-

Special Use District - 2

#### 46. Bulk Containers

City of Winston-Salem Be aware that sanitation is requiring bulk containers.

Marc Allred

336-727-8000

[marca@cityofws.org](mailto:marca@cityofws.org)

9/20/23 8:18 AM

01.03) Rezoning-

Special Use District - 2

#### 47. Driveways at end of southern cul-de-sac

City of Winston-Salem Is there a way to separate the driveways at the end of the southern cul-de-sac? All the driveways seem to move into one spot.

Marc Allred

336-727-8000

[marca@cityofws.org](mailto:marca@cityofws.org)

9/20/23 8:24 AM

01.03) Rezoning-

Special Use District - 2

#### 48. Additional Screening onto Southern Side

City of Winston-Salem Additional screening onto southern side of Teague Road due to cover rear side of townhomes.

Marc Allred

336-727-8000

[marca@cityofws.org](mailto:marca@cityofws.org)

9/20/23 8:25 AM

01.03) Rezoning-

Special Use District - 2

#### 49. Duke Energy

City of Winston-Salem Check with Duke Energy to make sure there are not issues with providing a road through their powerline easement.

Marc Allred

336-727-8000

[marca@cityofws.org](mailto:marca@cityofws.org)

9/20/23 8:26 AM

01.03) Rezoning-

Special Use District - 2

#### 50. Connect common open space

City of Winston-Salem Provide pedestrian connection to common open space.

Marc Allred

336-727-8000

[marca@cityofws.org](mailto:marca@cityofws.org)

9/20/23 10:04 AM

01.03) Rezoning-

Special Use District - 2

## Sanitation

### General Issues

#### 42. Bulk Container Information

City of Winston-Salem

Matthew Cheatham

336-727-8000

[matthewch@cityofws.org](mailto:matthewch@cityofws.org)

9/18/23 8:19 AM

01.03) Rezoning-Special

Use District - 2

**Location will require bulk containers.**

**Bulk Containers:** All surfaces constructed for the placement of bulk containers shall be constructed of concrete with a thickness of at least eight inches. All surfaces constructed for the placement of bulk containers shall be at least 16 feet in length and at least 12 feet in width.

**Location and placement:** Bulk containers shall be located to provide easy ingress and egress by a container tender truck to the containers. The location of the container shall be free from any overhanging wires or other obstructions which have less than 35 feet of vertical clearance and 40 feet linear clearance of overhead obstruction in the dumping area. All screens or enclosures shall be open on one side for easy access and provide a three-foot clearance on all sides from the bulk container.

## Stormwater

### General Issues

#### 26. Stormwater Management Permit Required

City of Winston-Salem  
Joe Fogarty  
336-747-6961

This development will be required to apply for and be issued with a Post Construction Stormwater management permit that shows compliance with the relevant provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance.

[josephf@cityofws.org](mailto:josephf@cityofws.org)

9/6/23 11:57 AM  
01.03) Rezoning-  
Special Use District - 2

The plan states that there will be 14.3% impervious area. Since this is less than 24% this can qualify the development as a low density development in terms of the water quality provisions of the ordinance. Low density developments are not required to manage the first inch of runoff in an approved stormwater management system as high density developments are required to do. However, you will have to show how you have, or will, incorporate low density design criteria of the NCDEQ Stormwater Design Manual low density chapter into your plan. Have you thought about how you will do this as the site seems very "packed" together and I see not a lot of room for use of say vegetative conveyances for example? Stream buffers are a requirement for both low and high density developments and you are showing the correct 50' buffer in your plan.

The water quantity provisions of the ordinance will also apply since you are proposing to create more than 20,000 sq.ft. of new impervious area. Your plan states you will be creating 225,649 sq.ft. The water quantity provisions require that either you manage in an approved stormwater management system, the post developed peak runoff rates from the 2, 10 and 25 year storm events of minimum 6 hour duration, to at, or below, the pre developed rates and also manage the increase in the pre to post 25 year volume in that system, or, in lieu of management, provide a no adverse impact downstream study that shows the development will have no adverse impacts in terms of flooding or erosion to that agreed upon downstream study point. I'm assuming that you plan on choosing to provide the study since I see no stormwater management system indicated on your plan.

