

Motion and
Statement of Consistency with Comprehensive Plan
F-1559

I move that the following statement be adopted in support of a **Motion to Approve** Zoning Map Amendment F-1559:

The proposed special use zoning map amendment with its added conditions to rezone property from HB-S (Highway Business-Special Use) to RM-18 (Residential Multifamily-18 units per acre-Special Use) is consistent with the recommendations of the adopted South Suburban Area Plan (2011) and the Legacy 2030 Comprehensive Plan and is reasonable and in the public interest because:

1. the proposed special use zoning map amendment is consistent with the purpose statement of the requested zoning district, RM-18-S, and is located on a major thoroughfare within Oliver's Crossing Activity Center;
2. the proposed zoning map amendment would increase the residential land use within the said Activity Center consistent with the recommendations of the South Suburban Area Plan; and
3. the proposed multifamily use is compatible with the surrounding commercial and institutional uses to the west of the subject property;

Based on the foregoing Statement, I move adoption of F-1559.

Second:

Vote:

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: April 11, 2016 **AGENDA ITEM NUMBER:** _____

SUBJECT:-

- A. Public Hearing on Zoning Petition of Gardner Capital Development NC, LLC and Halcon Companies, LLC for Property Owned by Leonard Development, LLC from HB-S to RM18-S (Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; Residential Building, Single Family; and Planned Residential Development): Property is Located on the East Side of Peters Creek Parkway South of Fishel Road (Zoning Docket F-1559)
- 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 zoning petition.

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____
County Manager

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Gardner Capital Development NC, LLC
and Halcon Companies, LLC for property owned by
Leonard Development, LLC, Docket F-1559

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

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 HB-S to RM18-S (Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; Residential Building, Single Family; and Planned Residential Development) the zoning classification of the following described property:

PIN #6822-50-9453 and 6822-60-0123

Section 2. This Ordinance is adopted after approval of the site plan entitled The Reserve at Hickory Commons, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to Gardner Capital Development NC, LLC and Halcon Companies, LLC for property owned by Leonard Development, LLC.

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 The Reserve at Hickory Commons. 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 Gardner Capital Development NC, LLC and Halcon Companies, LLC for property owned by Leonard Development, LLC (Zoning Docket F-1559). 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 RM18-S (Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; 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 RM18-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 all necessary permits (including stormwater) from the NC Division of the Environment and Natural Resources (DENR).
 - b. Developer shall maintain a fifty (50) foot wide stream buffer as shown on the site plan and cordon off the stream buffer as shown on the site plan. This area shall be retained and not disturbed. Vegetation in this area shall be protected from grading encroachment in accordance with UDO requirements.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a final plat in the Office of the Register of Deeds. Final plat shall show tentative building locations for the multifamily buildings and all access and utility easements, including a negative access easement along Peters Creek Parkway.
 - b. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on "Elevation A" as verified by Planning staff.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. All NCDENR requirements shall be completed.
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.

- **OTHER REQUIREMENTS:**
 - a. Freestanding signage shall not exceed six (6) feet in height and thirty six (36) square feet in maximum copy area.



March 23, 2016

Gardner Capital Development NC, LLC
205 E. Central Boulevard, Suite 304
Orlando, FL 32801

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

Re: Zoning Petition F-1559

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
Leonard Development, LLC, P. O. Box 413, Clemmons, NC 27012
Harris B. Gupton, P. O. Box 1070, King, NC 27021
Traci Dusenbury, 2306-A West Main Street, Richmond, VA 23220



Call 311 or 336-727-8000
citylink@cityofws.org

City Council: Mayor Allen Joiner; Vivian H. Burke, Mayor Pro Tempore; Northeast Ward: Denise D. Adams; North Ward: Dan Besse; Southwest Ward: Robert C. Clark; West Ward: Molly Leight; South Ward: Jeff MacInosh; Northwest Ward: Derwin I. Montgomery; East Ward: James Taylor, Jr.; Southeast Ward: City Manager: Lee D. Garity

Forsyth County Commissioners: David R. Hyler, Chairman; Don Martin, Vice Chair; Ted Kaplan; Richard V. Linville; Walter Marshall; Gloria D. Whisenbunt; Everett Witherspoon; County Manager: Dudley Watus, Jr.

