

**FORSYTH COUNTY**  
**BOARD OF COMMISSIONERS**

**MEETING DATE:** May 21, 2020 **AGENDA ITEM NUMBER:** 2A - 2D

**SUBJECT:**

- A. PUBLIC HEARING ON ZONING PETITION OF JOHN BERGER FROM RS40 TO RS20-S (RESIDENTIAL BUILDING, SINGLE FAMILY AND PLANNED RESIDENTIAL DEVELOPMENT): PROPERTY IS LOCATED ON THE EAST SIDE OF LASATER ROAD, ACROSS FROM CARROUSEL DRIVE (ZONING DOCKET F-1593)**
- B. ORDINANCE AMENDING THE FORSYTH COUNTY ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE COUNTY OF FORSYTH, NORTH CAROLINA**
- C. APPROVAL OF SPECIAL USE DISTRICT PERMIT**
- D. APPROVAL OF SITE PLAN**

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-**

**SUMMARY OF INFORMATION:-**

See attached staff report.

After consideration, the Planning Board recommended approval of the rezoning petition.

**ATTACHMENTS:-**  X  YES      NO

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
County Manager

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of John Berger, Docket F-1593

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 RS40 to RS20-S (Residential Building, Single Family and Planned Residential Development) the zoning classification of the following described property:

PIN# 5873-94-7952

Section 2. This Ordinance is adopted after approval of the site plan entitled Terrace at Havenbrook, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to John Berger.

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 Terrace at Havenbrook. 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.

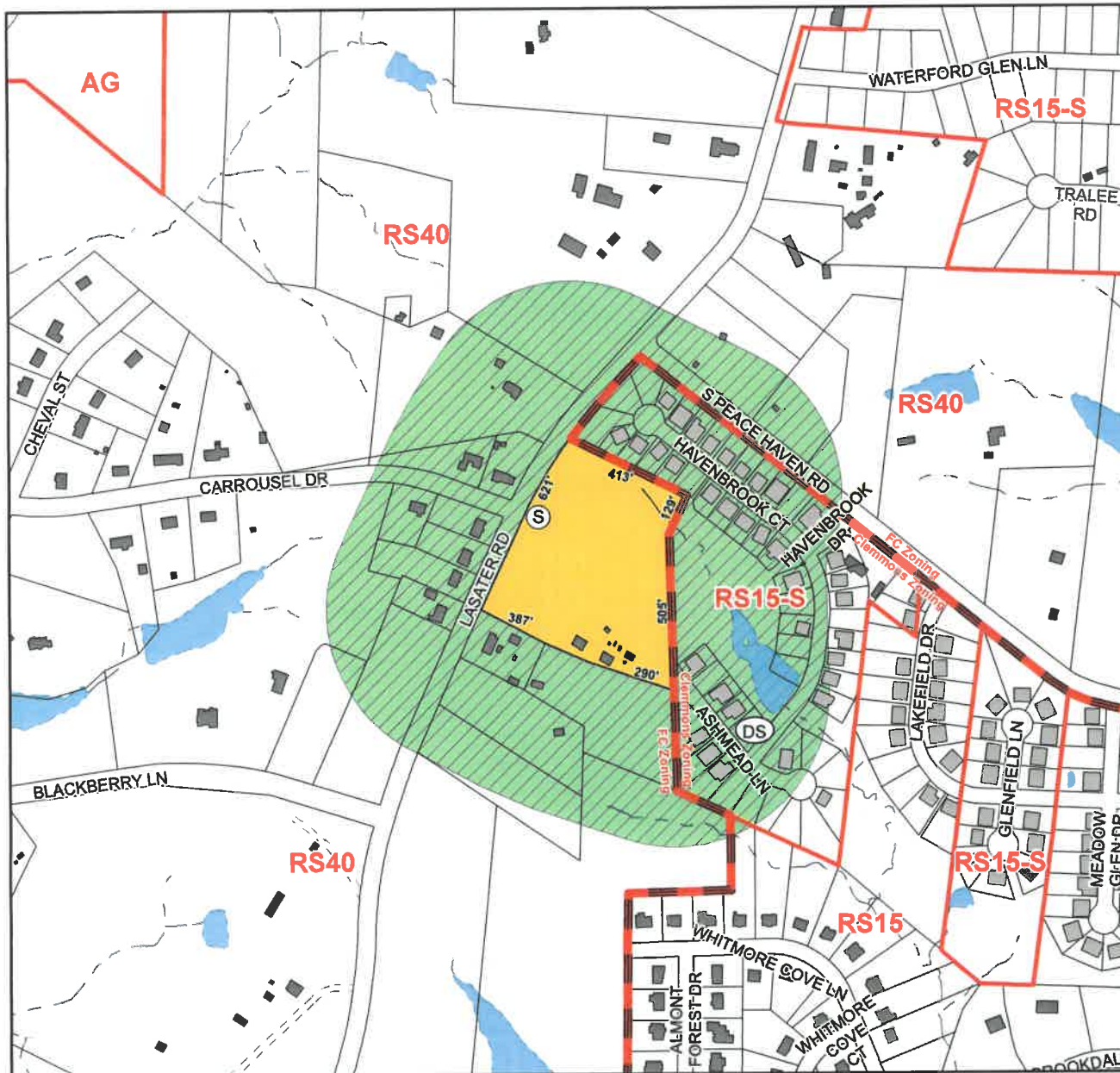
COUNTY, SPECIAL USE DISTRICT PERMIT

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 John Berger (Zoning Docket F-1593). 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 RS20-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 RS20-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances* of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall obtain a Watershed Permit from the Erosion Control Officer.
  - b. Developer shall obtain all necessary permits (including stormwater) from the North Carolina Department of Environmental Quality (NCDEQ) and/or the US Army Corp of Engineers.
  - c. Developer shall obtain a driveway permit from NCDOT.
  
- **PRIOR TO THE SIGNING OF PLATS:**
  - a. Developer shall complete all requirements of the NCDOT driveway permit.
  - b. All NCDEQ requirements shall be completed.



DOCKET #: F1593

PROPOSED ZONING:  
RS20-S

EXISTING ZONING:  
RS40

PETITIONER:  
John Berger



Property included  
in zoning request.



