

May 24, 2018

Item # 4 A-D

**Zoning Map Amendment  
F-1576**





April 25, 2018

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

Re: Zoning Petition F-1576

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](http://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,

A. Paul Norby, FAICP  
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  
Paul Stimpson, 615 Saint George Square Court, Suite 300, Winston-Salem, NC 27103  
Eloise M. Ridgill, 850 Summerchase Court., Woodstock, GA 30189  
Barbara Smith Moore Jordan, 300 Ogden School Road, Kernersville, NC 27284  
Max Stafford, 105 Andrew Acres Drive, Kernersville, NC 27284

**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; Derwin L. Montgomery, 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; Gloria D. Whisenhunt; Everette Witherspoon; County Manager: Dudley Watts, Jr.

**City-County Planning Board:** Arnold G. King, Chair; Chris Leak, Vice-Chair; George M. Bryan, Jr.; Melynda Dunigan; Jason Grubbs; Tommy Hicks; Clarence R. Lambe, Jr.; Johnny Sigers; Brenda J. Smith

**CityLink311**  
Call 311 or 336-727-8000  
[citylink@cityofws.org](mailto:citylink@cityofws.org)

COUNTY ORDINANCE - SPECIAL USE DISTRICT

Zoning Petition of Eloise M. Ridgill, Barbara Smith Moore Jordan, and Max Stafford Docket F-1576

AN ORDINANCE AMENDING  
THE FORSYTH COUNTY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF  
THE COUNTY OF FORSYTH,  
NORTH CAROLINA

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BE IT ORDAINED by the Board of County Commissioners of the County of Forsyth as follows:

Section 1. The Zoning Ordinance of the *Unified Development Ordinances* of the County of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North Carolina, are hereby amended by changing from AG to RS15-S the zoning classification of the following described property:

Partial lots of PIN#s 6884-43-9309, 6884-43-0435, and 6884-44-8056 as described on the revised preliminary subdivision plan for Stillwood, prepared by LaBella for Shugart Enterprises LLC, drawing C1.0, dated 2/21/2018 and revised 3/19/2018.

Section 2. This Ordinance is adopted after approval of the site plan entitled Stillwood, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to RS15-S.

Section 3. The Board of Commissioners hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Stillwood. 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 Eloise M. Ridgill, Barbara Smith Moore Jordan, and Max Stafford (Zoning Docket F-1576). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for RS15-S (Residential Building, Single Family and Planned Residential Development), approved by the Forsyth County Board of Commissioners the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_" and signed, provided the property is developed in accordance with requirements of the RS15-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances* of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

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

- c. The homeowner's association agreement shall provide for continual maintenance of the bufferyard easement as shown on the approved site plan.
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  - a. Developer shall install berming and enhanced landscaping along the frontage of Highway 66 as shown on the proposed site plan.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. Developer shall record a final plat in the office of the Register of Deeds.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

| PETITION INFORMATION  |   |                        |  |
|---|---|------------------------|--|
| <b>Docket #</b>   | F-1576  |                        |  |
| <b>Staff</b>  | Bryan D. Wilson   |                        |  |
| <b>Petitioner(s)</b>  | Shugart Enterprises, LLC  |                        |  |
| <b>Owner(s)</b>   | Multiple property owners  |                        |  |
| <b>Subject Property</b>   | Portions of PIN's # 6884-43-9309, 6884-43-0435, 6884-44-8056  |                        |  |
| <b>Type of Request</b>  | Rezoning from AG to RS15-S  |                        |  |
| <b>Proposal</b>   | The petitioner is requesting to amend the Official Zoning Maps for the subject property from AG (Agricultural – 40,000 sf minimum lot size) to RS15-S (Residential, Single Family – 15,000 sf minimum lot size – special use zoning). The petitioner is requesting the following uses: Residential Building, Single Family; and Planned Residential Development                               |                        |  |
| <b>Neighborhood Contact/Meeting</b>   | See Attachment B for a summary of the petitioner's outreach efforts.  |                        |  |
| <b>Zoning District Purpose Statement</b>  | The RS15 District is primarily intended to accommodate low to moderate density single family detached dwellings in suburban and urban areas. This district is intended for application in GMAs 2 and 3, and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available. |                        |  |
| <b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b> | <p><b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes, the subject property is located within GMA 3 and has access to public water and sewer.</p>   |                        |  |
| GENERAL SITE INFORMATION  |   |                        |  |
| <b>Location</b>   | West side of NC Highway 66, north of Ogden School Road  |                        |  |
| <b>Jurisdiction</b>   | Forsyth County  |                        |  |
| <b>Site Acreage</b>   | ± 32.55 acres   |                        |  |
| <b>Current Land Use</b>   | The site is primarily undeveloped with a single-family home in the southeastern portion.  |                        |  |
| <b>Surrounding Property Zoning and Use</b>  | <b>Direction</b>  | <b>Zoning District</b> | <b>Use</b>                             |
|   | North   | AG                     | Undeveloped land & single-family homes |
|   | East  | AG & RS20              | Single-family homes                    |
|   | South   | RS30                   | Single-family homes                    |
|   | West  | AG                     | Single-family homes                    |
| <b>Applicable Rezoning Consideration</b>  | <b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>   |                        |  |