City-County Planning Board: Arnold G. King, Chair; Allan Younger, Vice-Chair; George M. Bryan, Jr.; Melynda Danigan; Tommy Hicks; Clarence R. Lamb, Jr.; Darryl Little; Paul W. Mullican; Brenda J. Smith

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	F-1559
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Gardner Capital Development NC, LLC and Halcon Companies, LLC
Owner(s)	Leonard Development, LLC
Subject Property	PIN#s 6822-50-9453 and 6822-60-0123
Address	1295 Hartman Plaza Drive
Type of Request	Special use rezoning from HB-S Two Phase to RM18-S
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from HB-S [Highway Business – special use - Offices; Banking and Financial Services; Retail Store; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Nursery, Lawn and Garden Supply Store, Retail; Club or Lodge; Restaurant (without drive-through service); Restaurant (with drive-through service); Building Contractors, General; Services A; and Services B – Two Phase] to RM18-S (Residential Multifamily - 18 units per acre maximum density – special use zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; Residential Building, Single Family; and Planned Residential Development
Neighborhood Contact/Meeting	The petitioner held a neighborhood meeting at 6pm on Monday March 7, 2016 at the Orchard Creek Clubhouse located at 1170 West Clemmons Road. See Attachment A for a summary of the meeting.
Zoning District Purpose Statement	The RM18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is appropriate for GMAs 1 and 2 and may be suitable for GMA 3 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available and the site has direct access to a minor or major thoroughfare.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<p>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site is located within an activity center within GMA 3 and it has frontage onto a major thoroughfare.</p>
GENERAL SITE INFORMATION	
Location	East side of Peters Creek Parkway south of Fishel Road
Jurisdiction	Forsyth County

Site Acreage	± 5.36 acres			
Current Land Use	The site is currently undeveloped.			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	RS9	Single family homes	
	East	RS9	Undeveloped property	
	South	Davidson County zoning	Undeveloped property and manufactured homes	
	West	HB-S & HB-L	Church, day care center, convenience store and accessory building sales	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	The proposed multifamily use is compatible with the surrounding commercial and institutional uses and less compatible with adjacent single family homes.			
Physical Characteristics	The northwest portion of the site has a relatively flat topography and then drops down approximately twenty-five feet to another flat area along the eastern portion of the site. A small unnamed tributary to Leak Creek traverses the southeastern corner of the site.			
Proximity to Water and Sewer	Public water and sewer are available to the site.			
Stormwater/ Drainage	A stormwater management facility is shown on the eastern central portion of the site.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	The subject property has been graded and some infrastructure has been installed; however, no buildings have been constructed. A 50' wide stream buffer is required along the tributary located in the southeastern portion of the site.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Peters Creek Parkway	Major Thoroughfare	191'	21,000	31,600
Hartman Plaza Drive	Private Street	353'	NA	NA
Proposed Access Point(s)	The proposed access would be onto Hartman Plaza Drive which intersects with Peters Creek Parkway across from Friedberg Church Road.			
Planned Road Improvements	The <i>Comprehensive Transportation Plan</i> recommends sidewalks along Peters Creek Parkway.			