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

SCALE: 1" represents 500'

STAFF: Roberts



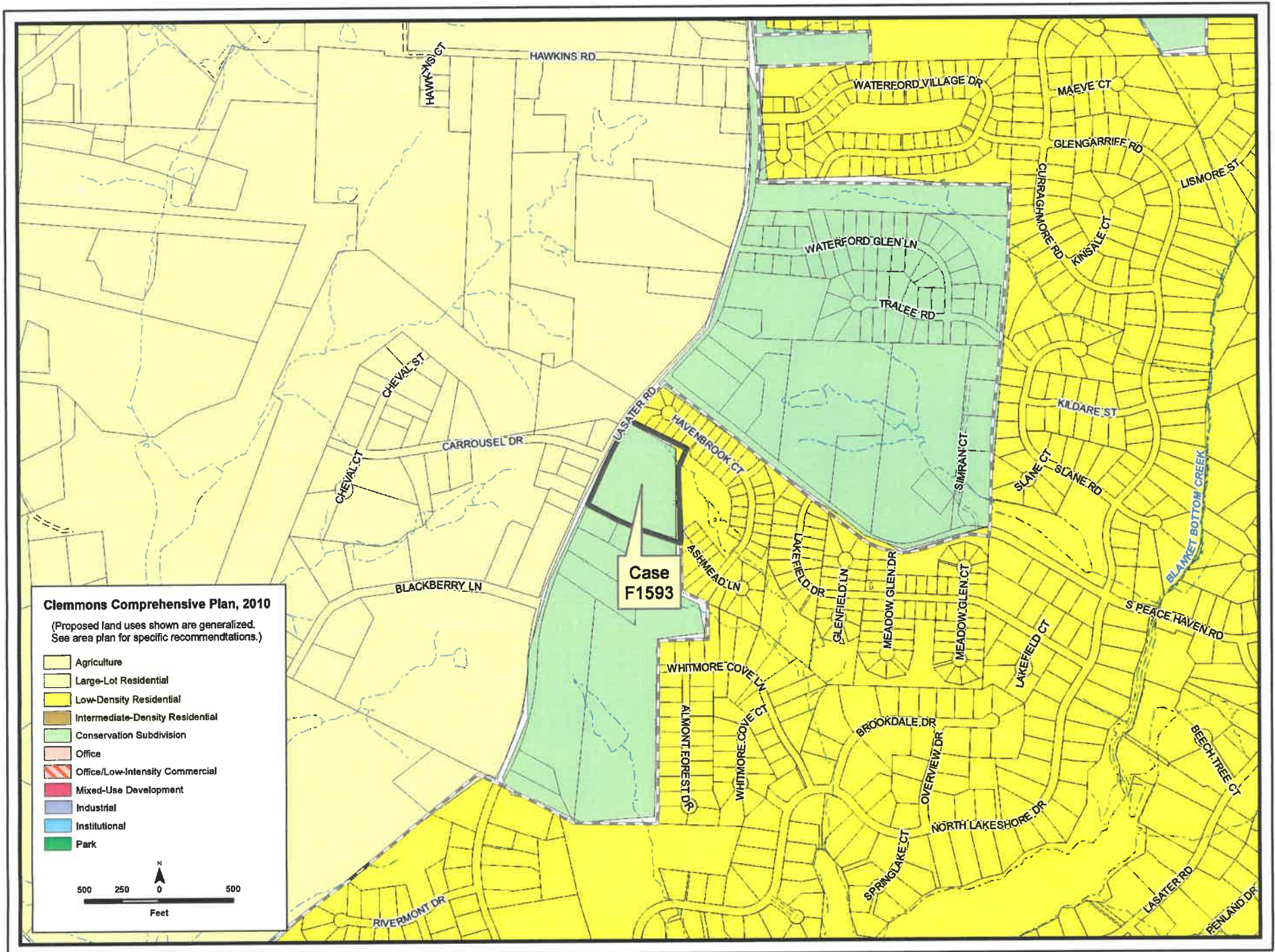
GMA: 3

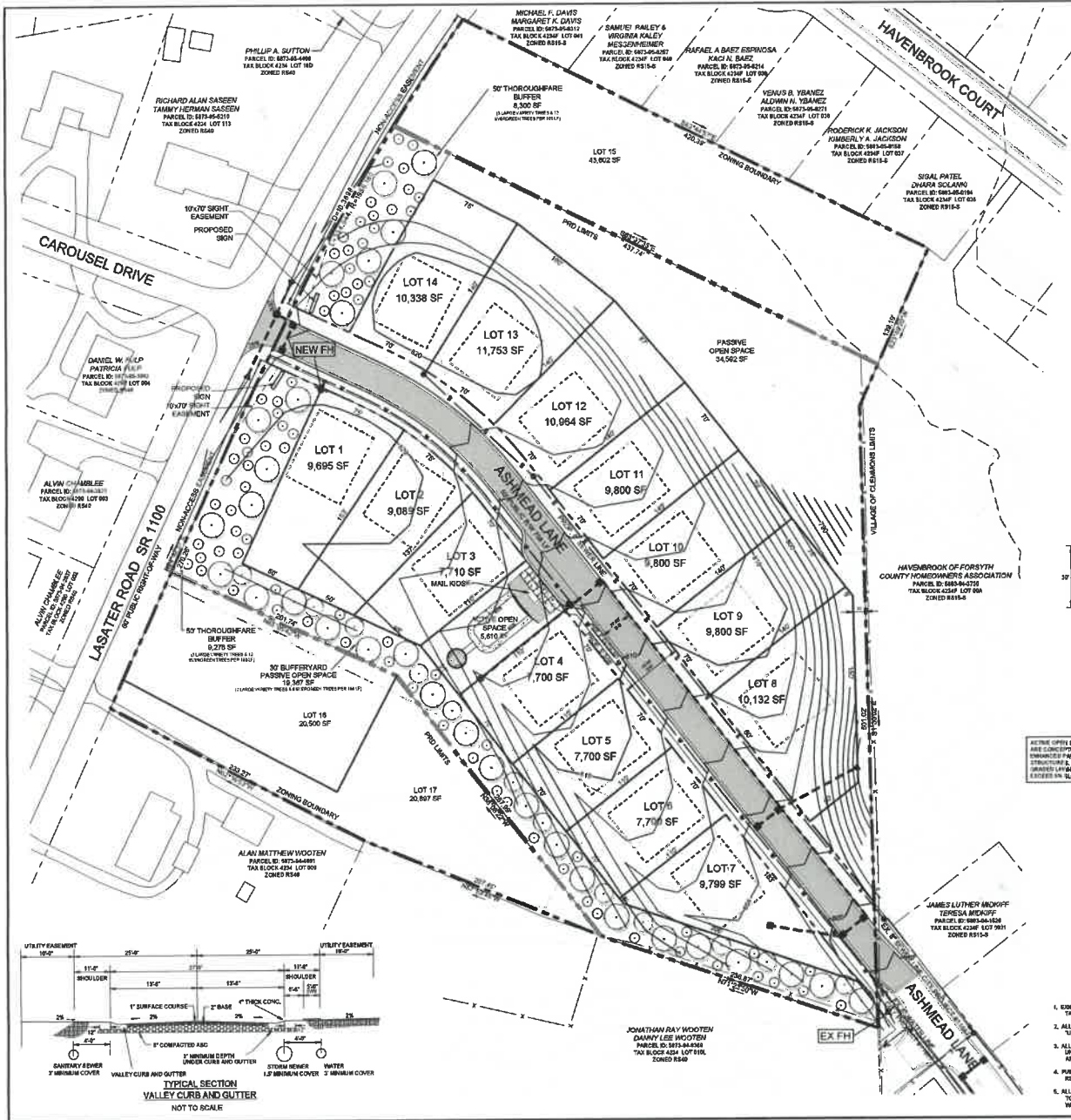
ACRES: 7.62

NEAREST  
BLDG: 17' southwest

MAP(S): 5873.02, 5883.01,  
5873.04, 5883.03

Printed: 2/12/2020



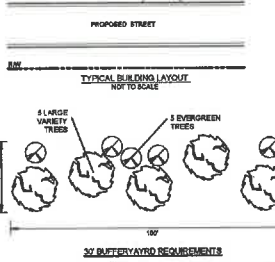
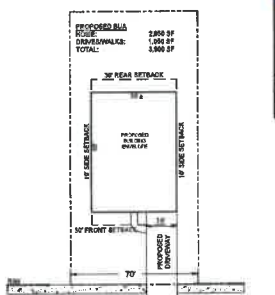


**SITE DATA**

OWNER: PH: 878-282-7862  
JOHN BENOCE  
8508 CHIVAL COURT  
CLEMENS, NC 27512  
jbenoc@att.net

PREPARED BY: ANDREW GUNTER, L.P.  
AUSTIN MICHELSMALL  
11 BROOKWOOD AVE  
WEBSTER SALEM, NC 27161  
252-443-1228  
jgunt@webstersalem.com

ENGINEER: ALBERT PIERSON, P.E. 4720  
KETHN HILL ROAD  
WEBSTER SALEM, NC 27168  
PHONE: 252-763-2777 FAX:  
(31) 764-8888 STEVE M.  
CAREY, P.E.  
scarey@webstersalem.com



**WATERSHED CALCULATIONS**

WATERSHED CALCULATIONS ARE REQUIRED FOR ALL NON-RESIDENTIAL DEVELOPMENT AND RESIDENTIAL DEVELOPMENT WITH EXCESS BUILT UPON AREA IN THE WATERSHED.

NAME OF WATERSHED: TOWNHOMES SUB-DIVISION

TOTAL NET ACRES FOOTAGE: 33.81 AC

LOT COVERED BY IMPERVIOUS AREAS OF 50%: 11.00 SF

VACANT LAND AREA (AS OF 5/1/00): 28.81 AC

MAXIMUM NEW BUILT UPON AREA: 28.81 AC

IN EXCESS OF VACANT LAND AREA: 0.00 SF

NET BALANCE OF WATERSHED: 28.81 AC

50% OF 28.81 AC = 14.405 AC

34% WITH CURB AND GUTTER: 4.9177 AC

16% IN RESERVATION PROTECTION AREA & 16% IN WATERSHED: 2.4723 AC

TOTAL MAXIMUM COVERAGE: 21.797 AC

TOTAL BUILT UPON AREA LESS MAXIMUM NEW BUILT UPON AREA: 0.00 SF

PROPOSED BUILT UPON AREA: 0.00 SF

**COMMON OPEN SPACE CALCULATIONS**

AREA IN PRO: 3.81 ACRES

COMMON OPEN SPACE REQUIRED: 1.00 PERCENT

37.800 SF

ACTIVE OPEN SPACE (PS) REQUIRED: 1.882 SF

COMMON OPEN SPACE PROVIDED: 3.810 SF

ACTIVE: 33.800 SF

PASIVE: 17.872 SF

THOROUGHFARE: 77.341 SF

TOTAL PROVIDED: 77.341 SF

- GENERAL NOTES**
- EXISTING SITE BOUNDARY OR INFORMATION TAKEN FROM FORTH COUNTY TAX RECORDS.
  - ALL DEVELOPMENT SHALL CONFORM WITH THE FORTH COUNTY ZONING DEVELOPMENT ORDINANCE.
  - ALL DIMENSIONS ARE TO EDGE OF FINISH AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH RESPECT TO STATE OR FEDERAL.
  - PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY-COUNTY UTILITIES COMMISSION.