|   |  |                 |                                 |                                       |
|---|--|-----------------|---------------------------------|---------------------------------------|
| <b>from Chapter B, Article VI, Section 6-2.1(R)</b>           | Yes, the majority of the surrounding area is residentially zoned with a mixture of single family homes and undeveloped land.   |                 |                                 |                                       |
| <b>Physical Characteristics</b>                               | The site has varying topography with a general downward slope from the southeast to the northwest. The western portion of the property contains an unnamed stream with an outlet into a small pond.  |                 |                                 |                                       |
| <b>Proximity to Water and Sewer</b>                           | The site has access to public water and sewer.   |                 |                                 |                                       |
| <b>Stormwater/ Drainage</b>                                   | No known issues; however, there will be a 50' stream buffer requirement for the offsite stream area and pond area as shown on the submitted site plan for lots 43, 45, and 46.   |                 |                                 |                                       |
| <b>Watershed and Overlay Districts</b>                        | <p>The site is located within the balance of the Abbots Creek WSIII Water Supply Watershed. There are three options for complying with residential development requirements in this portion of the watershed:</p> <ol style="list-style-type: none"> <li>1) The minimum lot size shall be at least 20,000 SF</li> <li>2) The average density shall not exceed 2 units per 40,000 SF or;</li> <li>3) The proposed built upon area shall not exceed 24%</li> </ol> <p>The subject request is utilizing option two (2), as their density is 1.8 dwelling units per 40,000 SF.</p> |                 |                                 |                                       |
| <b>Analysis of General Site Information</b>                   | The subject site is 32.55 acres in size and is largely undeveloped with one single-family home that will be removed prior to construction. Any development on the site will be subject to the Abbots Creek watershed requirements.   |                 |                                 |                                       |
| <b>RELEVANT ZONING HISTORIES</b>                              |  |                 |                                 |                                       |
| There are no relevant zoning histories in the immediate area. |  |                 |                                 |                                       |
| <b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>             |  |                 |                                 |                                       |
| <b>Street Name</b>  | <b>Classification</b>  | <b>Frontage</b> | <b>Average Daily Trip Count</b> | <b>Capacity at Level of Service D</b> |
| NC Highway 66   | Major Thoroughfare   | ±961'           | 9,800                           | 15,300                                |
| Musket Drive  | Local Street   | ±60'            | NA                              | NA                                    |
| <b>Proposed Access Point(s)</b>                               | The submitted site plan proposes the continuation of Musket Drive, which intersects with Ogden School Road. A second access point is proposed with the construction of Quiet Pine Drive that will intersect with Highway 66 South.   |                 |                                 |                                       |
| <b>Planned Road Improvements</b>                              | The <i>Comprehensive Transportation Plan</i> recommends a three lane cross section with shared bike lanes and sidewalks for this portion of Highway 66.  |                 |                                 |                                       |
|   | <p><u>Existing Zoning: AG (if developed for single family lots)</u><br/> 32.55 acres = 35 lots x 9.57 (Single Family Trip Rate) = 335 Trips per Day</p> <p><u>Proposed Zoning: RS15-S</u><br/> 32.55 acres = 65 lots x 9.57 (Single Family Trip Rate) = 622 Trips per Day</p>  |                 |                                 |                                       |



|   |   |                 |
|---|---|-----------------|
| <b>Sidewalks</b>  | There are no sidewalks along either Highway 66 or existing Musket Drive. Sidewalks will be installed on one side of all new interior streets.   |                 |
| <b>Connectivity</b>   | The proposed plan shows a connectivity ratio of 1.6, which exceeds the minimum of 1.2.  |                 |
| <b>Transportation Impact Study (TIS)</b>                      | No TIS is required.   |                 |
| <b>Analysis of Site Access and Transportation Information</b> | The proposed plan shows good connectivity to the existing Musket Drive stub, as well as a connection to Highway 66 via Quiet Pine Drive. A northern stub along proposed Mossy Meadow Drive will provide an opportunity for additional future connectivity. Site topography prevents any additional through connections off of the northern extension of Musket Drive. NCDOT will be requiring 50' left and right turn slip lanes and non-access easements along the frontage of Highway 66. |                 |
| <b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>             |   |                 |
| <b>Units (by type) and Density</b>                            | 65 single family units on 32.55 acres = 1.99 units per acre   |                 |
| <b>Building Height</b>  | <b>Maximum</b>  | <b>Proposed</b> |
|   | 40'   | 40'             |
| <b>Impervious Coverage</b>                                    | <b>Maximum</b>  | <b>Proposed</b> |
|   | 24% or 2 lots/40,000 SF   | 1.8/40,000 SF   |
| <b>UDO Sections Relevant to Subject Request</b>               | <ul style="list-style-type: none"> <li>• Chapter B, Article II, Section 2-1.2 (F) RS-15 Residential, Single Family District</li> <li>• Chapter C, Article IV, Watershed Protection</li> </ul>   |                 |
| <b>Complies with Chapter B, Article VII, Section 7-5.3</b>    | <b>(A) Legacy 2030 policies:</b>  | Yes.            |
|   | <b>(B) Environmental Ord.</b>   | Yes.            |
|   | <b>(C) Subdivision Regulations</b>  | Yes.            |
| <b>Analysis of Site Plan Compliance with UDO Requirements</b> | The revised site plan illustrates the street layout and lotting pattern for a proposed 65 lot single family subdivision. The cul-de-sac extension of Musket Drive is longer than the required 800' length maximum, however site topography and natural features prevent another connection. All other elements of the revised site plan meet UDO requirements.  |                 |
| <b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>                |   |                 |
| <b>Legacy 2030 Growth Management Area</b>                     | Growth Management Area 3- Suburban Neighborhoods  |                 |
| <b>Relevant Legacy 2030 Recommendations</b>                   | <ul style="list-style-type: none"> <li>• Concentrate development within the serviceable land area of Forsyth County with the highest intensities at city/town center, activity centers and along growth corridors (p. 29).</li> <li>• Encourage higher development densities and mixed-use development within the serviceable land area (p. 42).</li> </ul>   |                 |
| <b>Relevant Area Plan(s)</b>                                  | <i>Southeast Forsyth County Update (2013)</i>   |                 |
| <b>Area Plan</b>  | <ul style="list-style-type: none"> <li>• Factors such as the amount of land available, surrounding land uses,</li> </ul>  |                 |