Trip Generation - Existing/Proposed	<p><u>Existing Zoning: HB-S Two Phase</u> Trip generation cannot be determined because this site is zoned HB-S Two Phase without a site specific development plan.</p> <p><u>Proposed Zoning: RM18-S</u> 66 multifamily dwellings x 6.65 (Apartment trip rate) = 439 Trips per Day</p>
Sidewalks	The site plan proposes a good network of internal sidewalks including a sidewalk along the existing Hartman Plaza Drive extending to the right of way of Peters Creek Parkway. Also, consistent with the recommendation of the <i>Comprehensive Transportation Plan</i> staff recommends a sidewalk along the Peters Creek Parkway frontage.
Transit	Route 13 runs along Peters Creek Parkway and Stafford Village Boulevard located approximately 2.5 miles to the north.
Traffic Impact Study (TIS)	A TIS is not required.
Analysis of Site Access and Transportation Information	Peters Creek Parkway has ample capacity. No additional driveway cuts onto Peters Creek Parkway are proposed. Staff does not anticipate any negative transportation impacts from this request.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 3 – Suburban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Growth Corridor Density: Encourage higher residential densities along growth corridors to create the critical mass needed for transit to be viable. • Encourage the inclusion of housing at higher residential densities in activity centers and appropriate locations on growth corridors. • Consider design compatibility standards for increased residential densities. • Varied Residential Choices: Encourage a mixture of residential densities and housing types through land use recommendations.
Relevant Area Plan(s)	<i>South Suburban Area Plan (2011)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The area plan recommends commercial land use for the subject property. • Comprehensively redeveloped if possible. • Development should include pedestrian-oriented design features with sidewalk and street connections to adjacent parcels.
Site Located Along Growth Corridor?	The site is located along the Peters Creek Parkway (NC 150) Growth Corridor.

Site Located within Activity Center?	The site is located within the Oliver's Crossing Activity Center.
Addressing	There are no addressing or street naming issues.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(R)(4) - Is the requested action in conformance with Legacy 2030?
Yes	
Analysis of Conformity to Plans and Planning Issues	<p>The subject request is to rezone 5.36 acres of property from HB-S Two Phase to RM18-S in order to construct a multifamily residential development.</p> <p>The subject property is undeveloped and has been commercially zoned since 1986. The current zoning allows for a wide array of commercial uses. The recommended land use for this site in the <i>South Suburban Area Plan</i> is commercial. The area plan recommends commercial land use for the RS9 zoned property located directly to the north and moderate density residential land use for the RS9 zoned property located directly to the east.</p> <p>The site is located along the Peters Creek Parkway Growth Corridor and <i>Legacy 2030</i> recommends increasing residential densities along growth corridors. The site is also located within the Oliver's Crossing Activity Center. Peters Creek Parkway is a major thoroughfare which has excess capacity.</p> <p>In light of the current zoning, along with the existing and recommended land uses for the adjacent properties, Planning staff sees the subject property as being a suitable location for apartments. However, from a compatibility perspective, staff recommends a Type III bufferyard along the northern property line. This line abuts the single family homes which front on Fishel Road. The minimum bufferyard requirement is a Type II. Because the site is located within an activity center, staff recommends a sign condition.</p>

RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1513	HB-S Two Phase	Approved 8-24-09	Current site	5.14	Approval	Approval
F-1419	HB-S to HB-S Two Phase	Approved 10-11-04	Directly southwest	7.13	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		
	Clubhouse (one-story) – 2,033 sf Apartments (two and three-story) – 55,634 sf Total Building Square Footage = 57,667 sf		
Units (by type) and Density	66 multifamily units on 5.36 acres = 12.31 dwelling units per acre		
Parking	Required	Proposed	Layout
	121 spaces	123 spaces	90° head end
Building Height	Maximum		Proposed
	60'		One, two, and three stories
Impervious Coverage	Maximum		Proposed
	80%		38%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.2 (N) RM18 Residential, Multifamily District Chapter B, Article II, Section 2-5.64 Residential Building, Multifamily Use Conditions 		
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy 2030 policies:	Yes	
	(B) Environmental Ord.	NA	
	(C) Subdivision Regulations	NA	
Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan consists of four, two and three story apartment buildings plus a one story club house and associated parking areas. The required Common Recreation Area is shown in the form of a picnic area, small playground, three gazebos, and said clubhouse.		
CONCLUSIONS TO ASSIST WITH RECOMMENDATION			
Positive Aspects of Proposal		Negative Aspects of Proposal	
The site fronts on a major thoroughfare which is also a growth corridor.		The proposed apartments are beyond the reach of public transit.	
The site is located within the Oliver's Crossing Activity Center.			
The request would increase the residential component within the activity center.			
The area plan recommends moderate density residential and commercial land use for the properties directly to the west, north, and east of the subject 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.			
<ul style="list-style-type: none"> <u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u> <ol style="list-style-type: none"> Developer shall obtain all necessary permits (including stormwater) from the NC Division of the Environment and Natural Resources (DENR). 			