## Utilities

### General Issues

#### 34. General Comments

City of Winston-Salem

Chris Jones  
336-747-7499  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org)  
9/13/23 5:48 AM  
01.03) Rezoning-  
Special Use District - 2

Any existing connections not intended for reuse must be terminated at the main. No heavy cut/fill over existing sanitary sewer mains without permission from Utilities Plan Review. Submit water/sewer extension plans, in IDT, to Utilities Plan Review for permitting/approval. Water meters purchased through COWS. System development fees due at the time of meter purchase. The water must be tied to the 12" main in Teague Road. No connections allowed to the 24" main. No reverse taps will be allowed. Sewer may be required to extend to the property line, depending upon design. Match crowns of pipes when tying into the Sanitary Sewer Outfall. Sewer will be required to be DI with the number of connections per joint of pipe. Only three connections are into a sanitary sewer manhole.

[ [Ver. 2](#) ] [Edited By Chris Jones]

## WSDOT

### General Issues

#### 51. WSDOT

City of Winston-Salem

Nick Smith  
336-747-7064  
[nicks@cityofws.org](mailto:nicks@cityofws.org)  
9/21/23 4:37 PM  
01.03) Rezoning-  
Special Use District - 2

Please contact Winston-Salem DOT for their Comments.

Email: [Richard.Shook@stantec.com](mailto:Richard.Shook@stantec.com)

Phone: 3362761619

**32. UDO 3.2 - Specific Development Applications**

City of Winston-Salem  
 Nick Smith  
 336-747-7064  
[nicks@cityofws.org](mailto:nicks@cityofws.org)  
 9/14/23 11:26 AM  
 01.03) Rezoning-  
 Special Use District - 2

**Section 3.2.11C - General Submittal Requirements**

1. **Reserved**
2. **Scale**
  - o Site plans for developments twenty-five (25) or more acres shall be submitted at a scale no smaller than one inch represents one hundred (100) feet (1" to 100').
3. **Location Map**
  - o A location map at a scale of not smaller than one inch represents two thousand (2,000) feet (1" to 2,000') shall be included on the site plan.
  - o The location map shall contain a north arrow and shall show the intersection of at least two (2) public streets nearest to the property.
4. **Title Block**
  - o The development name;
  - o The name and address of the owner and petitioner;
  - o The name and address of the architect, land planner, landscape architect, engineer or surveyor who prepared the map, and their registration seal, except that only the name and address of the site plan preparer is required for applications for a single manufactured home on one and one-half (1.5) acres or less;
  - o The date the survey was made, if applicable, except that a survey is not required for the first phase site plan submittal of a two-phase special use district zoning petition; and
  - o The scale, date and north arrow.
5. **Property Boundaries**
  - o The boundaries of the property, including bearings and distances, shall be shown on the site plan.
6. **Adjacent Property**
  - o The location, ownership, and zoning of adjacent property shall be shown on the site plan.
7. **Traffic Impact Analysis**
  - o A traffic impact analysis is required in accordance with the Appendix to this Ordinance labeled traffic impact study standards.

**Section 3.2.11D - Specific Submittal Requirements**

Type of Application	Submittal Requirements
Use requires Planning Board Review (P)	Form 1
Use requires Special Use Permit (SUP) from the Board of Adjustment (A)	Form 1
Use requires Special Use Permit (SUP) from the Elected Body (E)	Form 1
<b>Special Use District Zoning (One Phase)</b>	<b>Form 1</b>
Special Use District Zoning (One Phase - Manufactured Home)	Form 3
Special Use District Zoning (One Phase - Manufactured Home on an individual lot less than 1.5 acres in size)	Form 2
Special Use District Zoning (Two Phase - First Phase Site Plan & Second Phase Final Development Plan)	Form 1
Use in NSB and C Districts	Form 1
Use in MU-S Districts	Form 1 or 2
Use in H or HO Districts	see Section 4.9.5

**Section 3.2.11D.1 - Form 1 Requirements**

- **Legend**
  1. If petition is for residential zoning - maximum number of dwelling units by type and