|   |   |
|---|---|
| <b>Recommendations</b>  | <p>proximity to major roads and services, and access to utilities are all considering in determining recommendations for residential uses and densities (p. 23).</p> <ul style="list-style-type: none"> <li>• Low-density residential development is recommended for larger parcels of undeveloped residential land in many parts of the planning area. This land is generally located in the northern portion of the planning area, either has sewer or is sewerable, and has easy access to thoroughfare roads (p. 24).</li> <li>• The property is recommend for low-density residential use on Map 9- Proposed Land Use (0-5 dwelling units/acre) (p. 27).</li> </ul>  |
| <b>Site Located Along Growth Corridor?</b>  | No.   |
| <b>Site Located within Activity Center?</b>   | No.   |
| <b>Addressing</b>   | Street names are approved for use.  |
| <b>Comments from The Town of Kernersville</b>   | The Kernersville Planning Department has expressed interest in requiring a bufferyard and screening plantings along the frontage of Highway 66.   |
| <b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b> | <p><b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b></p> <p>No</p> <p><b>(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?</b></p> <p>Yes</p>  |
| <b>Analysis of Conformity to Plans and Planning Issues</b>                            | <p>The subject property is located within GMA 3 (Suburban Neighborhoods) where development densities greater than what is allowed under the current AG zoning is appropriate. The site abuts Highway 66 which is a Major Thoroughfare. Public water and sewer are available to the site. The proposed lot size and lot pattern is generally consistent with the lotting pattern in the Yorktown subdivision located directly to the south. As the subject property is located within the Abbotts Creek located WSIII Watershed, the developer will need to submit for watershed permits prior to grading and construction.</p> <p>The subject property went through preliminary staff sketch plan review as a Planned Residential Development (PRD) in November 2017. Staff would be very supportive of a PRD layout of this property, as it would better utilize the property in the southeast quadrant, and retain the property in the western and northwestern portions that have constrained topography and environmental features as passive open space. However, the petitioner has decided to approach this as a more conventional subdivision.</p> <p>As depicted on the site plan, the proposed extension of Musket Drive ends in a cul-de-sac. The UDO normally requires that cul-de-sac streets be no longer than 800' unless there are significant terrain constraints.</p> |

The extensive topography and natural features of the subject property prevent any potential for additional cross streets or stub connections that would alleviate this longer than normally allowed cul-de-sac street.

The developer has volunteered to provide a 25' wide bufferyard with a 3' tall berm along the frontage of Highway 66 to provide thoroughfare screening. Staff is recommending a condition that requires the HOA agreement to provide continual maintenance of the proposed bufferyard.

Staff is supportive of this RS15-S request given the location of the site along a major thoroughfare along with its access to public water and sewer.

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

| Positive Aspects of Proposal   | Negative Aspects of Proposal   |
|--|--|
| The subject property is has access to public water and sewer.  | The site topography and environmental features would be more ideally suited to a Planned Residential Development layout. |
| The subject property is located in GMA 3.  |  |
| The proposed RS15 district is consistent with the lotting pattern on adjacent properties.  |  |
| The site is served by a major thoroughfare.  |  |
| The <i>Southeast Forsyth County Area Plan Update</i> recommends low-density residential (0-5 dwelling units/acre) for this property. |  |

**SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**

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

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

must show common open space declarations, and delineate the stream buffer areas to prevent future encroachment into said areas.

- c. The homeowner's association agreement shall provide for continual maintenance of the bufferyard easement as shown on the approved site plan.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**

- a. Developer shall install berming and enhanced landscaping along the frontage of Highway 66 as shown on the proposed site plan.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

- a. Developer shall record a final plat in the office of the Register of Deeds.

**STAFF RECOMMENDATION: Approval**

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

**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR F-1576  
APRIL 12, 2018**

Aaron King presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

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

SECOND: Jason Grubbs

VOTE:

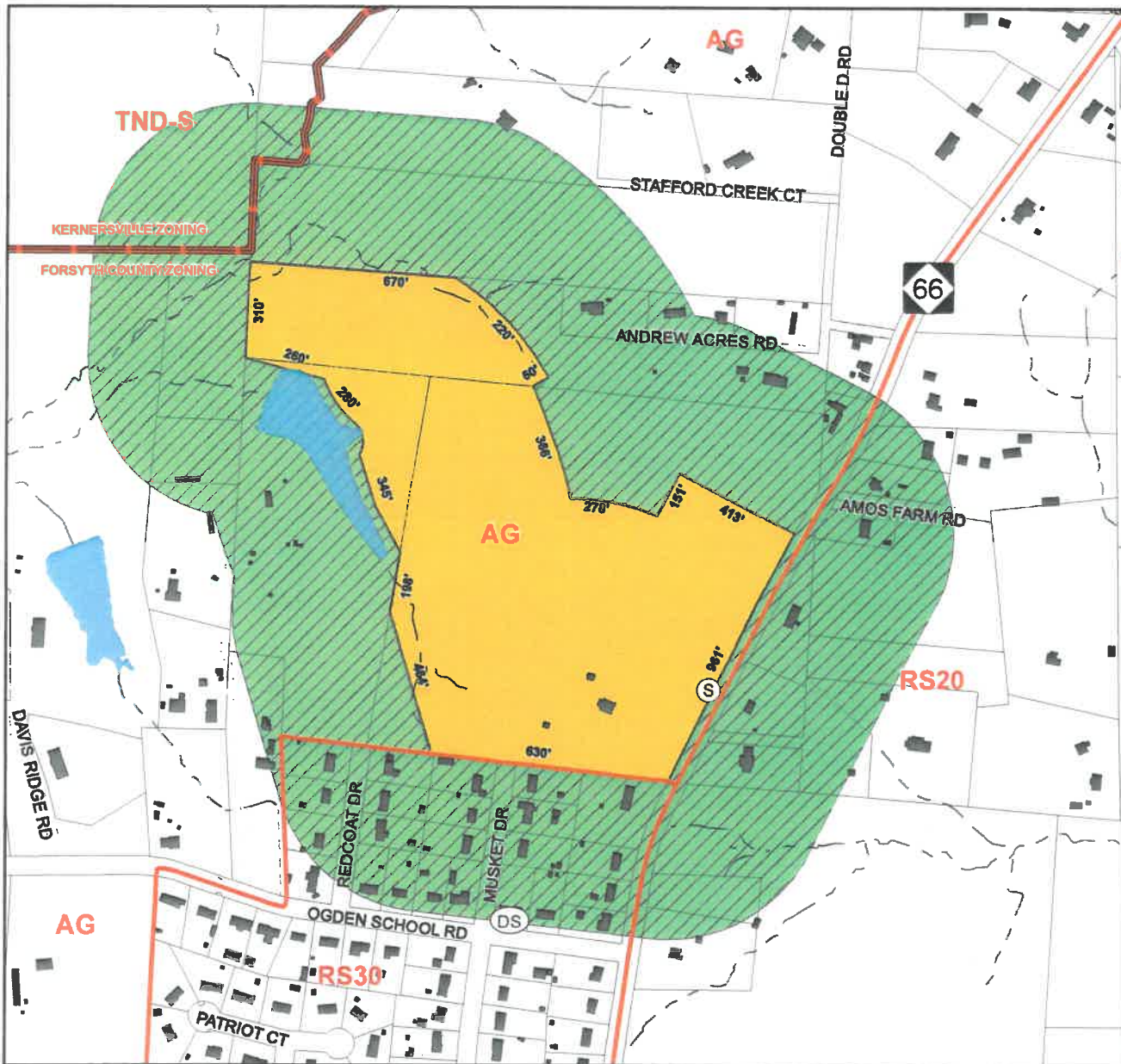
FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning and Development Services