- b. Developer shall maintain a fifty (50) foot wide stream buffer as shown on the site plan and cordon off the stream buffer as shown on the site plan. This area shall be retained and not disturbed. Vegetation in this area shall be protected from grading encroachment in accordance with UDO requirements.

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

- a. Developer shall record a final plat in the Office of the Register of Deeds. Final plat shall show tentative building locations for the multifamily buildings and all access and utility easements, including a negative access easement along Peters Creek Parkway.
- b. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on "Elevation A" as verified by Planning staff.

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

- a. All NCDENR requirements shall be completed.
- b. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.

- **OTHER REQUIREMENTS:**

- a. Freestanding signage shall not exceed six (6) feet in height and thirty six (36) square feet in maximum copy area.

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-1559
MARCH 10, 2016**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: Paul Mullican

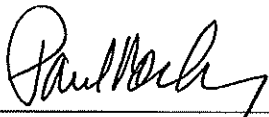
VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Clarence Lambe, Darryl Little, Paul Mullican, Brenda Smith

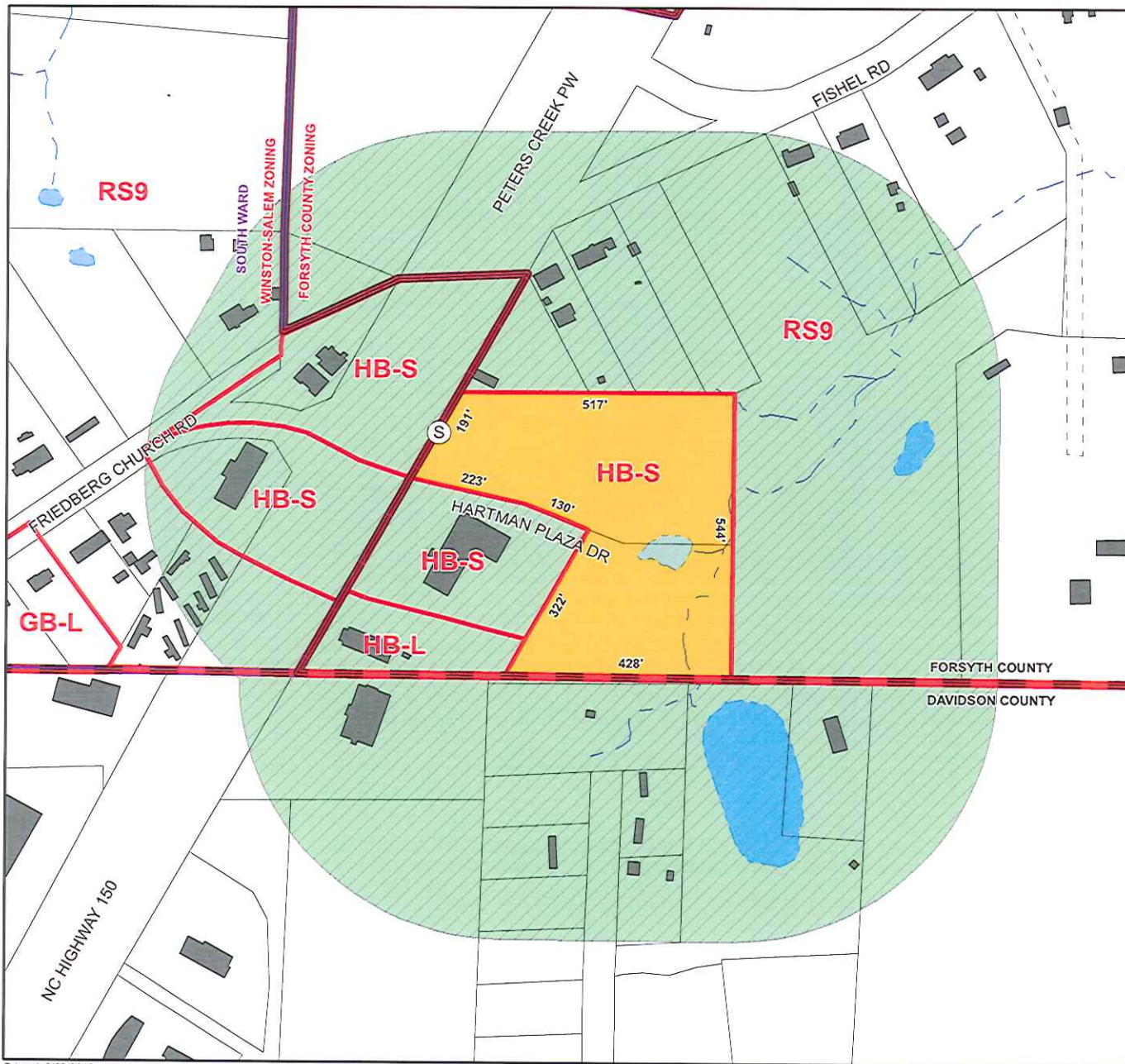
AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor, the subject property was in the name of Leonard Development, LLC as of March 23, 2016.



