

Motion and
Statement of Consistency with Comprehensive Plan
F-1572

I move that the following statement be adopted in support of a **Motion to Approve** Zoning Map Amendment F-1572:

The proposed Special Use District – No Site Plan zoning petition of Angus Ridge Homeowners Association from RM8-S to RS20-L (Residential Building, Single Family), with its added conditions, is consistent with the Legacy Comprehensive Plan and the Southeast Forsyth County Area Plan Update (2014), and is reasonable and in the public interest because:

1. the requested RS20-L zoning is less intense than the original RM8-S zoning and the requested use is to construct one Single Family Residential Building on the subject property;
2. the approved plan also includes a Type II bufferyard which is 15 feet wide and located around the western border of the subject property where RM8-S now abuts RS20 zoning; and
3. RS20-L zoning is consistent with the intent of the recommendation of the area plan.

Based on the foregoing Statement, I move adoption of F-1572.

Second:

Vote:

**FORSYTH COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: February 15, 2018 **AGENDA ITEM NUMBER:** _____

SUBJECT:-

- A. Public Hearing on Special Use District - No Site Plan Zoning Petition of Angus Ridge Homeowners Association, LLC From RM8-S to RS20-L (Residential Building, Single Family): Property is Located on the North Side of Old Salem Road, Between Angus Ridge Drive and Chevoit Drive (Zoning Docket F-1572)
- B. Ordinance Amending the Forsyth County Zoning Ordinance and the Official Zoning Map of the County of Forsyth, North Carolina.
- C. Approval of Special Use District - No Site Plan Permit

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the special use district - no site plan.

ATTACHMENTS:- X YES ___ NO

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

COUNTY ORDINANCE -
SPECIAL USE DISTRICT - NO SITE PLAN

Zoning Petition of Angus Ridge Homeowners Association, Inc., Docket F-1572

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 Commissioners of Forsyth County as follows:

Section 1. The Forsyth County Zoning Ordinance and the Official Zoning Map of the County of Forsyth, N.C. are hereby amended by changing from RM8-S to RS20-L (Residential Building, Single Family) the zoning classification of the following described property:

A portion of PIN # 6885-10-7201 as depicted on the survey titled "Angus Ridge Townhomes #F-1427/#2017056" drawn by Alex Carter and Dated November 17, 2017

Section 2. This Ordinance is adopted after approval of the Special Use District - No Site Plan Permit issued by the Board of Commissioners the _____ day of _____, 20__ to Angus Ridge Homeowners Association, Inc.

Section 3. The Board of Commissioners hereby directs the issuance of a Special Use District - No Site Plan Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be located on the property described in section one above. Said Special Use District - No Site Plan Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

COUNTY

SPECIAL USE DISTRICT - NO SITE PLAN PERMIT

Issued by the Board of Commissioners

of Forsyth County, NC

The Board of Commissioners of Forsyth County, NC issues a Special Use District - No Site Plan Permit for the zoning petition of Angus Ridge Homeowners Association, Inc., (Zoning Docket F-1572). The site shall be developed in accordance with the conditions approved by the Board and the following uses: Residential Building, Single Family, 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-L zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a Watershed Permit from the Erosion Control Officer.
 - b. Developer shall obtain a driveway permit for access onto Wilchester Lane from the Town of Kernersville.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. All requirements of the Watershed Permit shall be completed.
 - b. Developer shall complete all requirements of the driveway permit.
 - c. A Type II bufferyard shall be installed along the entire western property line adjoining RS20 zoning.

- **OTHER REQUIREMENTS:**
 - a. Only one single family home shall be allowed on the subject property.
 - b. The site shall only be accessed from Wilchester Lane.
 - c. The existing greenway easement located along the west side of Abbott's Creek shall be retained. In addition, the existing pedestrian connection from Wilchester Lane to said greenway easement shall remain.