**DOCKET #:** F1576

**PROPOSED ZONING:**  
RS15-S

**EXISTING ZONING:**  
AG

**PETITIONER:**  
Multiple owners (Stillwood)

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

**SCALE:** 1" represents 500'

**STAFF:** Wilson

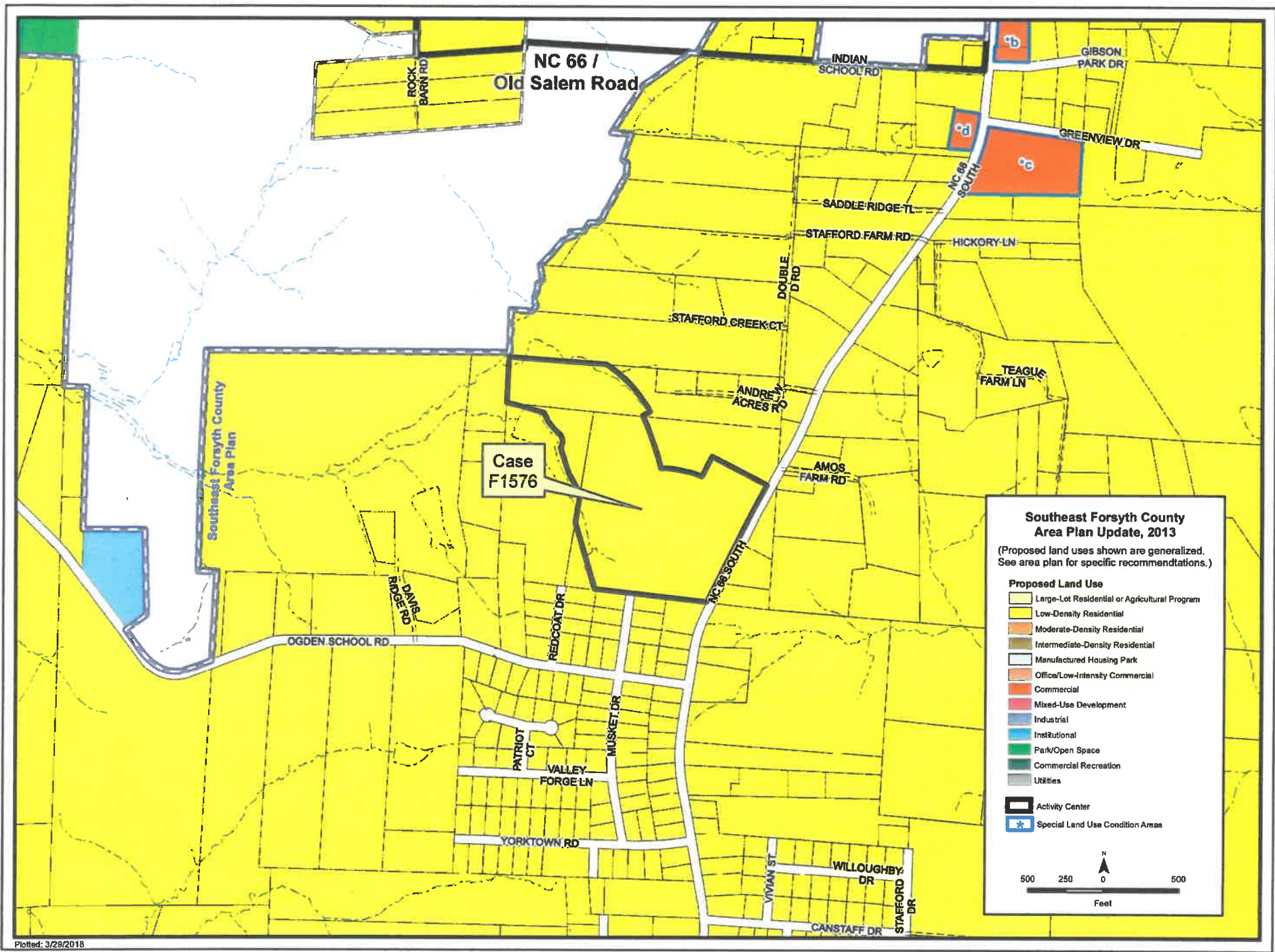
**GMA:** 3

**ACRES:** 32.55

**NEAREST BLDG:** 7' south

**MAP(S):** 6884.03, 6884.04



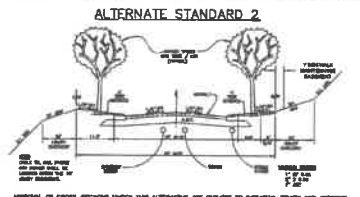
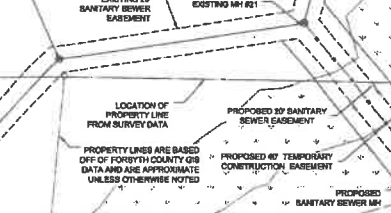
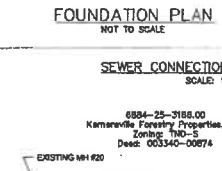
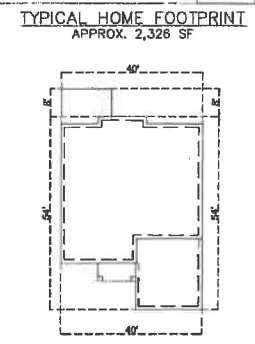
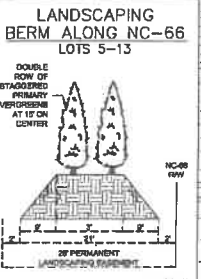
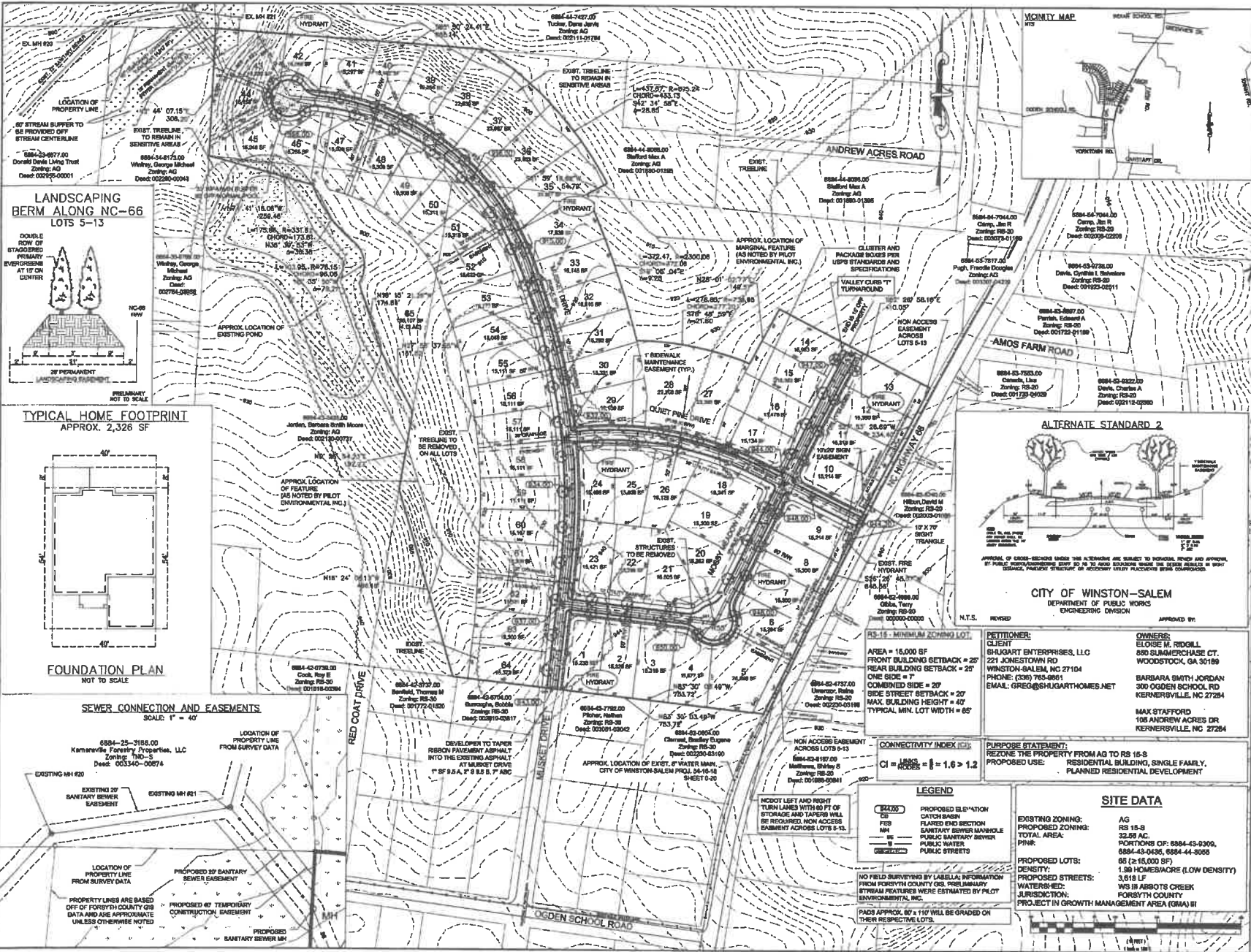


Plotted: 3/29/2018

**PRELIMINARY  
NOT FOR CONSTRUCTION**



**Stilwood**  
SHUGART ENTERPRISES, LLC  
MR. GREG GARRETT, VP



**CITY OF WINSTON-SALEM**  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION

**REVISIONS**

| NO. | DATE    | DESCRIPTION      |
|-----|---------|------------------|
| 1   | 3/28/18 | CITY COMMENTS    |
| 2   | 3/28/18 | OWNER TRACT AREA |
| 3   | 3/28/18 | CITY COMMENTS    |
| 4   | 3/28/18 | CITY COMMENTS    |

**PROJECT NUMBER:** 2172467

**DATE:** 2/21/18

**OWNER:** ELOISE H. RIDGELL  
880 SUMMERCHASE CT.  
WOODSTOCK, GA 30189

**OWNER'S AGENT:** BARBARA SMITH JORDAN  
300 OGDEN SCHOOL DR  
KERNERSVILLE, NC 27284

**OWNER'S ADDRESS:** MAX STAFFORD  
108 ANDREW ACRES DR  
KERNERSVILLE, NC 27284

**REVISIONS:** N.T.S. REVISION

**APPROVED BY:**

**15-15 MINIMUM ZONING LOT:**  
AREA = 15,000 SF  
FRONT BUILDING SETBACK = 25'  
REAR BUILDING SETBACK = 25'  
ONE SIDE = 7'  
COMBINED SIDE = 20'  
SIDE STREET SETBACK = 20'  
MAX BUILDING HEIGHT = 40'  
TYPICAL MIN. LOT WIDTH = 65'