- density;
2. If nonresidential petition, type of use(s) and proposed maximum square footage of land and building in nonresidential uses;
  3. Total acreage;
  4. Approximate percent of building coverage to land;
  5. Approximate percent of paved or graveled surface to land;
  6. Approximate percent of open space to land;
  7. Acreage in common open area used for active recreational uses, indicating purposes and uses (common open space as computed shall not include streets, drives, parking or loading areas); and
    - **??You are providing PRD calculations. I will provide the Common Recreation Area calculations and standards in a later comment, which is what's required for a townhome development.**
  8. Total number of parking spaces, and information necessary to calculate needed parking.
    - **???Incorrect parking calculations; correct calculations will be provided in a later comment.**
- **Natural Features (existing and proposed)**
    1. Streams and stream buffers, drainageways, floodway and floodway fringe boundaries and elevations;
    2. Wooded areas and other natural features;
    3. Topography at four (4) foot intervals and two (2) foot intervals when available (distinction between existing and proposed topography lines to be shown according to the following: existing - light dashed lines; proposed - thin solid lines);
    4. Natural features to be left undisturbed;
    5. Any existing trees to be retained shall be preserved during construction in accordance with Section 6.2.2B.8.c, Protection from Encroachment; and
    6. Slopes at twenty percent (20%) or greater grade, if bonus density is requested for a planned residential development under Section 5.2.66G, Incentives for Density Bonus.
  - **Constructed Features (existing and proposed)**
    1. Buildings with setbacks from property lines and maximum height indicated;
      - **?Consider showing a typical cross-section**
    2. Other structures, fences, walls, signs, plantings, etc.;
    3. Rights-of-way and easements with type and widths indicated and an indication of whether public or private (access drives and parking areas to be shaded in);
    4. Private and public drives including pavement widths, curb cuts, names, and an indication of whether public or private;
    5. All other easements, parklands, playgrounds and other common or public areas;
    6. Sidewalks, greenways, and other pedestrian ways;
    7. Parking and loading areas with typical dimensions for spaces and lots;
      - **??Consider showing a typical cross-section**
    8. Solid waste disposal facilities;
    9. Utility lines over and under the site including storm drainage system;
    10. Finished elevation on all center lines of new streets and any stub streets, both on site and at connection with adjacent property(s);
    11. All streets, driveways, etc. (including pavement and right-of-way) within one hundred (100) feet of the project site; and
    12. Public/private water system.

[ Ver. 2 ] [Edited By Nick Smith]

### 33. UDO 5.2 - Use-Specific Standards

## **Section 5.2.71 Residential Building, Multifamily; Townhouse; or Twin Home Use-Specific Standards (W)**

### **A. Site Plan Review by the Planning Board**

The Planning Board shall review all multifamily residential building developments with the following exceptions:

1. Front of Public Streets: Developments in which all multifamily residential buildings front upon an existing public street.
2. Six (6) units or Less: Developments which contain six (6) units or less.