  - ALL WATER AND SEWER MATERIALS AND PROGRAMS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WEBSTER SALEM, JANUARY 1990, EDITION.



**REVIEW INFORMATION**

TYPE OF REVIEW:  
 REZONING AND PRELIMINARY SUBDIVISION

APPROXIMATE: FORTH COUNTY

PURPOSE STATEMENT:  
 THE PURPOSE OF THIS SUBMITTAL IS FOR APPROVAL OF THE RECORDS FOR THE ENTIRE AREA OF PH 878-282-7862 FROM PLANS TO FILE AND APPROVAL OF A PRELIMINARY SUBDIVISION UNDER THE PDS PROVISIONS.

**INFRASTRUCTURE**

PUBLIC	PRIVATE
WATER	X
SEWER	X
STREETS	X
LINEAL FEET OF PUBLIC STREETS	228

**ZONING**

EXISTING ZONING	R-5000
PROPOSED ZONING	R-2824

**PROPOSED USER: RESIDENTIAL DEVELOPMENT**

**BUILDING SETBACKS**

FRONT	30' MINIMUM
REAR	30' MINIMUM
SIDE	30' MINIMUM
STREET	30' MINIMUM

**DENSITY CALCULATIONS**

# OF UNITS ON LOTS: 11

DENSITY: 1.42 UNITS PER ACRE

**BUFFERIES**

ADJACENT ZONING: RESIDENTIAL

TYPE REQUIRED: 10' BUFFER

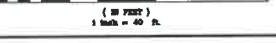
WORK PROVIDED: 10' FT

**STREET INDEX CALCULATION**

NUMBER OF SEGMENTS: 1

NUMBER OF NODES: 2

SEGMENTS / NODES: 0.5



**Allied Design, Inc.**  
 CIVIL ENGINEERING  
 4720 KESTER HILL ROAD  
 WEBSTER SALEM, NC 27168  
 PH: 252-763-2777  
 FAX: 252-764-8888  
 Web: www.alliedesign.com



**TERRACE AT HAVENBROOK**  
 ANDEAN GROUP  
 8981 LASATER ROAD  
 CLEMENS, NC

**PROJECT INFO**

PROJECT NO: 20000

DATE: 12/06/19

DESIGNED BY: J. GUNTER

CHECKED BY: J. GUNTER

DATE: 12/06/19

**PRELIMINARY SITE PLAN**

SHEET

**C1**



March 27, 2020

John Berger  
8350 Cheval Ct  
Clemmons, NC 27012

Re: Zoning Petition F-1593

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,

Aaron King  
Director of Planning and Development Services

pc: Clerk to the Board of Commissioners, Forsyth County Government Center - 5th Floor, 201  
N. Chestnut Street, Winston-Salem, NC 27101  
Milton Rhodes, 11 Brookstown Avenue, Winston-Salem, NC 27101



**City Council:** Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

**County Commissioners:** David R. Plyler, Chairman; Don Martin, Vice Chair, Fleming El-Amin; Ted Kaplan; Richard V. Linville; Tonya McDaniel; Gloria D. Whisenhunt; County Manager: Dudley Watts, Jr.