**CONNECTIVITY INDEX:**  
CI =  $\frac{L}{R} = 1.6 > 1.2$

**LEGEND**

- PROPOSED ELEVATION
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- PUBLIC SANITARY SEWER
- PUBLIC WATER
- PUBLIC STREETS

**SITE DATA**

EXISTING ZONING: AG  
PROPOSED ZONING: RS 15-S  
TOTAL AREA: 32.59 AC.  
PORTIONS OF: 6884-43-0300, 6884-43-0426, 6884-44-3008  
65 (± 15,000 SF)  
DENSITY: 1.39 HOMES/ACRE (LOW DENSITY)  
3.61 LF  
PROPOSED STREETS: WS 18 ABBOTS CREEK  
WATER-SHED: FORSYTH COUNTY  
JURISDICTION: FORSYTH COUNTY  
PROJECT IN GROWTH MANAGEMENT AREA (GMA) III

| NO. | DATE    | DESCRIPTION      |
|-----|---------|------------------|
| 1   | 3/28/18 | CITY COMMENTS    |
| 2   | 3/28/18 | OWNER TRACT AREA |
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**OWNER'S ADDRESS:** MAX STAFFORD  
108 ANDREW ACRES DR  
KERNERSVILLE, NC 27284

**REVISIONS:** N.T.S. REVISION

**APPROVED BY:**

**PRELIMINARY  
SUBDIVISION PLAN**





Phone: 336-747-7068

# F-1576 Stillwood Rezoning

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



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

Project Name: F-1576 Stillwood Rezoning  
Jurisdiction: City of Winston-Salem  
ProjectID: 189457

Wednesday, March 28, 2018

Please Provide "Instructions to Applicant for **X1.03) Application for Special Use District Zoning Map Amendment**

## Open Issues: 20 These issues are currently being filtered

### Erosion Control

#### General Issues

#### 1. Erosion Control Plan Needed

City of Winston-Salem  
Matthew Osborne  
336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
3/14/18 10:25 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/>

#### 2. Watershed Permit Needed

City of Winston-Salem  
Matthew Osborne  
336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
3/14/18 10:26 AM  
01.03) Rezoning-  
Special Use District - 2

This project resides within the Lower Abbotts Creek Watershed Protection Area which is regulated per Winston-Salem/Forsyth Co. UDO, Chapter C, Article IV - Watershed Protection. As a result, an application for a Watershed Protection Permit must be submitted and approved prior to the start of work. The site plan must show all existing Built Upon Area (BUA), all newly proposed BUA, and associated calculations noting both square footage of impervious cover, as well as percent of total parcel coverage. Furthermore, additional special provisions require that 50 foot undeveloped buffers (inner 30 feet undisturbed) must be shown and established on-site for all existing streams as outlined in the ordinance. Please submit the plan through the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/>

**18. Callout B**

**City of Winston-Salem** Verify riparian buffer requirement for this stream with Erosion Control.  
 Bryan Wilson  
 336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
 3/26/18 4:59 PM  
 01.03) Rezoning-  
 Special Use District - 2

**21. Callout B**

**City of Winston-Salem** Make this portion a flag for lot 65 that will be held in common ownership with HOA  
 Bryan Wilson  
 336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
 3/27/18 10:14 AM  
 01.03) Rezoning-  
 Special Use District - 2

**22. Callout B**

**City of Winston-Salem** Staff will recommend a bermed streetyard along HWY 66  
 Bryan Wilson  
 336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
 3/27/18 10:14 AM  
 01.03) Rezoning-  
 Special Use District - 2

## MapForsyth Addressing Team

## General Issues

**17. Addressing & Street Naming**

**MapForsyth** Street names are approved for use. Addresses will be issued during subdivision process.  
 Stacy Tolbert  
 3367477497  
[tolbersy@forsyth.cc](mailto:tolbersy@forsyth.cc)  
 3/26/18 8:31 AM  
 01.03) Rezoning-  
 Special Use District - 2

## NCDOT

## General Issues

**19. NCDOT Comments**

**NCDOT Division 9** NCDOT driveway permit required.  
 Victoria Kildea  
 336-747-7900  
[vrkildea@ncdot.gov](mailto:vrkildea@ncdot.gov)  
 3/27/18 9:05 AM  
 01.03) Rezoning-  
 Special Use District - 2  
 Left turn lane 50' storage with tapers, right turn lane with 50' storage with tapers.  
 Non-access easement across lots 5 thru 13.  
 Encroachment agreement required for road improvements to NC 66 and any utility ties within the right of way.

**Stillwood- Preliminary Subdivision Plan-03-12-18.PDF [6 redlines] (Page 1)**

**6. Callout B**

City of Winston-Salem RESIDENTIAL BUILDING, SINGLE FAMILY  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
3/15/18 4:12 PM  
01.03) Rezoning-  
Special Use District - 2

**7. Callout B**

City of Winston-Salem Need ALL owners  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
3/15/18 4:12 PM  
01.03) Rezoning-  
Special Use District - 2

**Stillwood- Preliminary Subdivision Plan-03-12-18.PDF [23 redlines] (Page 1)**

**8. Callout B**

City of Winston-Salem RESIDENTIAL BUILDING, SINGLE FAMILY  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
3/20/18 2:00 PM  
01.03) Rezoning-  
Special Use District - 2

**9. Callout B**

City of Winston-Salem Need ALL owners  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
3/20/18 2:00 PM  
01.03) Rezoning-  
Special Use District - 2

**10. Callout B**

City of Winston-Salem RS15-S  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
3/20/18 2:00 PM  
01.03) Rezoning-  
Special Use District - 2