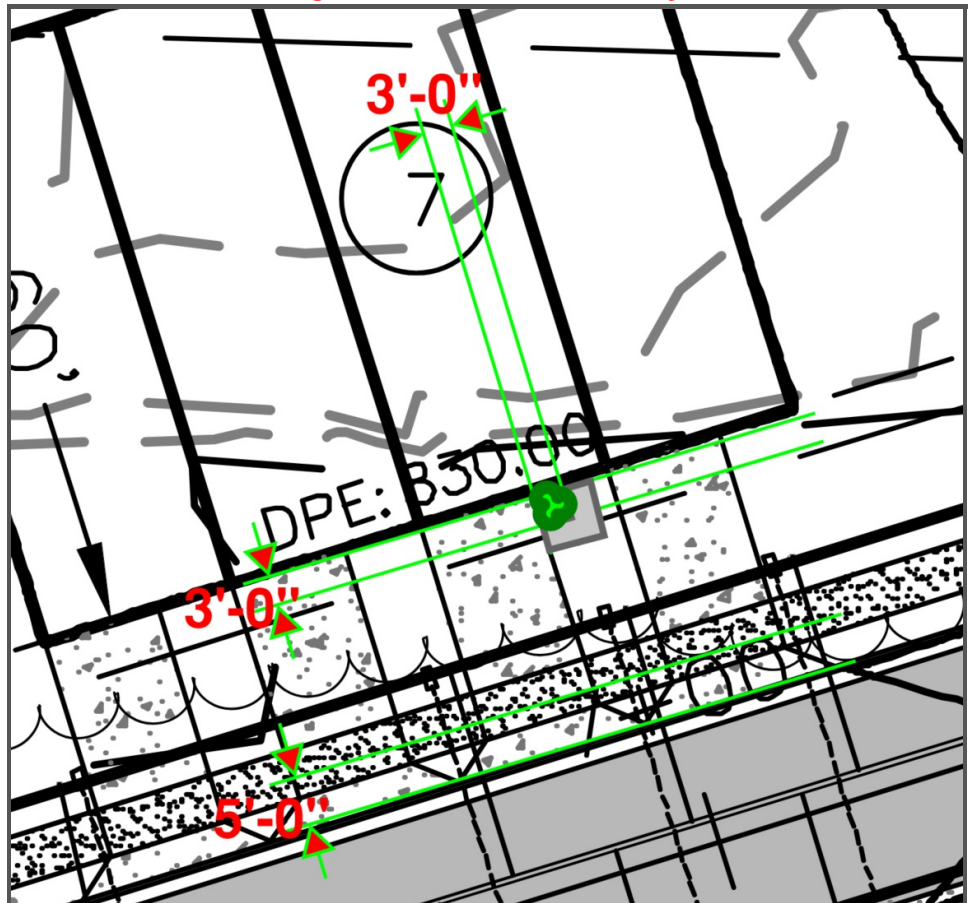
### **B. Standards**

With the exception of multifamily development located in the RSQ District, all multifamily residential buildings shall comply with the following:

1. **Traffic Requirements:** in approving the site plan for a multifamily development, the Planning Board shall determine that the streets, driveways, parking areas, and other public and private drives shown on the plan are so located that:
  - o Effect of the Public Street System: They do not block, impede, or interfere with the orderly development of the public street system.
  - o Standards and Dedication: Those streets on the plan which are likely to be used by the public as through or connector streets, or which for the orderly development of the area should be made public streets, are designed to the standards of public streets and are dedicated or offered for dedication as such on a recorded plat except that public streets in the RM-5 District may be constructed to alternative width and horizontal and vertical curvature standards, as approved by the Director of Transportation.
  - o Access: Adequate provision is made for vehicular traffic to and from the premises and for vehicular traffic and pedestrian traffic to and from the proposed buildings, structures, and parking areas on the premises, including firefighting and police equipment and personnel, ambulance service, garbage collection service, postal service, delivery service, and other public and private services and individuals who would require access to the premises.
2. **Common Recreation Area:**
  - o **Common recreation areas and facilities, such as areas for small children or other recreational areas, shall be provided for multifamily developments containing forty (40) units or more, based on the standards of Section 7.6.1, Common Recreation Areas.**
3. **Architectural Standards:** Through the use of a variety of fenestration patterns, building façade offsets, roof line treatments, and other architectural features, the perceived bulk, scale, and length and width of the building is compatible with surrounding buildings.
4. **Developments on Smaller Lots:** N/A.
5. **Building Spacing Requirements:**
  - o Alternative compliance shall be approved by the Planning Board only upon a finding that the building architecture and site plan fulfills the following criteria as well or better than would strict conformance with the requirements of this Ordinance:
    - The project provides adequate air and light to the development and surrounding properties;
    - Through the use of a variety of fenestration patterns, building facade offsets, roof line treatments, and other architectural features, the perceived bulk, scale, and length and width of the building is congruous with surrounding buildings;
    - The development provides for orderly and easy movement of traffic and pedestrians;
    - The project will not be injurious to property or improvements in the affected area; and
    - The project is in accordance with all development criteria established by the Elected Bodies' adopted plans and policies including Legacy, area plans, and development guides..
6. **Parking in RM-5 Districts:** The following shall apply to all residential development in the RM-5

District, except single family detached residences:

- All off-street parking shall be provided to the side or rear of the principal building(s) unless the Planning staff determines that, due to lot size, shape or topographic features, some or all parking cannot be placed to the side or rear;
- All parking shall be set back at least five (5) feet off the property line;
- The intervening five (5) feet shall be landscaped to meet the type I bufferyard standards of Section 6.3, Bufferyard Standards;
  - **?To meet this standard, you will need a five (5) foot Type I Bufferyard along all streets. Due to the streetyard being less that 7.5 feet, Planning will allow small variety trees. These small variety trees will require a planting radius of 7', so you will need to deliberately plan where those 2 small trees per 100 linear feet will go. The five foot bufferyard can be seen on the diagram a few bullet points down.**
- Vehicular use landscaping requirements of Section 6.2.1D, Motor Vehicle Surface Area Landscaping Standards, must be met for multifamily or townhouse developments (triplexes or quadraplexes) where parking is provided at the front of the principal building; and
- A minimum three (3) foot wide landscaped area shall be provided between any parking area and building wall providing access into the unit(s).
  - **?To meet this standard, you will need to provide a 3'x3' landscaped area between the front building wall and each units driveway, like so:**



7. Multifamily Buildings in GMA2: N/A.

C. LO District

N/A.