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

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

PETITION INFORMATION			
<b>Docket</b>	F-1593		
<b>Staff</b>	<a href="#">Gary Roberts, Jr., AICP</a>		
<b>Petitioner(s)</b>	John Berger		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN 5873-94-7952		
<b>Address</b>	8361 Lasater Road		
<b>Type of Request</b>	Special Use rezoning from RS40 to RS20-S		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> RS40 (Residential, Single Family – 40,000 sf minimum lot size) <b>to</b> RS20-S (Residential, Single Family – 20,000 sf minimum lot size). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>Residential Building, Single Family and Planned Residential Development</li> </ul>		
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner’s neighborhood outreach is attached.		
<b>Zoning District Purpose Statement</b>	The RS20 District is primarily intended to accommodate single family detached dwellings in suburban areas and may also be applicable to older, large lot development constructed prior to the effective date of the UDO. The district is established to promote orderly development in areas where public water is available. This district is intended for application in GMAs 2, 3 and 4.		
<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<b>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes. The site is located within GMA 3 and is served with public water and sewer.		
GENERAL SITE INFORMATION			
<b>Location</b>	East side of Lasater Road, across from Carrousel Drive		
<b>Jurisdiction</b>	Forsyth County		
<b>Site Acreage</b>	± 7.62 acres		
<b>Current Land Use</b>	The site is currently undeveloped with the exception of some accessory farm buildings.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS15-S	Single-family homes
	East	RS15-S	Single-family homes and undeveloped property
	South	RS40	Single-family homes
	West	RS40	Single-family homes



<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<b>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>					
	The proposed uses are compatible with the residential uses permitted on the adjacent RS40 and RS15-S properties.					
<b>Physical Characteristics</b>	The majority of the site is pasture with some mature wooded areas. The site has a gentle to moderate slope downward toward the east.					
<b>Proximity to Water and Sewer</b>	Public water and sewer service exist within Ashmead Lane.					
<b>Stormwater/ Drainage</b>	The site will manage stormwater through the use of curb, gutter and storm drainage within the right-of-way of Ashmead Lane.					
<b>Watershed and Overlay Districts</b>	<p>The site is located within the balance area of the Yadkin River WS IV Water Supply Watershed. Where curb-and-gutter streets are utilized, residential developments have three options for ordinance compliance within this portion of the watershed:</p> <ol style="list-style-type: none"> <li>1) The minimum lot size shall be at least 20,000 square feet;</li> <li>2) The average density shall not exceed 2 units per 40,000 square feet; or</li> <li>3) The proposed built upon area shall not exceed 24 percent.</li> </ol> <p>The subject request is utilizing Option 3, as the proposed built upon area is less than 24 percent.</p>					
<b>Analysis of General Site Information</b>	The site is predominately undeveloped and is served with public water and sewer. It is also located within the Yadkin River watershed.					
<b>RELEVANT ZONING HISTORIES</b>						
<b>Case</b>	<b>Request</b>	<b>Decision &amp; Date</b>	<b>Direction from Site</b>	<b>Acres</b>	<b>Recommendation</b>	
F-1471	RS15-S and RS40 to RS15-S	3/26/2007	Directly north and east	30.22	Approval	Approval
<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>		
Lasater Road	Collector Street	621 feet	N/A	N/A		
Ashmead Lane	Local Street	50 feet	N/A	N/A		
<b>Proposed Access Point(s)</b>	The site will have access from Lasater Road and Ashmead Lane.					
<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning:</u> RS40 (if developed for single-family lots) 7.62 acres / 40,000 sf = 8 lots x 9.57 (single-family trip rate) = 77 trips per day</p> <p><u>Proposed Zoning:</u> RS20-S 17 lots x 9.57 (single-family trip rate) = 163 trips per day</p>					

<b>Sidewalks</b>	The existing sidewalk along Ashmead Lane will continue along the street extension to Lasater Road.	
<b>Connectivity</b>	The proposed site plan includes a connection to Ashmead Lane, which stubs into the site from the southeast.	
<b>Analysis of Site Access and Transportation Information</b>	The site fronts on Lasater Road, which is classified as a collector street. The proposal extends Ashmead Lane (which stubs into the site from the southeast) through the site to connect with Lasater Road. The surrounding development pattern makes the provision of a stub street to the north or south impractical. The existing sidewalk along Ashmead Lane would be extended along the extension of this street.	
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>		
<b>Units (by type) and Density</b>	17 single-family homes on 7.62 acres = 2.23 units per acre	
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>• Section 4.5.5 RS20 District</li> <li>• Chapter 7, Subdivision Requirements</li> <li>• Section 8.3 Watershed Protection</li> </ul>	
<b>Complies with Section 3.2.11</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 proposed site plan illustrates the street layout and lotting pattern for a 17-lot combination Planned Residential Development (PRD) and conventional subdivision. The PRD portion of the plan provides the three required types of open space and complies with the pending text amendment pertaining to active open space requirements (UDO-CC1).	
<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>• Encourage development in areas with existing infrastructure before extending infrastructure farther.</li> <li>• Make new suburban neighborhoods pedestrian and bike friendly by developing interconnected street networks that include sidewalks and bike lanes.</li> </ul>	
<b>Relevant Area Plan(s)</b>	<i>Village of Clemmons Community Compass 2040 Comprehensive Plan (2019)</i>	
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The subject property is located in the “cluster residential” area which is meant to serve as a transitional area between rural preservation and neighborhood residential uses.</li> <li>• The recommended density with the “cluster residential” area is a <i>minimum</i> of two units per acre.</li> </ul>	
<b>Site Located Along Growth Corridor?</b>	The site is not located along a growth corridor.	