**CITY-COUNTY PLANNING BOARD
DRAFT STAFF REPORT**

PETITION INFORMATION			
Docket #	F-1572		
Staff	Gary Roberts, Jr. AICP		
Petitioner(s)	Angus Ridge Homeowners Association, Inc.		
Owner(s)	Same		
Subject Property	Portion of PIN # 6885-10-7201		
Address	The site does not currently have an address assignment.		
Type of Request	Special use limited no site plan rezoning from RM8-S to RS20-L		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RM8-S (Residential, Multifamily – 8 units per acre maximum density – special use zoning – Residential Building, Twin Home; Residential Building, Townhouse; and Residential Building, Multifamily) to RS20-L (Residential, Single Family – 20,000 sf minimum lot size – special use limited no site plan). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Single Family <p>NOTE: General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented.</p>		
Neighborhood Contact/Meeting	See Attachment A for a summary of the petitioner’s neighborhood outreach efforts.		
Zoning District Purpose Statement	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 this Ordinance. 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.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the subject property is located within a suburban setting and has access to public water and sewer. In addition, the proposed use is Residential Building, Single Family and the site is adjacent to RS20 zoned properties to the west.		
GENERAL SITE INFORMATION			
Location	North side of Old Salem Road, between Angus Ridge Drive and Chevoit Drive		
Jurisdiction	Forsyth County		
Site Acreage	± 8.44 acres		
Current Land Use	The site is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS20 & IP	I-40
	East	RM8-S	Townhomes

	South West	RS30 & TND-S RS20	Undeveloped property Single family homes and undeveloped property			
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?					
	Yes, the use of Residential Building, Single Family is compatible with the residential uses permitted on the adjacent properties.					
Physical Characteristics	The eastern edge of the site abuts Abbotts Creek. With the exception of an area within the north central portion of the subject property, the site is located entirely within the Abbotts Creek floodplain. The National Wetlands Inventory shows a small wetland in the southern portion of the property.					
Proximity to Water and Sewer	The site has access to public water and sewer service.					
Stormwater/ Drainage	The entire site drains into Abbotts Creek.					
Watershed and Overlay Districts	The site is located within the balance area of the Abbotts Creek WS III Water Supply Watershed. The built-upon area within the balance area is limited to 24% unless a Special Intense Development Allocation (SIDA) is granted by the County Commissioners.					
Analysis of General Site Information	The site is undeveloped and a majority of it is located within the regulatory floodplain of Abbotts Creek. Also, as noted above, the site is located within the Abbotts Creek watershed where the maximum impervious coverage is 24%. Staff notes that the remainder of the adjacent RM8-S zoned development located directly to the east, does not need the open space of the subject property to comply with the impervious coverage requirements of the <i>Unified Development Ordinances</i> .					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1427	AG to RM8-S	Approved 4-11-2005	Included the current site	37.36	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Old Salem Road	Major Thoroughfare	36'	4,100	13,800		
Wilchester Lane	Local Street	60'	NA	NA		
Proposed Access Point(s)	The petitioner has volunteered a condition that the access to the site will be from Wilchester Lane.					

Planned Road Improvements	For Old Salem Road, the <i>Comprehensive Transportation Plan</i> recommends a four lane section with a divided median, wide outside lanes, and sidewalks on both sides.
Trip Generation - Existing/Proposed	<u>Existing Zoning: RM8-S</u> The approved site plan does not include any structures proposed on the subject property. <u>Proposed Zoning: RS20-L</u> 1 lot x 9.57 (SFR Trip Rate) = 10 Trips per Day
Sidewalks	The Angus Ridge development located directly to the east across Abbots Creek, includes walking paths within the common area.
Transit	Not available.
Analysis of Site Access and Transportation Information	The subject property has limited frontage on Old Salem Road at the culvert of Abbots Creek. The petitioner has volunteered a condition that the site will be accessed from Wilchester Lane which is maintained by the Town of Kernersville. The petitioner has also carried forward an approved condition for the recordation of a greenway easement along Abbots Creek and for an easement which would connect Wilchester Lane to said future greenway.
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"> • Encourage a mixture of residential densities and housing types through land use recommendations.
Relevant Area Plan(s)	<i>Southeast Forsyth County Area Plan Update (2014)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The subject property is recommended for mixed use development as it is located within the NC 66 / Old Salem Road Activity Center. • Any portion of this activity center within Forsyth County's zoning and subdivision jurisdiction will have future development requests coordinated with the Town of Kernersville for compliance with its planning objectives since the town surrounds most of the county-controlled lands within the activity center. • Clustering of lots in new subdivisions to protect environmentally-sensitive areas, preserve additional open space, and reduce street and infrastructure costs is encouraged.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is located within the NC 66 / Old Salem Road Activity Center.
Greenway Plan Information	<i>The Greenway Plan</i> recommends a future greenway along this portion of Abbots Creek. At this stage, it has not been decided on which side of the creek said greenway will be located. As part of the original rezoning, a