D. RM-5 District

Three- and four-unit buildings are the only type of multifamily or townhouse residential buildings permitted

in the RM-5 Zoning District.

#### **E. Dimensional Requirements for Townhouse and Twin Home Units and Buildings**

##### **1. Townhouse and Twin Home Units**

- Townhouse and twin home units developed in the RSQ and RM-5 Districts shall adhere to the dimensional requirements of their respective zoning districts.
- Townhouse and twin home units in other permitted zoning districts may be constructed and sold with no setback, lot area, or lot width requirements.

##### **2. Townhouse or Twin Home Buildings**

- Development projects with townhouse and twin home buildings shall comply with the general dimensional and building spacing requirements of the applicable zoning district for the project as one zoning lot.

#### **F. NB District**

N/A.

#### **G. GO District**

N/A

[ [Ver. 4](#) ] [Edited By Nick Smith]

### **35. UDO 7.6 - Open Space and Dedication**



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01.03) Rezoning-

Special Use District - 2

- **A. Applicability**
  - All multifamily developments containing forty (40) or more units, and all manufactured home developments, shall provide on-site common recreation area as required in this section.
  - Elderly housing, life care communities, and other developments occupied exclusively by persons who are at least fifty-five (55) years old or disabled are exempt from the requirements of this section.
- **B. Minimum Size**
  - (WS) A minimum of one hundred (100) square feet per unit shall be devoted to common recreation areas.
    - **You are providing enough common recreation area.**
- **C. Combining Areas**
  - The total common recreation area may be divided into areas not less than four thousand (4,000) square feet each where the average length of the space does not exceed twice the average width.
- **D. Access**
  - Common recreation areas shall be easily accessible by pedestrian walkways so they can be conveniently and safely reached and used.
    - **Provide sidewalks or other connections directly to the common recreation area. The walkways and their transition into the common recreation area must be intentionally designed to facilitate access and to emphasize the common recreation area's integration into the development.**
- **E. Finished Grade**
  - Common recreation areas shall be constructed on land where the average finished grade of the slope does not exceed five percent (5%), is well drained, and is otherwise capable of serving the purposes intended.
- **F. Landscaping**
  - (WS) Common recreation areas shall be attractively landscaped and provided with sufficient natural or constructed screening to minimize any negative impacts upon adjacent residences within the development. Additionally, one large variety tree shall be required for every two thousand five hundred (2,500) square feet of common recreation area.
- **G. Exclusions**
  - Common recreation areas shall not include streets, access easements, rights-of-way, parking areas, required perimeter bufferyards or streetyards or required building setbacks; shall be closed to motor vehicle traffic except for maintenance and service vehicles; and shall not be located over a septic system drainage field.
- **H. Maintenance**
  - Common recreation areas shall be improved and maintained for the purposes intended.

[ Ver. 2 ] [Edited By Nick Smith]

## 36. UDO 7.6 - Open Space and Dedication

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## 7.6.2 Protection of Public Rights-of-Way and Greenways

### 7.6.2.B - Greenways

- Before any zoning permit is approved for a lot which lies within fifty (50) feet of a stream identified for a greenway in the adopted Greenway Plan, the Director of Inspections shall notify the County Manager/City Manager.
- The adopting jurisdiction will assess the potential impact of the development on future greenway construction and may then offer to purchase or undertake other action to protect the potential greenway corridor.
- The Director of Inspections shall not approve any permit which would authorize disturbance of the potential greenway corridor, nor shall the property owner or his/her agent disturb the potential greenway corridor, until the County Manager/City Manager formally responds to the Director of Inspections regarding the intent of the adopting jurisdiction.
- If no response is received within fifteen (15) days, the Director of Inspections may issue the requested permit.