**16. Callout B**

City of Winston-Salem Dedicate R-O-W to provide for future continuation of Redcoat Dr.  
Bryan Wilson  
336-747-7042  
bryandw@cityofws.org  
3/22/18 4:20 PM  
01.03) Rezoning-  
Special Use District - 2

## Utilities

### General Issues

#### 3. General Comment

City of Winston-Salem Submit water/sewer extension plans to utilities plan review for permitting/approval.  
Charles Jones  
336-727-8000  
charlesj@cityofws.org  
3/14/18 10:33 AM  
01.03) Rezoning-  
Special Use District - 2

## WSDOT

### General Issues

#### 15. General Comments

City of Winston-Salem Provide Fillets at RW lines at all intersection. Provide easment 1' behind back of sidewalk for maintenance. Locate driveways as far away from intersections as possible. Show mail kiosk on the plan. Coordinate with NCDOT for connection to Highway 66. NAE along Highway 66.  
Jeffrey Fansler  
336-727-8000  
jeffreygf@cityofws.org  
3/21/18 4:04 PM  
01.03) Rezoning-  
Special Use District - 2

## Stillwood- Preliminary Subdivision Plan-03-12-18.PDF [23 redlines] (Page 1)

#### 11. Callout B

City of Winston-Salem Provide taper to Musket south of property line.  
Jeffrey Fansler  
336-727-8000  
jeffreygf@cityofws.org  
3/21/18 4:03 PM  
01.03) Rezoning-  
Special Use District - 2

#### 12. Callout B

City of Winston-Salem Coordinate with NCDOT.  
Jeffrey Fansler  
336-727-8000  
jeffreygf@cityofws.org  
3/21/18 4:03 PM  
01.03) Rezoning-  
Special Use District - 2

#### 13. Text Box B

**City of Winston-Salem** Coordinate With NCDOT for any turn lane and widening requirements.  
Jeffrey Fansler  
336-727-8000  
[jeffreygf@cityofws.org](mailto:jeffreygf@cityofws.org)  
3/21/18 4:03 PM  
01.03) Rezoning-  
Special Use District - 2

#### 14. Callout B

**City of Winston-Salem** See IDS for Temp. Turnaround  
Jeffrey Fansler  
336-727-8000  
[jeffreygf@cityofws.org](mailto:jeffreygf@cityofws.org)  
3/21/18 4:03 PM  
01.03) Rezoning-  
Special Use District - 2

### Zoning

#### General Issues

#### 5. Gary's Comments

**City of Winston-Salem** Site is within GMA 3. Approval is recommended provided sewer access as shown is granted and streets are developed with the proposed street cross section with sidewalk on one side and Large Variety Street Trees on both sides (may need a condition for the LVTs).  
Gary Roberts  
336-747-7069  
[garyr@cityofws.org](mailto:garyr@cityofws.org)  
3/14/18 4:03 PM  
01.03) Rezoning-  
Special Use District - 2

F-1576 ATTACHMENT A  
**USES ALLOWED IN THE AG ZONING DISTRICT**  
Forsyth County Jurisdiction Only

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

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

**USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

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

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

Borrow Site  
Campground  
Child Day Care, Large Home  
Dirt Storage  
Fishing, Fee Charged  
Habilitation Facility A  
Manufactured Home, Class A  
Manufactured Home, Class B  
Manufactured Home, Class C  
Nursing Care Institution

**F-1576 ATTACHMENT A**  
**USES ALLOWED IN THE AG ZONING DISTRICT**  
**Forsyth County Jurisdiction Only**

Park and Shuttle Lot  
Recreational Vehicle Park  
Riding Stable  
Shooting Range, Outdoor  
Special Events Center  
Transmission Tower

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

Access Easement, Private Off-Site<sup>5</sup>  
Landfill, Land Clearing/Inert Debris, greater than 2 acres

<sup>5</sup>*SUP not required if requirements of Section B.2-5.2(A) are met*



**Date:** April 4, 2018

**To:** Bryan Wilson, Planner, Winston-Salem/Forsyth County Planning

**From:** Greg Garrett

**Re:** Shugart Enterprises, LLC., Community Outreach Meeting Report for Hwy 66 Site (Stillwood)

The Community Outreach meeting for the Shugart Enterprises, LLC rezoning was held on Thursday, March 29, 2018 from 6:00 to 7:00 pm. The notice sent is attached for your review as is the mailing labels (property owners within 500 feet). The meeting was held at the Kernersville Hampton Inn.

There was approximately 22 citizens present at the meeting. The overall tone of the meeting was friendly and informative. The description of the proposed development as well as the particular zoning district (RS 15-S) that was being applied for was explained. Once everyone understood that the lots would be no smaller than 15,000 sq.ft. and that the size and price of the homes would be equal or exceed that of the adjacent properties, the citizens seemed to be very accepting of the proposed project and rezoning. There were a couple of citizens that express some concern about the traffic on Hwy 66; however, this concern was alleviated by the turn lanes that NCDOT will be requiring for the development.





# SHUGART HOMES

March 19, 2018

Dear Property Owner,

You are invited to a neighborhood meeting that is being conducted by Shugart Homes to share and discussed the proposed single family subdivision to be located on HWY 66, in Kernersville, NC 27284. This meeting is meant to inform and communicate with the adjacent and nearby home owners.

At this meeting we will be happy to answer any questions or concerns you may have about the proposed new development. We also plan to discuss the issue of rezoning the property on which the homes will be built. We hope we can alleviate any concerns you may have about this project.

Please RSVP Shugart Homes at [gray@shugarthomes.net](mailto:gray@shugarthomes.net) if you plan on attending this meeting. Below are listed the meeting details and venue information. A map showing the location of the proposed subdivision is also included.