	40' greenway easement along both sides of Abbotts Creek and a 20' walkway easement from Wilchester Lane to Abbotts Creek were conditions of approval and have been recorded.
Comments from the Town of Kernersville	The Town of Kernersville is not opposed to the subject request. A driveway permit from the Town of Kernersville will be required prior to obtaining access onto Wilchester Lane.
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 <i>Legacy 2030</i>?
Yes	
Analysis of Conformity to Plans and Planning Issues	<p>The subject request is to rezone 8.44 acres of undeveloped property from RM8-S to RS20-L for the purpose on constructing one single family home (see volunteered condition). The site was rezoned to RM8-S in 2005 as a portion of the 37.36 acre Angus Ridge development. The approved site plan shows the subject property as undeveloped common area. However, retention of the subject property within said RM8-S zoning, is not a requirement of the <i>Unified Development Ordinances</i> to meet any open space, density, or watershed calculation requirements.</p> <p>The approved plan also includes a 15' wide Type II bufferyard around the western border of the subject property where RM8-S now abuts RS20 zoning. The developer has agreed to a condition to install said bufferyard at the originally approved location.</p> <p>The <i>Southeast Forsyth County Area Plan Update</i> recommends mixed use for the subject property as it is located at the western edge of the NC 66 / Old Salem Road Activity Center. This activity center extends eastward across NC 66 and includes over 500 acres. However, Abbotts Creek (which abuts the eastern edge of the site) forms a natural boundary between the townhouses of Angus Ridge to the east and the single family homes which abut the subject property to the west. Planning staff does not see that the proposed RS20-L zoning is inconsistent with the intent of the recommendation of the area plan. Staff also notes that the Town of Kernersville is not opposed to the request. Staff recommends approval.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The RS20 district is less intense than the RM8 district.	The approved site plan for the subject property (F-1427) does not include a single family home.
The one requested use is Residential Building, Single Family.	
The request retains the previously approved conditions regarding the greenway easement and a linkage from Wilchester Lane to said future greenway.	

The adjacent Angus Ridge development meets ordinance requirements without the inclusion of the subject property.	
The request would not pose a noticeable increase in traffic.	
The Town of Kernersville does not oppose the request.	

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 Watershed Permit from the Erosion Control Officer.
 - b. Developer shall obtain a driveway permit for access onto Wilchester Lane from the Town of Kernersville.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. All requirements of the Watershed Permit shall be completed.
 - b. Developer shall complete all requirements of the driveway permit.
 - c. A Type II bufferyard shall be installed along the entire western property line adjoining RS20 zoning.

- **OTHER REQUIREMENTS:**
 - a. Only one single family home shall be allowed on the subject property.
 - b. The site shall only be accessed from Wilchester Lane.
 - c. The existing greenway easement located along the west side of Abbott’s Creek shall be retained. In addition, the existing pedestrian connection from Wilchester Lane to said greenway easement shall remain.

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-1572
JANUARY 11, 2018**

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

During discussion by the Planning Board, questions were asked concerning:

- The greenway easement on both sides of Abbotts Creek and access to that greenway through Wilchester Lane; and where that access will go on the property.
- Whether the greenway access condition if approved in this rezoning will go with the site and can it be negotiable.
- How the buffers mentioned in the staff report will be located in relation to the original approval.

In response to questions by the Board, the following comments were provided:

- Staff indicated where the site plan shows the greenway access.
- The condition covering greenway access is already recorded.
- When this was originally rezoned there was a perimeter buffer yard that was required because you have RM8-S adjacent to RS20 zoning. Rather than move that buffer down to the creek bed with the new RM8-S boundary, the applicants have agreed to install that buffer where it is originally shown on that plan that was approved by the Commissioners. So that buffer yard will have to be installed on the western perimeter of the RS20-L lot prior to any CO's being issued on this property.