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





DOCKET #: F1559

PROPOSED ZONING:
RM18-S

EXISTING ZONING:
HB-S

PETITIONER:
Gardner Capital Development
(The Reserve at Hickory Commons)

 Property included in zoning request.

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

SCALE: 1" represents 300'

STAFF: Roberts

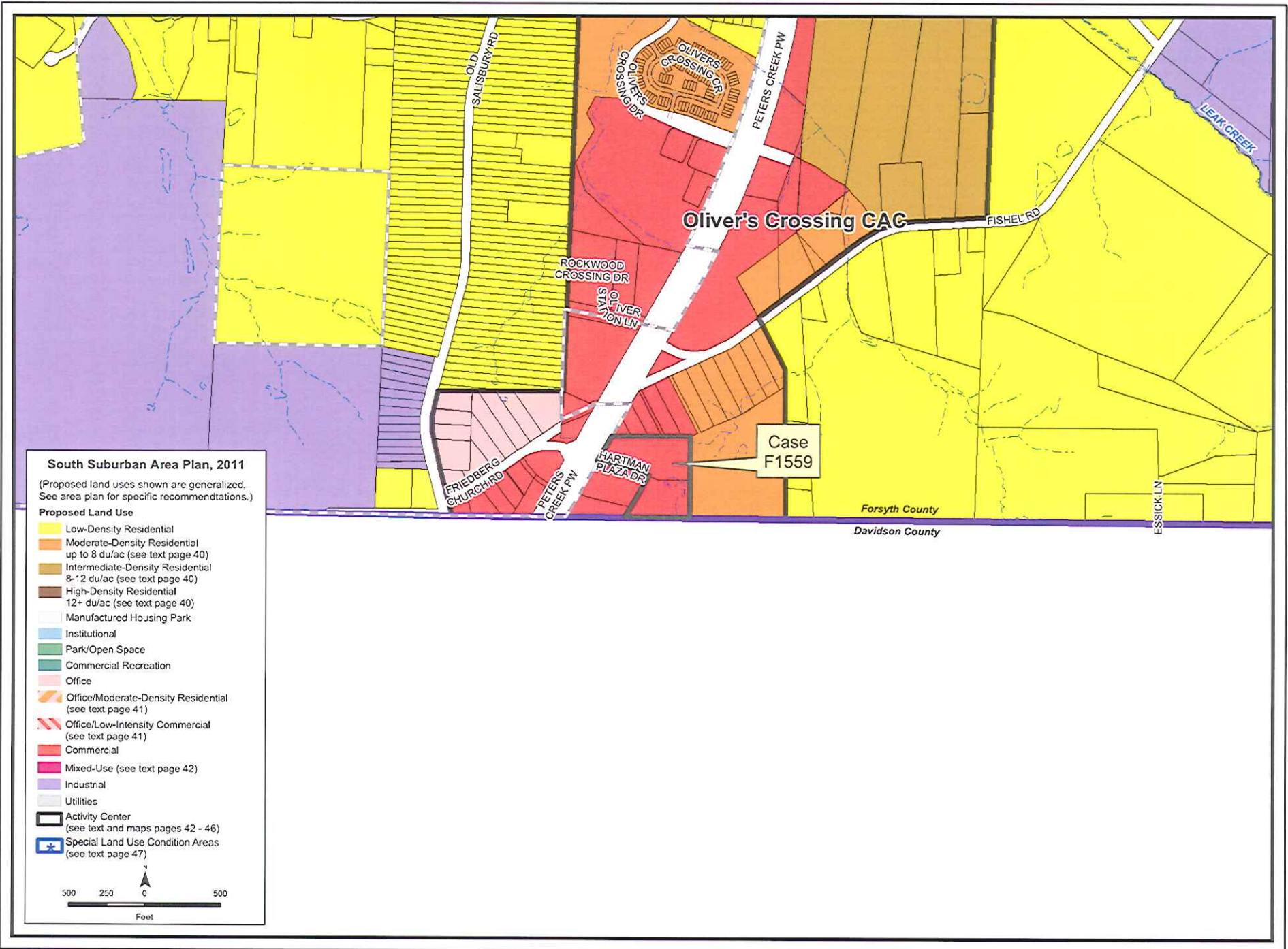
GMA: 3

ACRES: 5.36

NEAREST BLDG: 8' north

MAP(S): 6822.04





The Reserve at Hickory Commons

Winston-Salem, North Carolina

Gardner Capital Development, LLC



Gardner Capital
Development, LLC

The Reserve at
Hickory Commons

Winston-Salem,
North Carolina

14-513.00

January 22, 2016
Association

Title Sheet

TS 1.1

SITE INFORMATION:
 SITE ACREAGE: (±/-) 10.34 ACRES
 SITE ACCESS: FROM HWY 150
 TOTAL PARKING SPACES PROVIDED = 124 SPACES
 TOTAL NUMBER OF BUILDINGS: (4) RESIDENTIAL BUILDINGS + (1) COMMUNITY BUILDING
 FLOOD PLAIN: NONE
 RETAINING WALLS EXISTING/PLANNED: NONE/ONE AT BLDG B

BUILDING/LETTER
 A

COVERED PICNIC AREA- 150 SF. WITH TABLES AND GRILL.

COMMUNITY BUILDING WITH MULTI-PURPOSE ROOM, EXERCISE ROOM WITH NEW EQUIPMENT, AND COVERED PATIO WITH SEATING (150S.F.)

ADA ACCESS, GAZEBO

ADA ACCESSIBLE PLAYGROUND WITH BENCH

ADA ACCESSIBLE DUMPSTERS WITH RECYCLING RECEPTACLES, SCREEN ENCLOSURE AND PLANTINGS

EXISTING SINGLE FAMILY

EXISTING COMMERCIAL

FRIEDBURG CHURCH ROAD
 N.C. S.R. 3021

PETERS CREEK PARKWAY
 N.C. HIGHWAY 150
 (650' R/W PUBLIC)