Thank You,

Shugart Homes

## **VENUE & MEETING DETAILS:**

**Date:** Thursday, March 29, 2018

**Time:** 6:00 P.M

**Location:** Hampton Inn Conference Room. 150 Clayton Forest DR, Kernersville, NC 27284

Proctor Douglas R Proctor Tommye  
Winfrey  
132 Ogden School RD  
Kernersville NC 27284

Davis Daniel Lee Davis Donna Jean  
2035 Davis Ridge RD  
Kernersville NC 27284

Johnson Ashley Annette  
96 Musket DR  
Kernersville NC 27284

Wade Richard H Wade Frances  
95 Musket DR  
Kernersville NC 27284

DAVIS TONY DAVIS LINDA  
2090 Nc Highway 66 S  
Kernersville NC 27284

Ridgill Eloise M  
850 Summerchase CT  
Woodstock GA 30189

Maxey Timothy A Maxey Melisha L  
118 Andrew Acres DR  
Kernersville NC 27284

Stephens James B Stephens Cynthia T  
2030 Amos Farm Rd  
Kernersville NC 27284

PUGH FREDDIE DOUGLAS  
640 Ansley Way  
High Point NC 27285

Davis Charles A Davis Gail O  
2021 Amos Farm RD  
Kernersville NC 27284

Camp Jim R Camp Shirley Amos  
2005 S Sixty Six HWY  
KERNERSVILLE NC 27284

Amos G Ralph Amos Jewel E  
414 Willowcrest Dr  
Winston Salem NC 27107

KERNERSVILLE FORESTRY PROPERTIES LLC  
PO BOX 5657  
WINSTON-SALEM NC 27113

Bruce & Brenda Moorefield Revocable  
Trust Moorefield Brenda M  
136 Ogden School RD  
Kernersville NC 27284

Cook Roy E Cook Linda E  
92 Redcoat DR  
Kernersville NC 27284

ALFORD LUANN P ALFORD EDGAR V  
98 Redcoat Dr  
Kernersville NC 27284

NORTH CAROLINA REMODEL MASTERS INC  
620 GUILFORD COLLEGE RD STE D  
GREENSBORO NC 27409

Benfield Thomas M Benfield Cynthia  
93 Redcoat DR  
Kernersville NC 27284

GUZMAN PEDRO J  
94 MUSKET DR  
KERNERSVILLE NC 27284

Coffer Jonathan Lee  
110 Ogden School RD  
Kernersville NC 27284

Burroughs Bobbie  
92 Musket DR  
Kernersville NC 27284

Schutz Robert D  
2551 Abbott Oaks DR  
KERNERSVILLE NC 27284

Stafford Max A Stafford Shelda J  
105 Andrew Acres DR  
Kernersville NC 27284

Clement Bradley Eugene  
2080 Nc Highway 68 S  
Kernersville NC 27284

Umanzor Reina  
2055 S Sixty Six Hwy  
Kernersville NC 27284

Matthews Shirley S  
1910 Teague LN  
Kernersville NC 27284

Davis David M Davis Cynthia L  
Salvatore  
2011 S Sixty Six Hwy  
Kernersville NC 27284

Amos Johnny Thomas Amos Linda H  
1985 Nc Highway 66 S  
Kernersville NC 27284

Donald Davis Living Trust Davis  
Donald  
2055 Davis Ridge RD  
Kernersville NC 27284

Stokes Michael A Stokes Jill R  
95 Redcoat DR  
Kernersville NC 27284

Winfrey George Michael  
130 Ogden School RD  
Kernersville NC 27284

Winfrey George Michael  
128 Ogden School RD  
Kernersville NC 27284

ALFORD EDGAR V ALFORD LUANN P  
98 Redcoat Dr  
Kernersville NC 27284

Franklin Michael L  
96 Redcoat DR  
Kernersville NC 27284

Mcgirr William P Mcgirr Marcine  
94 Redcoat DR  
Kernersville NC 27284

Mccann David C Mccann Mattie H  
97 Redcoat DR  
Kernersville NC 27284

Wallace Daniel B  
112 Ogden School Rd  
Kernersville NC 27284

BALLARD JESSICA  
97 MUSKET DR  
KERNERSVILLE NC 27284

WRIGHT ERIC L WRIGHT DAWN  
93 MUSKET DR  
KERNERSVILLE NC 27284

Westmoreland Paula Tate  
2080 Nc Highway 66 S  
Kernersville NC 27284

Tucker Dana Jarvis  
4248 Shadetree Dr  
Winston Salem NC 27107

Ramirez Mario C Umanzor Reina  
2095 Hwy 66 S  
KERNERSVILLE NC 27284

Matthews Shirley S  
1910 Teague LN  
Kernersville NC 27284

Gibbs Terry  
2045 S Nc HWY  
KERNERSVILLE NC 27284

Canada Lisa  
2025 Nc Highway 66 S  
Kernersville NC 27284

ROBBINS KATHY EVERETTE  
1433 WESTBURY DR  
KERNERSVILLE NC 27284

Stephens James B Stephens Cynthia T  
2030 Amos Farm RD  
Kernersville NC 27284

Kimball David A Kimball Paula L  
1940 Hickory LN  
Kernersville NC 27284

Davis Barry Davis Amber  
1834 Oak Ridge RD  
Oak Ridge NC 27310

Mcmillan Joann D  
126 Ogden School RD  
Kernersville NC 27284

Winfrey Donald Gray Jr  
128 Ogden Rd  
Kernersville NC 27284

Mendek Stephen J  
1708 Kerner RD  
Kernersville NC 27284

Hill Samuel Jason Hill Lisa  
2070 Hwy 66 S  
Kernersville NC 27284

Jordan Barbara Smith Moore Mchone  
Patsy Smith  
300 Ogden School RD  
Kernersville NC 27284

LUTZWEILER NICHOLAS JAMES THOMAS  
LUTZWEILER BRITTANY STEPHENS  
2049 Nc Highway 66 S  
Kernersville NC 27284

Hilbun David M Hilbun Judy E  
2035 S Sixty Six Hwy  
Kernersville NC 27284

Mooney David Lee Mooney Judy Bobbitt  
112 Andrew Acres DR  
Kernersville NC 27284

Rutherford Michelle M Rutherford  
Stanley  
106 Andrew Acres DR  
Kernersville NC 27284

Camp Jim R Camp Shirley A  
2005 S Sixty Six Hwy  
Kernersville NC 27284