MOTION: Clarence Lambe moved approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe,
Chris Leak, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: Arnold King

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

**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 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 January 11, 2018 on the following rezoning and related matters:

1. Zoning petition of Angus Ridge Homeowners Association, LLC from RM8-S to RS20-L (Residential Building, Single Family): property is located on the north side of Old Salem Road, between Angus Ridge Drive and Chevoit Drive; property consists of ±8.44 acres and is a portion of PIN# 6885-10-7201 as shown on the Forsyth County Tax Maps (Zoning Docket F-1572).
2. Zoning petition of Shirley Hester from AG to RS30-S (Residential Building, Single Family): property is located on the southwest side of Goodwill Church Road, west of Piney Grove Road; property consists of ±15.93 acres and is PIN# 6889-64-8358 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board (Zoning Docket F-1573).

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.

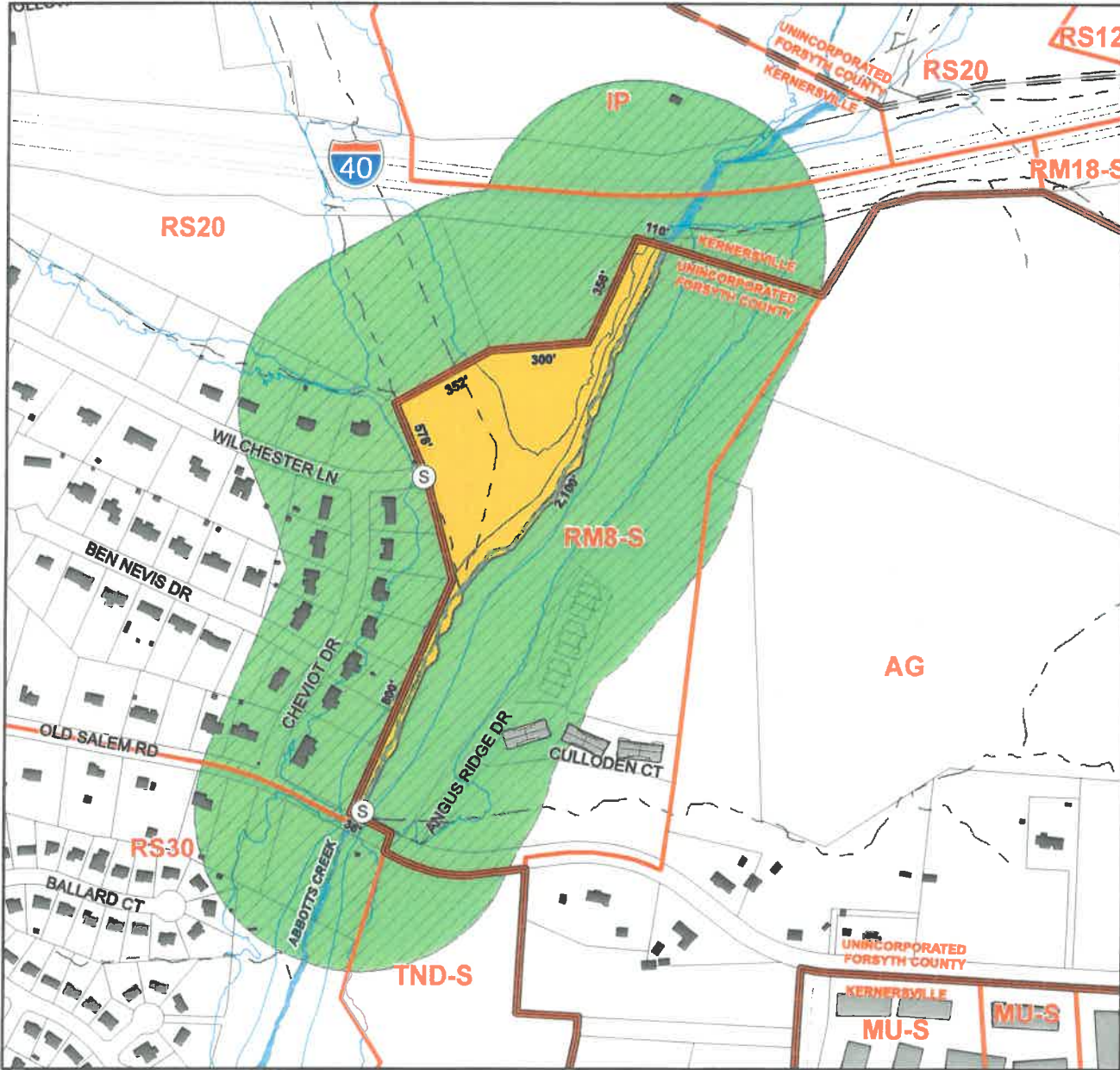
BY DIRECTION OF THE CITY-COUNTY PLANNING BOARD

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

Please publish once in the JOURNAL on **Thursday**, December 28, 2017.