EXISTING PARKBENT

EXISTING 1/2 ACRES RIVER LAKE

ENTRY SIGN

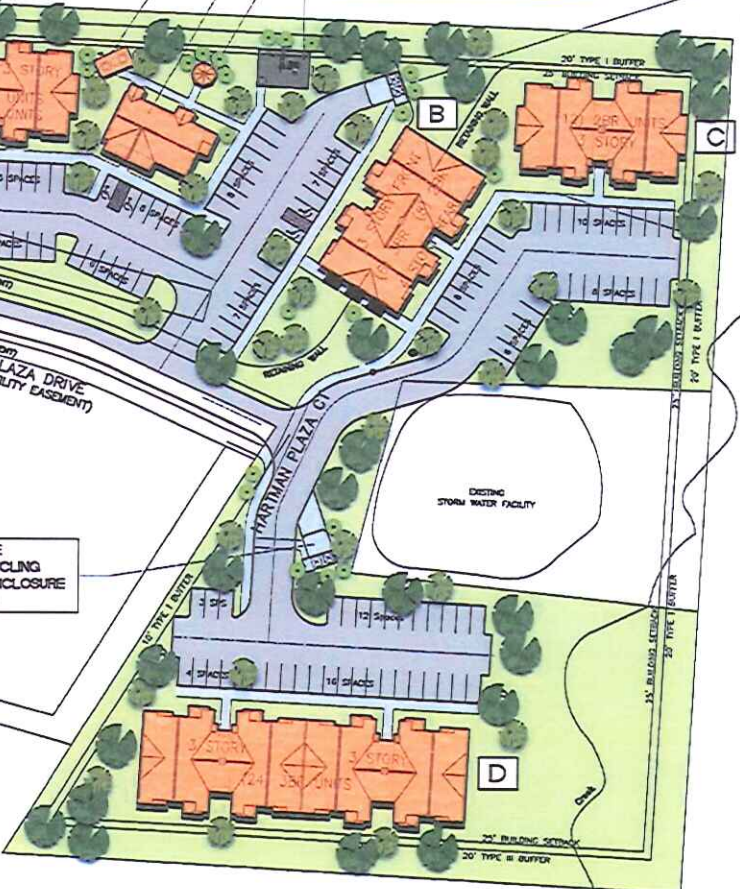
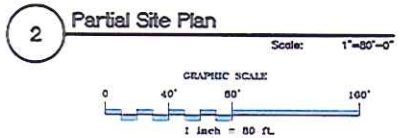
HARTMAN PLAZA DRIVE
 (30' ACCESS & UTILITY EASEMENT)

EXISTING COMMERCIAL

ADA ACCESSIBLE DUMPSTERS WITH RECYCLING RECEPTACLES, SCREEN ENCLOSURE AND PLANTINGS

EXISTING STORM WATER FACILITY

UNDEVELOPED



Gartner Capital Development, LLC

The Reserve at Hickory Commons

Winston-Salem, North Carolina

16-513.00

Final Submission

January 22, 2016

NCTMA Association

Site Plan

Site 1.1

Ross/Decker Architects

The Reserve at Hickory Commons

Community Meeting

Notices were sent to everyone within 500 feet as required by the City. These notices were all sent overnight via US Postal Service on March 2, 2016. Only one notice was returned from the USPS for MPAG LLC as a vacant lot at that address. The letter, rendering and site plan sent out (see attached) asked neighbors to call if they could not attend the meeting. No calls have been received.

The Community Meeting regarding our proposed 66-unit community to be called The Reserve at Hickory Commons was held at Orchard Creek Apartments located at 1170 W. Clemmonsville Road, Winston-Salem, NC 27127 from 6:00-7:00pm on Monday, March 7, 2016. Only the property owner, Judy Hartman of Leonard Development, LLC and one other neighbor showed up. The neighbor was a Representative from the A Child's World Learning Center (daycare), named Katrina Darr. See attached sign in sheet. Ms. Darr said she was there on behalf of the Daycare Owner and they were curious about the proposed development. She asked about traffic and our engineer explained that the traffic from proposed apartments would be significantly less than if the property was developed as currently zoned. She seemed happy with answer. She was concerned about child safety and asked if we could put speed bumps in the driveway/entrance road. We told her we would definitely consider this and check with our partners and design team. Also, it was asked if these were section 8 units, we explained that they were not, that there are no project-based Section 8 vouchers attached to these units. Explained also that Credit Checks & Criminal background checks would be run on all applicants prior to renting. Mrs. Hartman said she had talked with several neighbors before the meeting and they were find once they found out they were not Section 8 project-based units. Everyone seemed satisfied with answers at the meeting and the meeting was adjourned.

Note: since the meeting, we have looked into including speed bumps and have determined we can easily do this and are willing to as long as this is allowable by the City and there are no reasons we cannot do this that affect feasibility that we have not considered.