## 37. Zoning Plan Review

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Principal Use	Parking Space Formula	Site Plan Measurement	Required Parking Spaces
Townhouse (Multifamily, 2 Bedroom)	1.75 spaces per dwelling unit	96 dwelling units	168 parking spaces

Principal Use	Bicycle Space Formula	Site Plan Measurement	Required Bicycle Spaces
Townhouse (Multifamily, 2 Bedroom)	Exempt	N/A	None

Your site plan does propose enough parking spaces (192 spaces) to meet the minimum parking spaces (168 spaces) required for the proposed use (Townhouse [Multifamily, 2 Bedroom]).

[ Ver. 2 ] [Edited By Nick Smith]

## 38. Zoning Plan Review

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### 6.1.3A General Requirements

- There can be no residential parking spaces off of public streets. Multifamily, commercial, and industrial properties may provide parking along private roads and private access easements, absent other restrictions.
- All parking maneuvers must occur in the off-site area or structure.
- Site plans must show a five-foot wide unobstructed paved pedestrian walkway between the principal building main entrance and each sidewalk-designated public street.
  - **"?These provisions shall not apply in the RSQ, RM-5, RM-8, RM-12, RM-18, RM-U, or MH districts where there are individual driveways or garages adjacent to each unit."**

[ Ver. 2 ] [Edited By Nick Smith]

### 39. UDO 6.2.1 - Landscaping & Tree Preservation Standards, Winston-Salem

City of Winston-Salem

#### Section 6.2.1.D.2 - Streetyards

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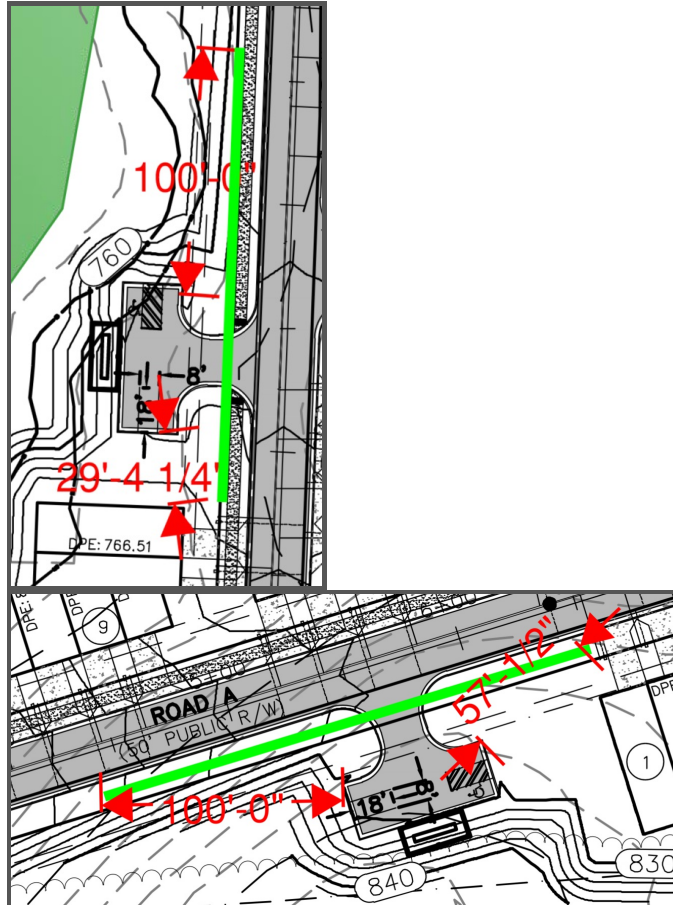
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01.03) Rezoning-

Special Use District - 2

A landscaped streetyard shall be required for all motor vehicle surface areas located within one hundred (100) feet of a street right-of-way or vehicular right-of-way, including controlled access highways, whether or not it may provide access to the site, unless separated by an intervening building.

- **Streetyards will be required for all mailbox cluster units and visitor parking spaces.**



#### Streetyard Width

- Minimum streetyard width is ten (10) feet, and shall be measured perpendicular to the street right-of-way.
- The streetyard shall be positioned between the motor vehicle surface area and street right-of-way.

#### Streetyard Impervious Surface Cover

A maximum of fifteen percent (15%) of the required streetyard may be covered with impervious surface cover which may be used for walkways, fountains, walls, wall planters, or utility meters and vaults, but may not be used for motor vehicle surface or display, outdoor storage, private utility service, or service areas.