BOLD HEADING- Single Column

Please submit one (1) copy of the affidavit of publication and your charges to the City-County Planning Board.




DOCKET #: F1572

PROPOSED ZONING:
RS20-L

EXISTING ZONING:
RM8-S

PETITIONER:
Angus Ridge Homeowners
Association LLC

 Property included
in zoning request.

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

SCALE: 1" represents 500'

STAFF: Roberts

GMA: 3

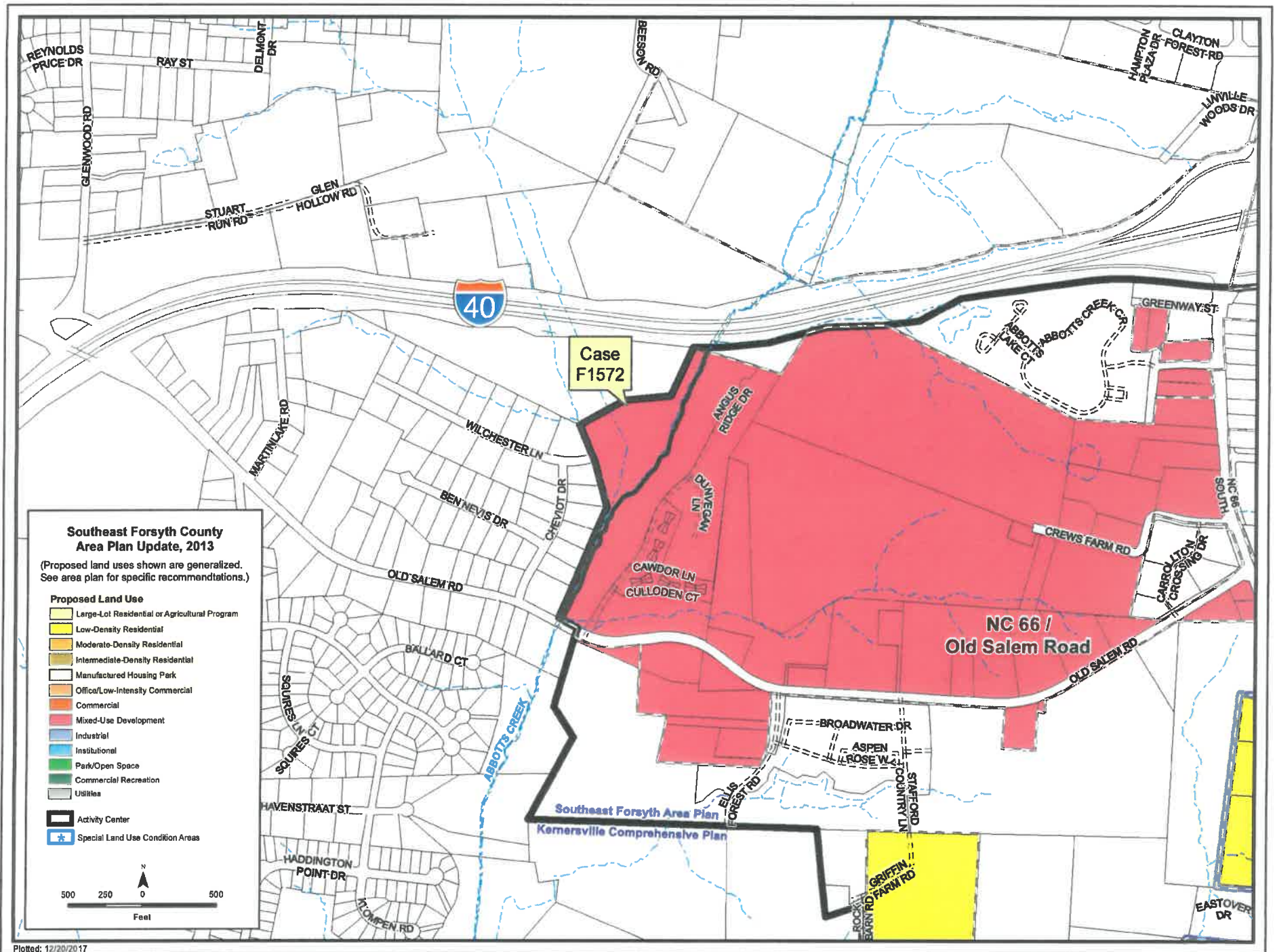
ACRES: 8.44

**NEAREST
BLDG:** 0' west

MAP(S): 6884.01, 6885.03



Printed: 12/27/2017



Case F1572

NC 66 / Old Salem Road

Southeast Forsyth Area Plan
 Kernersville Comprehensive Plan



BEESON & CARTER, P.A.
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNING

December 26, 2017

City of Winston Salem/Forsyth County Planning
C/O Gary Roberts
Via Email: garyr@cityofws.org

RE: ANGUS RIDGE COMMUNITY OUTREACH

Mr. Roberts –

A mailer was prepared and sent via regular mail on December 9th to all property owners within 500' of the proposed rezoning site. The letter contained background information regarding the proposed rezoning request, general information about the rezoning process (available on the planning website), and an email address for receiving comments.

As of December 26, 2017, we have received one comment indicating agreement with the proposed rezoning.

A sample letter and copy of the response letter received is attached for your records.

Sincerely,

Alex Carter, PE

CC: Angus Ridge HOA – Denny Walker
Encl: Sample docs, response letter



December 8, 2017

<Landowner>
<Address Info>

RE: INFORMATION ON PROPOSED REZONING CASE #F-1572

Dear <Landowner>:

Neighborhood outreach is a requirement for rezoning or site plan amendment requests filed where the subject property is located within 500' of residentially zoned property. I am reaching out to you today to provide background information and offer an opportunity to present comments on the above mentioned proposed rezoning case located within 500' of your property.

BACKGROUND

The rezoning proposal is to remove approximately 8.44 acre from a multi-family residential community named Angus Ridge. This 8.44 acre tract is proposed to be rezoned to RS20-L for the purpose of building a single (one) residential family home. This activity is not currently allowed under the approved site plan for Angus Ridge and planning staff has recommended the rezoning of the 8.44 acre site to be more appropriate for its intended use.

