



WAKE FOREST  
UNIVERSITY

Legal Department

October 3, 2017

Mr. A. Paul Norby  
Director, Planning & Development Services  
City of Winston-Salem  
Stuart Municipal Building  
100 East First Street, Suite 201  
Winston-Salem, NC 27101

RE: Proposal for Text Amendment UDO-281 re: Limited Campus Use

Dear Mr. Norby:

I am writing regarding the proposal currently being discussed to amend the City-County Unified Development Ordinances regarding Limited Campus Uses. I attended a meeting with Planning Staff and others on Tuesday, August 22, and shared the concerns of Wake Forest University with respect to the proposed amendment. The amendment would replace the current Planning Board review for approval of Limited Campus Uses in residential zoning districts with the Special Use Permit process.

The use conditions currently to be met under section 2-5.45 before a Limited Campus Use (which includes in its definition residential or office uses incidental to or customarily associated with a college, university, or hospital campus) in a residential zone may be approved include:

- A requirement that the use be conducted within a structure which is entirely within five hundred (500) feet of the C District; and
- The limited campus use must be located on a major or minor thoroughfare unless the lot is adjacent to land zoned C (Campus District)

We understand the interest of those in residential neighborhoods in potential limited campus uses being allowed in properties that are not contiguous to property that is zoned Campus as well as in properties surrounding a rezoned C-S or C-L tract. We would be comfortable with an amendment of the UDO that provided that the Limited Campus Use would be available only for property adjacent to land zoned C – but not land zoned C-S or C-L – provided that adjacency continues to include properties located across a public street or right of way from C-zoned property. The requirement that “the use be conducted within a structure which is entirely within five hundred (500) feet of the C District” would remain. In so doing we respectfully request that such use as amended would remain subject to Planning

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Board review. We believe this would appropriately address the concerns expressed while still accommodating the transitional, limited uses that are useful to our campuses and in keeping with the scale and massing of the other residences within these neighborhoods.

Sincerely,

A handwritten signature in black ink, reading "J. Reid Morgan". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

J. Reid Morgan  
Senior Vice President and General Counsel