<b>Site Located within Activity Center?</b>	The site is not located within an activity center.	
<b>Comments from the Village of Clemmons</b>	The Village of Clemmons is supportive of the request. (See attached letter dated February 14, 2020.)	
<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<b>Have changing conditions substantially affected the area in the petition?</b>	
	No	
	<b>Is the requested action in conformance with <i>Legacy 2030</i>?</b>	
	Yes	
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The request is to rezone 7.62 primarily undeveloped acres from RS40 to RS20-S to accommodate a 17-lot subdivision. The site is located within GMA 3 (Suburban Neighborhoods) and essentially represents an extension of the adjacent Havenbrook neighborhood, zoned RS15-S. The proposed density is 2.23 units per acre, and the site is served with public water and sewer.</p> <p>The site is located within the planning area of the Village of Clemmons. Although not adopted by the Forsyth County Board of Commissioners, the <i>Village of Clemmons Community Compass 2040 Comprehensive Plan</i> recommends a <i>minimum</i> of two units per acre in this area. The request is consistent with this recommendation.</p>	
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>		
<b>Positive Aspects of Proposal</b>		<b>Negative Aspects of Proposal</b>
The proposed zoning is generally compatible with the surrounding development pattern.		The request would result in the loss of farmland.
The site is served with public water and sewer.		
The request is consistent with the <i>Village of Clemmons Community Compass 2040 Comprehensive Plan</i> .		
The site is located within the Suburban Neighborhoods growth management area (GMA 3).		
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>		
<p>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> <li>• <b><u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u></b> <ol style="list-style-type: none"> <li>a. Developer shall obtain a Watershed Permit from the Erosion Control Officer.</li> <li>b. Developer shall obtain all necessary permits (including stormwater) from the North Carolina Department of Environmental Quality (NCDEQ) and/or the US Army Corp of Engineers.</li> <li>c. Developer shall obtain a driveway permit from NCDOT.</li> </ol> </li> </ul>		

- **PRIOR TO THE SIGNING OF PLATS:**
  - a. Developer shall complete all requirements of the NCDOT driveway permit.
  - b. All NCDEQ requirements shall be completed.

**STAFF RECOMMENDATION: Approval**

**NOTE:** These are **staff comments** only; the City-County Planning Board makes **final recommendations** on proposals, and **final action** is taken by the appropriate Elected Body, which may approve, deny, continue or request modification to any request. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR F-1593  
MARCH 12, 2020**

Desmond Corley presented the staff report.

Melynda Dunigan asked if the three lots outside of the proposed PRD were going to be developed as single home sites, or whether they could be further redeveloped into larger subdivisions.

Desmond stated that those sites could only be developed for the uses that would be approved with the Special Use rezoning request, and currently they're only requesting single family and PRD. Only houses are allowed on the lots outside of the PRD, and they would have to meet the minimum lot size.

Gary Roberts noted these lots were shown on the site plan, and any changes to the site plan would require approval by the Planning Board and County Commissioners.

Melynda also asked whether these lots complied with the Yadkin River Watershed regulations on the basis of the built-upon area. Staff replied yes.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Jack Steelman recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Jack Steelman recommended approval of the zoning petition.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers,  
Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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Aaron King

Director of Planning and Development Services

# USES ALLOWED IN THE EXISTING RS40 ZONING DISTRICT

## Forsyth County Jurisdiction

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

Adult Day Care Home  
Agricultural Production, Crops  
Agricultural Production, Livestock  
Child Day Care, Small Home  
Church or Religious Institution, Neighborhood  
Family Group Home A  
Kennel, Outdoor  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Single Family  
Swimming Pool, Private  
Transmission Tower (see use-specific standards  
in *UDO ClearCode*)

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

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

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

Bed and Breakfast  
Borrow Site  
Campground  
Child Day Care, Large Home  
Dirt Storage  
Fishing, Fee Charged  
Habilitation Facility A  
Manufactured Home, Class A  
Manufactured Home, Class B  
Manufactured Home, Class C  
Nursing Care Institution  
Park and Shuttle Lot  
Recreational Vehicle Park  
Riding Stable<sup>3</sup>  
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  
Parking, Off-Site, for Multifamily or  
Institutional Uses

<sup>3</sup>See Section 5.2.74

<sup>5</sup>SUP not required if standards of Section 5.2.2A are met



# F-1593 | #2020014 Terrace at Havenbrook (Special Use District Rezoning)(PRD)



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

Phone: 336-747-7065

City of W-S Planning

Steve Causey  
Allied Design, Inc.  
4720 Kester Mill Road  
Winston-Salem, NC 27103

Project Name: F-1593 | #2020014 Terrace at Havenbrook  
(Special Use District Rezoning)(PRD)  
Jurisdiction: City of Winston-Salem  
ProjectID: 360152

Wednesday, February 19, 2020

The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Thursday two weeks before (14 days prior to) the Planning Board meeting.

## Open Issues: 15

### Erosion Control

#### General Issues

#### 9. Erosion Control Plan Needed

City of Winston-Salem

Matthew Osborne

336-747-7453

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

2/6/20 9:03 AM

01.03) Rezoning-

Special Use District - 3

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/>

#### 10. Watershed Permit Needed



City of Winston-Salem  
Matthew Osborne  
336-747-7453  
matthewo@cityofws.org  
2/6/20 9:04 AM  
01.03) Rezoning-  
Special Use District - 3

The proposed project is within the Yadkin River Watershed which is regulated per Winston-Salem/Forsyth County UDO, Chapter 8, Section 3 – Watershed Protection. This project must comply with the Winston-Salem/Forsyth County UDO, Chapter 8, Section 3 – Watershed Protection requirements and provisions. The Environmental Grading and Erosion Control Permit will not be issued until compliance with the Watershed Protection requirements have been verified and a Watershed Protection Permit has been approved. Please submit for a Watershed Protection Permit through the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/>.

## IDTP

2020-02-04 REVISED .pdf [2 redlines] (Page 1) [1] PRELIMINARY

### 17. Text Box B

City of Winston-Salem  
Samuel Hunter  
336-727-8000  
samuelh@cityofws.org  
2/14/20 9:58 AM  
01.03) Rezoning-  
Special Use District - 3

Add acreage for the entire rezoning separate from PRD acreage and calcs (GIS shows 8.36acres)

## Inspections

### General Issues

### 18. Zoning

City of Winston-Salem  
Jeff Hunter  
336-727-2626  
jeffph@cityofws.org  
2/14/20 1:35 PM  
01.03) Rezoning-  
Special Use District - 3

-A grading plan will be required.  
-Is the driveway to the south a shared driveway?  
-Label the location of the mail kiosk.

## MapForsyth Addressing Team

### General Issues

### 19. Addressing & Street Naming

Forsyth County  
Government  
Gloria Alford  
3367032337  
alfordgd@forsyth.cc  
2/17/20 1:16 PM  
01.03) Rezoning-  
Special Use District - 3

ASHMEAD LN WILL BE EXTENDED.