The rezoning petitioner is Angus Ridge Homeowners Association, Inc. and they wish to include the following conditions for consideration:

1. Petitioner wishes to limit the use to one (1) single family residential home on the site.
2. Petitioner wishes to keep the existing bufferyards for the existing multi-family residential site in the current locations. Alternative compliance may be used for the bufferyards located in the proposed rezoning site area.
3. Petitioner wishes to keep the public access to the greenway area, which runs through the proposed rezoning site, as shown in Plat Book 52, Pg. 149-151, in the current location.
4. Petitioner wishes to access the proposed RS20-L rezoning site from Wilchester Lane, a public right of way.

You can find mapping and planning staff information regarding the site by going to the City of Winston Salem website (cityofws.org) and entering "F-1572" in the search bar. This information is generally posted around the 15th of each month.



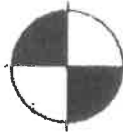
COMMENTS

Please send all comments you may have to AngusRidge2017@gmail.com. We will summarize all comments received and provide them to the planning staff at least eight (8) days prior to the scheduled Planning Board meeting.

Additional information provided by City of Winston Salem planning staff regarding the rezoning process is included. Please read over this information and direct any questions you may have to the contact listed on the information sheet.

Thank you and we look forward to hearing your comments,

Beeson & Carter, PA for
Angus Ridge Homeowners Association, Inc.



BEESON & CARTER, PA.
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNING

COMMENTS

Please send all comments you may have to AngusRidge2017@gmail.com. We will summarize all comments received and provide them to the planning staff at least eight (8) days prior to the scheduled Planning Board meeting.

Additional information provided by City of Winston Salem planning staff regarding the rezoning process is included. Please read over this information and direct any questions you may have to the contact listed on the information sheet.

Thank you and we look forward to hearing your comments,

Beeson & Carter, PA for
Angus Ridge Homeowners Association, Inc.