- **Due to this requirement, you will need to set your sidewalk either in front of or behind the streetyard, to account for the 10' streetyard width which cannot have more that 15% be the sidewalk.**

#### Number & Spacing of Trees

- All streetyards must contain at least one (1) tree.
- Each streetyard shall contain a minimum of two (2) deciduous or evergreen large variety

trees per one hundred (100) linear feet, excluding points of motor vehicle ingress or egress.

- Required trees must be a minimum of eight (8) feet in height at installation and shall be at least two (2) inches in diameter measured six (6) inches above ground level.
- Where two (2) or more streetyard trees are required, all trees shall be planted with the center of the main trunks twenty (20) to seventy-five (75) feet apart.
- Existing deciduous trees located in the abutting street right-of-way may be used to satisfy the distribution requirements in this section.
- Small or medium variety trees may be used where overhead utility lines exist in accordance with Section 6.2.1B.10, Overhead Utility Lines.?

**Other Streetyard Components (Show a typical cross section of your streetyards with the Other Streetyard Components on your resubmission)**

In addition to required trees, the landowner or developer shall use one of the following, or a combination thereof, to satisfy streetyard requirements:

- **Natural Shrubs**
  - Streetyard shrubs must be a minimum of eighteen (18) inches in height at installation, with a minimum height of thirty-six (36) inches within three (3) years after installation.
  - Shrubs must be a locally adapted species which retain foliage to within six (6) inches above ground level.
  - Shrubs shall be spaced no more than eighteen (18) inches, edge to edge.
  - No more than thirty percent (30%) of streetyard shrubs shall be deciduous.
- **Fences & Walls**
  - A streetyard fence or wall shall be a minimum of thirty-six (36) inches in height, opaque, and shall be constructed of masonry, stone, or wooden material, or of the same material as that of the principal building.
- **Wall Planters**
  - A streetyard wall planter shall be constructed of masonry, stone, or other permanent material.
  - At installation, the minimum combined height of wall planters and shrubs shall be twenty-four (24) inches.
  - Within three (3) years after installation, the combined height of wall planters and shrubs shall be no less than thirty-six (36) inches.
  - The effective planting width of a streetyard wall planter shall be no less than thirty-six (36) inches; however, where required streetyard trees are installed in wall planters, the effective planting width of the wall planters shall be no less than seven (7) feet.
  - A minimum of one shrub shall be required for every five (5) square feet of wall planter area.
- **Earthen Berms**
  - At installation, streetyard berms shall have a minimum height of eighteen (18) inches, a minimum crown width of two (2) feet, and a side slope with a width to height ratio of no greater than two (2) to one (2:1).
  - The entire berm shall be planted and covered with live vegetation.
  - Berm shrubs shall be a minimum of one foot in height at installation and shall be spaced no greater than eighteen (18) inches, edge to edge.
  - Within three (3) years after installation, the combined height of berm and shrubs must be at least thirty-six (36) inches.
  - Streetyard berms which are thirty-six (36) inches or greater in height at installation shall not be required to contain shrubs; however, streetyard trees shall still be required as specified in this section.

[ Ver. 2 ] [Edited By Nick Smith]

**40. UDO 6.2.1 - Landscaping & Tree Preservation Standards, Winston-Salem**

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Special Use District - 2

### Section 6.2.1.D.3 - Interior Motor Vehicle Surface Area (MVSA) Plantings

In addition to the required streetyard, all motor vehicle surface areas shall contain landscaped planting areas, as follows:

#### Location of Plantings

Interior planting areas shall be located adjacent to motor vehicle surface area edges or within the interior as islands or medians, and may contain berms of the minimum dimensions specified in Section 6.2.1D.2.d.iv, Earthen Berms.

#### Size of Planting Areas

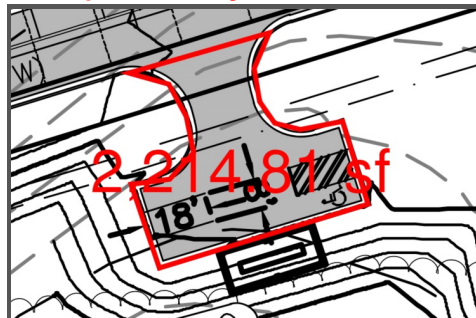
- Each planting area shall allocate a minimum of one hundred fifty (150) square feet per tree.
- Each planting area shall allocate a minimum of six hundred (600) square feet for each large variety tree.
- Each planting area shall allocate a minimum radius of seven (7) feet for each small or medium variety tree.
- Each large variety tree planted shall provide a seven hundred fifty (750) square foot credit towards the requirements of Section 6.2.1C, Tree Preservation and Planting.