## NCDOT

### General Issues

### 16. NCDOT Comments

NCDOT Division 9  
Victoria Kildea  
336-747-7900  
[vrkildea@ncdot.gov](mailto:vrkildea@ncdot.gov)  
2/13/20 3:58 PM  
01.03) Rezoning-  
Special Use District - 3

- NCDOT Driveway Permit required
- NCDOT Encroachment Agreements for utility ties in Lasater Road right of way
- Non-access easement lot 1 & 14

## Planning

### General Issues

#### 7. CAC/Greenway

City of Winston-Salem No comment.  
Amy Crum  
336-747-7051  
[amyc@cityofws.org](mailto:amyc@cityofws.org)  
2/5/20 2:50 PM  
01.03) Rezoning-  
Special Use District - 3

#### 11. CPAD

City of Winston-Salem The subject property is located in the Western Rural Area, which is beyond the boundaries of adopted area plans and contiguous to the Village of Clemmons. The plan needs to label active open space features.  
Kelly Bennett  
336-727-8000  
[kellyb@cityofws.org](mailto:kellyb@cityofws.org)  
2/6/20 10:57 AM  
01.03) Rezoning-  
Special Use District - 3

#### 12. Design

City of Winston-Salem Remove "(PRD)" from the Site Size legend where it says 7.62 acres  
Gary Roberts  
336-747-7069  
[garyr@cityofws.org](mailto:garyr@cityofws.org)  
2/6/20 5:25 PM  
01.03) Rezoning-  
Special Use District - 3

#### 14. Historic Resources

City of Winston-Salem No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
2/12/20 4:34 PM  
01.03) Rezoning-  
Special Use District - 3

#### 20. Single Family Lots

[City of Winston-Salem](#) Planning staff will recommend a condition that lots 16 and 17 use a shared driveway.  
David Reed  
336-747-7043  
[davidr@cityofws.org](mailto:davidr@cityofws.org)  
2/18/20 4:11 PM  
01.03) Rezoning-  
Special Use District - 3

## 21. Stormwater Management

[City of Winston-Salem](#) If stormwater management is required for the proposed development, it should be shown on the site plan. It does not have to be fully designed at this stage.  
Desmond Corley  
336-727-8000  
[desmondc@cityofws.org](mailto:desmondc@cityofws.org)  
2/19/20 1:56 PM  
01.03) Rezoning-  
Special Use District - 3

### Stormwater

#### General Issues

## 6. No City of Winston-Salem Jurisdiction

[City of Winston-Salem](#) This development is located in the County and is therefore not within my jurisdiction as regards Stormwater management reviews/permitting. Please contact the appropriate Stormwater management review authority to see what, if anything, may be required as regards Stormwater management permitting.  
Joe Fogarty  
336-747-6961  
[josephf@cityofws.org](mailto:josephf@cityofws.org)  
2/5/20 1:50 PM  
01.03) Rezoning-  
Special Use District - 3

### Utilities

#### General Issues

## 13. General Comment

[City of Winston-Salem](#) Submit water and sewer extension plans to Utilities Plan Review for permitting/approval. Water meters purchased through the COWS. Be aware of the Utilities System Development Fees that will be charged for each new meter purchase.  
Charles Jones  
336-727-8000  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org) Currently, the water line layout on Lasater would need to be across the road and 12" in size and run the length of the property.  
2/12/20 9:24 AM  
01.03) Rezoning-  
Special Use District - 3

### WSDOT

#### General Issues

## 8. General Comments

[City of Winston-Salem](#) Provide a no access easemnet for lots 1 and 14.  
David Avalos  
336-727-8000  
[davida@cityofws.org](mailto:davida@cityofws.org)  
2/5/20 4:05 PM  
01.03) Rezoning-  
Special Use District - 3

# Memorandum

**Arden Group, LLC**

To: Land Development Team  
From: Amanda Lambert/Justin Mendenhall  
CC:  
Date: 1/24/2020  
Re: Memo regarding Neighborhood Meeting – Havenbrook

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Comments: A meeting was held in regards to the continued development of the Havenbrook area property.  
Meeting was held on January 23, 2020 at 6pm at the Jerry Long YMCA. Developer representative was Justin Mendenhall.  
A total of eight (8) neighbors attended the meeting and there was no opposition to the development plan presented.  
Arden Group committed to plant twenty six (26) trees behind lots 1, 2 & 3 to create a buffer to property to the northwest.



# ARDEN COMMUNITIES

SIMPLY BUILT BETTER.

both

Name: WES TODD Address: 1708 HAVENBROOK CT

Email: WES TODD 10 @ GMAIL.COM Phone: 336-213-0873

CLAN Name: Jessica Chamblee Address: 8366 Casatr Rd

Email: thorn1985jct@gmail.com Phone: 336-407-7933

Name: Heather McQueen Address: 1143 Ashmead Ln.

Email: hmacqu18@gmail.com Phone: (302) 650-4459

Name: Chess McQueen Address: 1643 Ashmead Lane

Email: Chessmac10@gmail.com Phone: 336-406-4226

Name: JAMES L. MIDKIFF II Address: 1651 ASHMEAD LN

Email: JLMIDKIFF2@GMAIL.COM Phone: 336-782-4241

Name: Blair Tarter Address: 1779 Havenbrook Ct.

Email: btarter889@gmail.com Phone: (719) 650-9085

Name: Rafael Baez Address: 1772 Havenbrook

Email: baezes@gmail.com Phone: \_\_\_\_\_

Name: JOHN LAWSON Address: 1787 HAVENBROOK CT

Email: JKLAWSON2@ICLOUD.COM Phone: 336-407-5965

Planning & Community Development  
3715 Clemmons Road  
Clemmons, NC 27012



Telephone 336-766-7511  
Fax 336-766-7536  
Nasser@clemmons.org

TO: Mr. Gary H. Roberts, Jr., Winston-Salem/Forsyth County Principal Planner

From: Nasser Rahimzadeh, Village of Clemmons Planning Director

Date: February 14, 2020

Re: Terrace at Havenbrook (F-1593) Parcel PIN #5873-94-7952

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The purpose of this memorandum is to comment on proposal F-1593 as it relates to the Village of Clemmons Future Land Use Plan. The Terrace at Havenbrook major subdivision proposal is in agreement with the Village of Clemmons Community Compass 2040 Comprehensive Plan. The property is currently zoned RS-40. The site plan shows that the proposed subdivision would be developed using Winston-Salem/Forsyth County's RS-20-S/Residential Single Family District zone. RS-20 is primarily intended to accommodate single family detached dwellings in suburban areas and may also be applicable to older, large lot developments constructed prior to the effective date of the Forsyth County ordinances. The proposal has been submitted as a PRD with lot sizes closer to RS-9.

Parcel PIN #5873-94-7952 falls under the Village of Clemmons Cluster Residential<sup>1</sup> area per the 2040 Comprehensive Plan. Cluster Residential area is described as an area that promotes a suburban-style cluster pattern development in exchange for protecting significant natural, cultural, and historical areas of the site. The proposal has provided different types of open space, wide bufferyards, and connectivity to an existing subdivision. It may be that Cluster Residential development favors larger parcels; regardless, Planning Staff for the Village of Clemmons finds the proposal to be close to Cluster Residential and is supportive of the proposed rezoning from RS-40 to RS-20-S.