*We are in agreement with this
rezoning proposal.*

Kalbyn T. Miller
[Signature]
1457 Caulder Lane
Kennerlyville,
NC
27284

F1572 (S)
ANGUS RIDGE HOMEOWNERS ASSOCIATION INC
PO BOX 83
WINSTON SALEM, NC 27102

F1572 (N)
ANGUS DEVELOPMENT LLC
1349 S PARK DR
KERNERSVILLE, NC 27284

F1572 (N)
AUSTIN BOBBY G
AUSTIN DOROTHY
101 WILCHESTER LN
KERNERSVILLE, NC 27284

F1572 (N)
BEVINS KIMBERLY L
THOMPSON JOYCE CHRISTINE
109 CHEVIOT DR
KERNERSVILLE, NC 27284

F1572 (N)
CROWDER JOHN DAVID
CROWDER BETTY STRADER
1405 CULLODEN CT
KERNERSVILLE, NC 27284

F1572 (N)
ELLIS DONALD EMMETT
ELLIS JANE C
1409 CULLODEN CT
KERNERSVILLE, NC 27284

F1572 (N)
FEDERAL HOME LOAN MORTGAGE CORPORATION
2300 WINDY RIDGE NORTH TOWER RD STE 200
ATLANTA, GA 30339

F1572 (N)
HAMPTON GAYLE M
1298 OLD SALEM RD
KERNERSVILLE, NC 27284

F1572 (N)
JANET ANNE DOWNING FAMILY TRUST
DOWNING JANET ANNE
105 CHEVIOT DR
KERNERSVILLE, NC 27284

F1572 (N)
L E POPE CO INC
1349 S PARK DR STE C
KERNERSVILLE, NC 27284

F1572 (N)
ALLEN WILLIAM J
ALLEN JACKIE
108 WILCHESTER LN
KERNERSVILLE, NC 27284

F1572 (N)
ANGUS RIDGE HOMEOWNERS ASSOCIATION INC
PO BOX 83
WINSTON SALEM, NC 27102

F1572 (N)
BARWICK LEWIS SCOTT
BARWICK JULIE GWYN
1296 OLD SALEM RD
KERNERSVILLE, NC 27284

F1572 (N)
CREWS DEBBIE D
CREWS CRAIG R
1953 NC HIGHWAY 66
KERNERSVILLE, NC 27284

F1572 (N)
DENNY & CHERYL WALKER FAMILY TRUST
WALKER CHARLES DENNY
1795 ANGUS RIDGE DR
KERNERSVILLE, NC 27284

F1572 (N)
FAMILY TRUST OF JANET ANNE DOWNING
105 CHEVIOT DR
KERNERSVILLE, NC 27284

F1572 (N)
HAMMED DONALD E
HAMMED SHEILA
1427 CAWDOR
KERNERSVILLE, NC 27284

F1572 (N)
HESTER DONALD L
1295 OLD SALEM RD
KERNERSVILLE, NC 27284

F1572 (N)
KING ARNOLD G
1437 CAWDOR LN
KERNERSVILLE, NC 27284

F1572 (N)
LAWSON D TODD
LAWSON TRACIE SLATE
1423 CAWDOR LN
KERNERSVILLE, NC 27284

F1572 (N)
MCBRIDE JAMES F
MCBRIDE HELEN H
108 CHEVIOT DR
KERNERSVILLE, NC 27284

F1572 (N)
MITCHELL SHAWN S
115 WILCHESTER LN
KERNERSVILLE, NC 27284

F1572 (N)
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
1605 WESTBROOK PLAZA DR STE 201
WINSTON SALEM, NC 27103