#### Required Trees in Planting Area

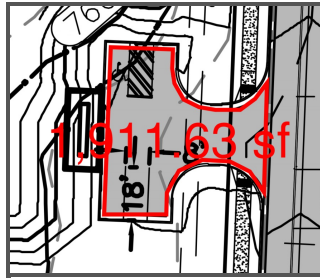
- Each planting area shall contain at least one deciduous or evergreen large variety tree.
- The required deciduous or evergreen large variety tree for each planting area shall be a minimum height of eight (8) feet at the time of installation and shall have a minimum diameter of two (2) inches measured six (6) inches above ground level.
- **Overhead Utility Lines:** Small or medium variety trees may be used where overhead utility lines exist in accordance with Section 6.2.1B.10, Overhead Utility Lines.

#### Ratio

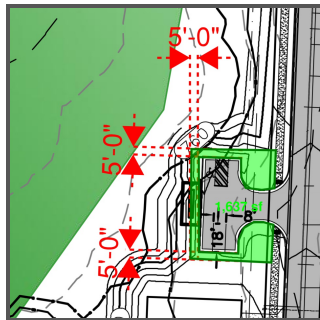
- **One large variety tree shall be used for every five thousand (5,000) square feet of MVSA.**
- **Overhead Utility Lines:** One small or medium variety deciduous or evergreen tree shall be required for every two thousand five hundred (2,500) square feet of MVSA where overhead utility lines exist in accordance with Section 6.2.1B.10, Overhead Utility Lines.
- **Your southern visitors lot is approximately 2,214.81 sqft, so you will need to provide one (1) large variety tree. This large variety tree could be a part of the required streetyard.**



- **Your southern visitors lot is approximately 2,214.81 sqft, so you will need to provide one (1) large variety tree. This large variety tree could be a part of the required streetyard.**



- One small variety tree with a minimum height of eight (8) feet at the time of installation and a minimum diameter of two (2) inches measured six (6) inches above ground level, and four (4) natural shrubs meeting the standards of Section 6.2.1D.2.d.i, Natural Shrubs, shall be required for every one hundred (100) square feet of planting area.
- **Planting areas shall be at least five (5) feet wide, unless otherwise approved by the Director of Planning and Development Services, or a designer?**
  - **After allocating the 5' width requirement for Planting Areas, your northern visitor's lot has a planting area of approximately 1,637 sqft. This will require two (2) large variety trees (600 sqft requirement x2 = 1,200 sqft of planting area coverage) and five (5) small trees & twenty (20) shrubs (100 sqft requirement x5 = 500 sqft of planting area coverage). In this way, your approximately 1,637 sqft of planting area can be covered by 1,700 sqft of planting area coverage. You will need to do a similar calculation for the southern visitor's lot.**



#### Distance of Parking Spaces to Trees

- **No parking space shall be located more than seventy-five (75) feet from the trunk of a required large variety tree**
- **Overhead Utility Lines:** Where overhead utility lines exist in accordance with Section 6.2.1B.10, Overhead Utility Lines, no parking space shall be located more than fifty (50) feet from the trunk of a required small or medium variety tree, unless otherwise authorized in this Ordinance.
- When parking spaces exceed the maximum allowance listed in Table 6.1.2A., Motor Vehicle and Bicycle Parking Space Requirements, supplemental landscaping shall be provided so that no parking space shall be more than fifty (50) feet from the trunk of a required large variety tree located within a minimum planting area of six hundred (600) square feet.

#### Credit for Streeyard or Bufferyard Trees

Deciduous or broadleaf evergreen trees used as streeyard or bufferyard plantings may be used as credit toward interior planting area requirements, provided that streeyard or bufferyard plantings meet the size requirements of Section 6.3.3B, Design Requirements, and the distance requirements of Section 6.2.1D.3.e, Distance of Parking Spaces to Trees.

#### Credit for Bufferyard Area

The landscaped bufferyard area provided to meet the requirements of Section 6.3, Bufferyard Standards, and located adjacent to a motor vehicle use area may be counted toward the interior

planting requirement.

[ [Ver. 2](#) ] [Edited By Nick Smith]