Please contact me if you have any questions/concerns.

Nasser Rahimzadeh  
Planning Director  
Village of Clemmons

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<sup>1</sup> See attached excerpt from the Village of Clemmons Community Compass 2040 Comprehensive Plan

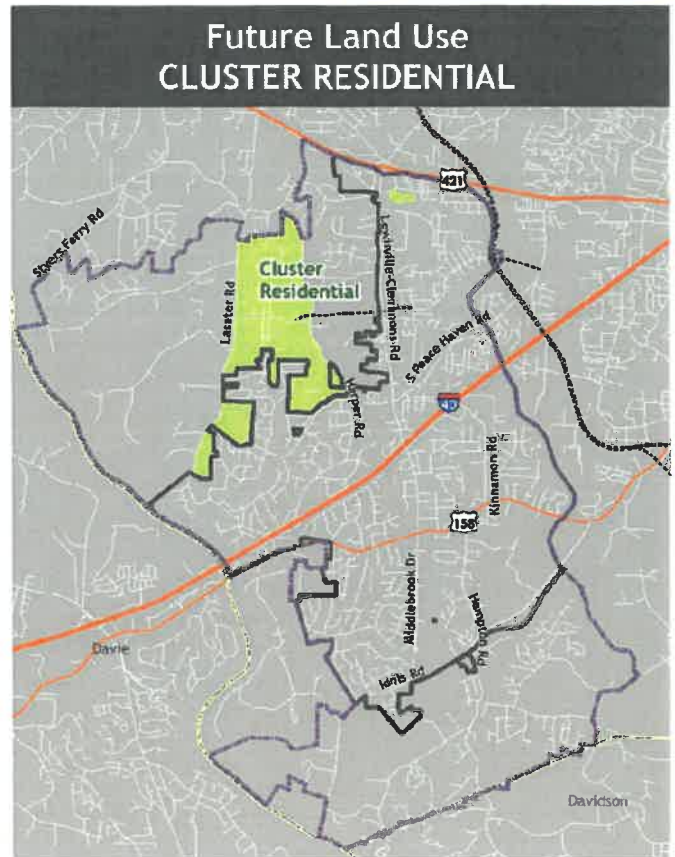
## Cluster Residential

**Area:** 6.3% of planning area

**Description:** Cluster residential areas serve as a transitional area between rural preservation and neighborhood residential uses. Appropriate development includes single-family detached residential units designed in a suburban-style cluster pattern at a minimum of 2 units per acre. Cluster subdivisions provide an opportunity for developers to maintain the maximum lot yield of a traditional development while also protecting significant natural, cultural, and historical areas of the site. Cluster subdivisions employ smaller minimum lot size requirements in exchange for commonly protected open space that serves the entire development.



*Cluster subdivisions provide open space amenities in trade for higher density, cluster residential patterns. Large yards are traded for expansive open space amenities. (Credit: Knowles Design)*



**NOTICE OF PUBLIC HEARING BEFORE THE  
CITY-COUNTY PLANNING BOARD OF FORSYTH COUNTY  
AND WINSTON-SALEM, NORTH CAROLINA ON  
REZONING REQUESTS AND RELATED MATTERS**

Notice is hereby given in accordance with the requirement of applicable law that the City-County Planning Board will hold a public hearing in the Arnold G. King Public Meeting Room on the fifth floor of the Bryce Stuart Municipal Building, 100 East First Street, Winston-Salem, North Carolina, at 4:30 P.M. on March 12, 2020 on the following rezoning and related matters:

1. Zoning petition of JCS Properties North LLC, William Loggins and Susan Loggins, and Billie Moses from RS9 to GB-S (Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; Combined Use; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Micro-Brewery or Micro-Distillery; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Shopping Center, Small; Wholesale Trade A; Banking and Financial Services; Offices; Services, A; Veterinary Services; Recreation Services, Indoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Child Care, Drop-In; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Museum or Art Gallery; Police or Fire Station; School, Private; Access Easement, Private Off-Site; Park and Shuttle Lot; and Utilities): property is located at the southwest corner of Robinhood Road and Meadowlark Drive (Zoning Docket F-1592).
2. Zoning petition of John Berger from RS40 to RS20-S (Residential Building, Single-Family and Planned Residential Development): property is located on the east side of Lasater Road, across from Carrousel Drive; property consists of ±7.62 acres and is PIN 5873-94-7952 as shown on the Forsyth County Tax Maps in the office of the City-County Planning Board (Zoning Docket F-1593).
3. Public hearing on the *Smith Reynolds Airport/Whitaker Park Strategic Area Plan*. The plan area is generally bounded on the north by Lansing Drive, by Carver School Road to the east, by 25<sup>th</sup> Street and Bowen Boulevard to the south, and on the west North Cherry Street.

NOTE: TIME LIMIT FOR SPEAKERS: Speakers in favor and speakers in opposition of rezoning requests or related public hearing matters shall be limited to twelve (12) minutes total speaking time for each side. All speakers should register prior to the meeting. Registration will begin at 4:00 P.M. inside the Public Meeting Room.

The City of Winston-Salem does not discriminate on the basis of race, sex, color, age, national origin, religion or disability in its employment opportunities, programs, services or activities.

All requests for appropriate and necessary auxiliary aids and services must be made within a reasonable time prior to the hearing to the Director of Planning and Development Services at (336) 747-7061.



F1593 (N)  
ADAIR CAROL F  
8443 LASATER RD  
CLEMMONS NC 27012

F1593 (S)  
BERGER JOHN  
8350 CHEVAL CT  
CLEMMONS NC 27012

F1593 (N)  
BOURGEOIS LEE M  
BOURGEOIS HOLLY G  
820 FOUNTAIN VIEW LN  
LEWISVILLE NC 27023

F1593 (N)  
CHAMBLEE ALVIN  
8366 LASATER RD  
CLEMMONS NC 27012

F1593 (N)  
DOBARD CHRISTOPHER  
DOBARD JESSICA  
1631 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
FULP DANIEL W  
FULP PATRICIA  
8378 LASATER RD  
CLEMMONS NC 27012

F1593 (N)  
GORRELL ROBERT W  
GORRELL JESSICA C  
1989 TUCKER RD  
CLEMMONS NC 27012

F1593 (N)  
HAMRICK PAUL RICHARD  
HAMRICK BETTY H  
1715 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
HENDRIX MARGARET  
8111 CARROUSEL DR  
CLEMMONS NC 27012

F1593 (N)  
HPA BORROWER 2018-1 MS LLC  
180 N STETSON AVE STE 3650  
CHICAGO IL 60601

F1593 (N)  
AMENDED AND RESTATED HAL S JOHNSON  
REVOCABLE TRUST AGREEMENT  
8290 BLACKBERRY LN  
CLEMMONS NC 27012

F1593 (N)  
BETHEA JOAQUIN HAASID  
1739 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
BRIGHT BRIAN  
BRIGHT RHIANNA  
1625 ASHMEAD LN  
CLEMMONS NC 27012