Attachment A

INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: F-1559

PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests, Subdivisions, and Planning Board Review items; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

PROJECT CASE NUMBER: F-1559 **PROJECT TITLE:** The Reserve at Hickory Common **DATE:** 02/24/16

PROJECT DESCRIPTION: East side of Peters Creek Parkway south of Fishel Road

NCDOT (Wright Archer)- Phone # - 336.747.7900 Email: warcher@ncdot.gov

No Comment

WSDOT (Connie James)- Phone # - 336.747.6872 Email: conniej@cityofws.org

Show bicycle parking on plan and in parking calculation table. Coordinate with Ken Baker on any necessary WSTA stop improvements (336.747.6882). Label 7' sidewalks and adjust sidewalk width to 7' for all sidewalk abutting parking stalls or install wheelstops for 5' sidewalk. Only 4 disabled parking stalls shown – at least 5 needed.

Engineering (Al Gaskill)- Phone # - 336.747.6846 Email: albertcg@cityofws.org

1. City & NCDOT dw permits req'd
2. Conc strip req'd.
3. 10X70- SE's req'd. Nedd to relocate sign.
4. Remove ex drive/pipe.
5. Stop bar & sign req'd.
6. See WSDOT for SW reqts

Inspections - Phone # - Donna Guffey - 336.747.7420 or Desmond Corley - 336.747.7427
Email: donnagb@cityofws.org or desmondc@cityofws.org

- Include bicycle parking
- Label dumpster screening type and height
- Label sidewalk width(s)
- Label building heights in stories and feet
- Proposed sign is shown within the 10' x 70' sight easement
- Label the tree island areas containing required trees
- Provide minimum 100 SF/unit for common recreation area requirement
- Use UDO language for proposed use and include other requested uses
- If no vegetation exists along the eastern property line, bufferyard will have to be moved outside of the stream buffer
- Label setback from Peters Creek Parkway
- Northernmost dumpster location is questionable

INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: F-1559

- Where a bufferyard includes any part of a cut slope greater than 10 feet in height, grading for the cut slope must begin no closer than 10 feet to the property line

Erosion Control (Matt Osborne)- Phone # - 336.747.7453 Email: matthewo@cityofws.org

An Environmental Grading and Erosion Control Permit will be required if more than 10,000 square feet is to be disturbed during any potential construction. An Erosion and Sedimentation Control plan must be submitted and approved before the permit can be issued. Please submit this plan at least 30 days prior to the intended start date of construction. This requirement will not apply if there is any public funds involved in the project. If public funds are to be used in the project then the erosion control plan must be submitted to NCDEQ Land Quality Section. The local Winston-Salem Regional Office contact for the Land Quality Section is Matthew Gantt, Regional Engineer (336-776-9654).

Stormwater Division (Joe Fogarty)- Phone # - 336.747.6961 Email: josephf@cityofws.org

No Comment

**County Fire- (Tony Stewart)- Phone # - 336.703.2562 Email: stewaraj@forsyth.cc
Suzanne P. Murray-Phone# - 336-703-2563 Email: murraysl@forsyth.cc**

1. Need access to all portions of the buildings within 150' of the center of the access road. You cannot count the parking spaces because cars will be in them. The first building on the left and the last building on the left and the last building on the right do not meet the 150' requirement.

Utilities (Jack Fitzgerald)- Phone # - 336.747.7309 Email: jackf@cityofws.org

This property is located in the Leak Creek Impact Acreage Area. The current charge for this is \$425.00 per acre. See COWS Tech Spec VII-26 for private force main sewer connection. Any water or sewer interior to the site will be private.

6" sewer connections are only permitted to connect into manholes.

Any existing water and/or sewer connections will require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main. All water connections will require a backflow preventer. Water meters will be purchased through The City of Winston-Salem.

Sanitation (Randy Britton)- Phone # - 336.748.3080 Email: randallb@cityofws.org

No Comment

Planning (Aaron King)- Phone # - 336.747.7068 Email: aaronk@cityofws.org

Staff recommends increasing to a Type III buffer along northern line; Portion of the Type I buffer against HB-S can go away; Add: Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; Residential Building, Single Family; and Planned Residential Development to your list of uses; Building elevation condition; Provide sidewalk along entrance drive; Staff recommends sidewalk along PCP; Sign condition 6' in height.

INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: F-1559

Street Names/Addresses (Matt Hamby) -336. 747.7074 Email: hambyme@mapforsyth.org

No Comment