F1572 (N)
PM DEVELOPMENT LLC
11 BROOKSTOWN AVE
WINSTON-SALEM, NC 27101

F1572 (N)
REID CHARLES F
REID DOROTHY M
113 CHEVIOT DR
KERNERSVILLE, NC 27284

F1572 (N)
RISCH JOAN ANN
111 CHEVIOT DR
KERNERSVILLE, NC 27284

F1572 (N)
SHOUSE PRESTON WAYNE
SHOUSE RUBY
105 WILCHESTER LN
KERNERSVILLE, NC 27284

F1572 (N)
THOMPSON FREDRICK G
THOMPSON JAYNE E
109 WILCHESTER LN
KERNERSVILLE, NC 27284

F1572 (N)
TRENT ANN HAMPTON
2422 MAGNOLIA DR
PANAMA CITY, FL 32408

F1572 (N)
WATSON GERALD ALLEN
WATSON TARA
1501 BALLARD CT
KERNERSVILLE, NC 27284

F1572 (N)
MCCLLOUD NATHANIEL TRACY
MCCLLOUD CHRISTIANA PRECIOUS
412 LAGERFIELD CT
KERNERSVILLE, NC 27284

F1572 (N)
NELSON ANDY THOMAS
NELSON MICHELE DONOGHUE
110 CHEVIOT DR
KERNERSVILLE, NC 27284

F1572 (N)
PENNINGTON LINDA CREWS
CLIFTON DIANE CREWS
1504 TEAKETTLE CT
KERNERSVILLE, NC 27284

F1572 (N)
POPE SCOTT L
1349 S PARK DR STE C
KERNERSVILLE, NC 27284

F1572 (N)
REYNOLDS CATHERINE
102 CHEVIOT DR
KERNERSVILLE, NC 27284

F1572 (N)
SALEM CROSSING HOMEOWNERS ASSO
PO BOX 2375
KERNERSVILLE, NC 27285

F1572 (N)
STAFFORD SUE H
1325 OLD SALEM RD
KERNERSVILLE, NC 27284

F1572 (N)
TOWN OF KERNERSVILLE
PO BOX 728
KERNERSVILLE, NC 27285

F1572 (N)
TUTTLE DON G
TUTTLE PARMALEE W
112 CHEVIOT DR
KERNERSVILLE, NC 27284

F1572 (N)
WILES BETTY
106 CHEVIOT DR
KERNERSVILLE, NC 27284

F1572 (N)
WILLARD SHIRLEY C
114 CHEVIOT DR
KERNERSVILLE, NC 27284

F1572 (N)
WILLIAMS KEVIN D
WILLIAMS FRANCES C
115 CHEVIOT DR
KERNERSVILLE, NC 27284



DEESON & CARTER, PA.
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNING

December 8, 2017

Phillip Fulton
Kernersville, NC 27284

1755 ANGUS RIDGE DR.

RE: INFORMATION ON PROPOSED REZONING CASE #F-1572

Dear Phillip Fulton:

Neighborhood outreach is a requirement for rezoning or site plan amendment requests filed where the subject property is located within 500' of residentially zoned property. I am reaching out to you today to provide background information and offer an opportunity to present comments on the above mentioned proposed rezoning case located within 500' of your property.

BACKGROUND

The rezoning proposal is to remove approximately 8.44 acre from a multi-family residential community named Angus Ridge. This 8.44 acre tract is proposed to be rezoned to RS20-L for the purpose of building a single (one) residential family home. This activity is not currently allowed under the approved site plan for Angus Ridge and planning staff has recommended the rezoning of the 8.44 acre site to be more appropriate for its intended use.

The rezoning petitioner is Angus Ridge Homeowners Association, Inc. and they wish to include the following conditions for consideration:

1. Petitioner wishes to limit the use to one (1) single family residential home on the site.
2. Petitioner wishes to keep the existing bufferyards for the existing multi-family residential site in the current locations. Alternative compliance may be used for the bufferyards located in the proposed rezoning site area.
3. Petitioner wishes to keep the public access to the greenway area, which runs through the proposed rezoning site, as shown in Plat Book 52, Pg. 149-151, in the current location.
4. Petitioner wishes to access the proposed RS20-L rezoning site from Wilchester Lane, a public right of way.

You can find mapping and planning staff information regarding the site by going to the City of Winston Salem website (cityofws.org) and entering "F-1572" in the search bar. This information is generally posted around the 15th of each month.

I have no objection to this rezoning. Phillip Fulton
12-24-17

503 High Street

Winston Salem, NC 27101

336-748-0071

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Tarra Jolly

From: Robert Crotts <bobcrotts@aol.com>
Sent: Thursday, January 04, 2018 4:45 PM
To: Gary Roberts
Subject: Case #f-1572

Gary,

Based on our phone conversation today, I am submitting my opposition to lengthening Wilchester Lane including building a bridge across Abbots Creek. It seems more logical to utilize the bridge on Old Salem Rd, enter through Angus Ridge which already has a road running almost to the subject property. Additionally, it would preclude major altering of the property of Mr. & Mrs Austin who live at the current end of Wilchester Lane and maintain the character of this existing neighborhood (Angus Woods) and disrupting the tranquility of the neighborhood. I respectfully request that you not approved item 4 of this petition.

Robert L. Crotts