F1593 (N)  
CREWS ALICIA L  
8372 LASATER RD  
CLEMMONS NC 27012

F1593 (N)  
DODSON SARA ELIZABETH  
1691 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
FULTON EARSLEY N  
8225 LASATER RD  
CLEMMONS NC 27012

F1593 (N)  
GRESS MARK L  
GRESS KAMERON H  
1630 ASHMEAD LN  
CLEMMONS NC 27012

F1593 (N)  
HAVENBROOK OF FORSYTH COUNTY  
HOMEOWNERS ASSOC  
PO BOX 19209  
GREENSBORO NC 27419

F1593 (N)  
HILL MARK  
HILL EMILY  
2050 CROSSING GATE WAY  
VIENNA VA 22181

F1593 (N)  
JACKSON RODERICK K  
JACKSON KIMBERLY A  
1756 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
BAKER R LOWELL  
BAKER WILLANN M  
1724 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
BI JIANLI  
WANG LEI  
1621 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
CERBERUS SFR HOLDINGS L.P.  
1850 PARKWAY PLACE SUITE 900  
MARIETTA GA 30067

F1593 (N)  
DAVIS MICHAEL F  
DAVIS MARGARET K  
1788 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
ESPINOSA RAFAEL A BAEZ  
BAEZ KACI N  
1772 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
FULTON EARSLEY N  
8225 LASATER RD  
CLEMMONS NC 27012

F1593 (N)  
GUIRGUIS MINA MICHEL  
IBRAHIM JEWANNA MORIS  
1747 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
HAVENBROOK OF FORSYTH COUNTY  
HOMEOWNERS ASSOC  
10 W 32ND ST  
WINSTON-SALEM NC 27105

F1593 (N)  
HOWARD KRISTAL D  
HOWARD QUENTEL M  
1635 ASHMEAD LN  
CLEMMONS NC 27012

F1593 (N)  
JAMBUSARIA BHAVIN  
BAXI CHANDNI  
1647 ASHMEAD LN  
CLEMMONS NC 27012

F1593 (N)  
JOHNSON BILLY M  
JOHNSON LINDA V  
1707 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
KIM SHINHWAN  
KIM SEULKI  
1646 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
LAWSON JOHN  
LAWSON KRISTA  
1787 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
MCQUEEN CHESS M  
TROTMAN HEATHER  
1643 ASHMEAD LN  
CLEMMONS NC 27012

F1593 (N)  
MORILLO ALVIN MANUEL  
1731 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
PARRA ANDRE COSTA  
PARRA DENISE A  
1626 ASHMEAD LN  
CLEMMONS NC 27012

F1593 (N)  
PERKINS LORAN E  
PERKINS TERRI  
8100 CARROUSEL DR  
CLEMMONS NC 27012

F1593 (N)  
SASEEN RICHARD ALAN  
SASEEN TAMMY HERMAN  
8101 CARROUSEL DR  
CLEMMONS NC 27012

F1593 (N)  
SMITH EILEEN  
1723 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
THAKKAR JAIMINI P  
THAKKAR PANKAJ C  
1740 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
JOYCE CHARLES BRADFORD  
8360 LASATER RD  
CLEMMONS NC 27012

F1593 (N)  
KIPYEGON AMOS KIPLIMO  
KILOLONG JANE PARANAE  
1732 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
LILJE CYNTHIA E  
1670 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
MESSENHEIMER SAMUEL BAILEY  
MESSENHEIMER VIRGINIA KALEY  
1780 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
MURPHY BRIAN  
MURPHY VALERIE  
1795 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
PATEL MAHESH  
1639 ASHMEAD LN  
CLEMMONS NC 27012

F1593 (N)  
PRATT CONSTANCE  
PRATT DAVID A  
1771 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
SCHANTZ PETER K  
SCHANTZ LARA A  
8467 LASATER RD  
CLEMMONS NC 27012

F1593 (N)  
SUTTON PHILIP A  
8404 LASATER RD  
CLEMMONS NC 27012

F1593 (N)  
THE MAX PARDON SOLE BENEFIT TRUST  
STYLES LISA  
3260 NC HWY 801S  
ADVANCE NC 27006

F1593 (N)  
KERTH BENJAMIN ROBERT  
KERTH JULIE RENEE  
1641 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
LANGSTON WARE PAULA  
1622 ASHMEAD LN  
CLEMMONS NC 27012

F1593 (N)  
MATTERA CIRO R  
MATTERA LINDA M  
1634 ASHMEAD LN  
CLEMMONS NC 27012

F1593 (N)  
MIDKIFF JAMES LUTHER  
MIDKIFF TERESA  
1651 ASHMEAD LN  
CLEMMONS NC 27012

F1593 (N)  
MURPHY MICHAEL JAMES  
MURPHY JENNIFER LYNN  
1681 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
PATEL SIGAL  
SOLANKI DHARA  
1748 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
PRICE MICHAEL L  
PRICE MARGUERITE L  
1763 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
SCHANTZ PETER K  
SCHANTZ LARA A  
8467 LASATER RD  
CLEMMONS NC 27012

F1593 (N)  
TARTER BLAIR MONTGOMERY  
TARTER CASSIE LEE  
1779 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
THETFORD SEAN M  
THETFORD MICHELLE R  
1638 ASHMEAD LN  
CLEMMONS NC 27012

F1593 (N)  
TODD JAMES W  
GAUSSOIN SARAH  
1708 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
WILLIAMS OLGA CHIZO  
1688 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
WOOTEN JONATHAN  
WOOTEN KENDRA N  
8321 LASATER RD  
CLEMMONS NC 27012

F1593 (N)  
YBANEZ VENUS B  
YBANEZ ALDWIN N  
1764 HAVENBROOK CT  
CLEMMONS NC 27012

F1593 (N)  
UNDERWOOD BRADLEY C  
1613 ASHMEAD LN  
CLEMMONS NC 27012

F1593 (N)  
WOLFE J FREDERICK  
WINN DONNA M  
1034 KEOWEE AVE  
KNOXVILLE TN 37919

F1593 (N)  
WOOTEN JONATHAN RAY  
8140 CARROUSEL DR  
CLEMMONS NC 27012

F1593 (N)  
WIETERS CHANSON A  
WIETERS KIMBERLY S  
8165 WHITMORE COVE LN  
CLEMMONS NC 27012

F1593 (N)  
WOOTEN ALAN MATTHEW  
8341 LASATER RD  
CLEMMONS NC 27012

F1593 (N)  
WOOTEN JONATHAN RAY  
WOOTEN DANNY LEE  
8140 CARROUSEL DR  
CLEMMONS NC 27012