

FORSYTH COUNTY
BOARD OF COMMISSIONERS

BRIEFING DRAFT

MEETING DATE: April 15, 2021

AGENDA ITEM NUMBER: 5A - 5D

SUBJECT:

- A. PUBLIC HEARING ON ZONING PETITION OF CNKS, LLC FROM RS30 TO RS20-S (RESIDENTIAL BUILDING, SINGLE FAMILY): PROPERTY IS LOCATED ON THE EAST SIDE OF TWIN CREEK ROAD, NORTH OF BUNKER HILL-SANDY RIDGE ROAD (ZONING DOCKET F-1598)**
- B. ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCES 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:- YES NO

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

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of CNKS, LLC, Docket F-1598

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 RS30 to RS20-S (Residential Building, Single Family) the zoning classification of the following described property:

Commencing at an existing Town of Kernersville Control Monument found having N.A.D. 83(2011) N.C. grid coordinates of north = 851,086.87 feet, east = 1,691,927.10 feet; thence South 16 Degrees, 10 Minutes, 35 Seconds East, 123.55 feet, to a new iron pipe set in the east right of way of Twin Creek Road (N.C.S.R. #2602) and marking the south west corner of Donald P. Crone and Rainelde S. Crone as described in deed book 2209, page 2166 of the Forsyth County Register of Deeds, point also being the point and place of beginning for the herein described property; thence with the Crone south line, South 87 Degrees, 29 Minutes, 27 Seconds East, approximately 470 feet, to the Forsyth County/ Guilford County line; thence with the county line, South 2 Degrees, 01 Minutes, 29 Seconds West, 2584.78 feet, to a point in the north line of property of Shirley W. Byrd as described in deed book 3308, page 3571 of the Forsyth County Register of Deeds; thence with Byrd the following five calls, (1) North 88 Degrees, 41 Minutes, 49 Seconds West, approximately 27.00 feet, to an existing iron pipe found, (2) North 2 Degrees, 39 Minutes, 16 Seconds East, 274.40 feet, to an existing iron pipe found, (3) North 2 Degrees, 39 Minutes, 16 Seconds East, 303.06 feet, to an existing stone found, (4) North 88 Degrees, 41 Minutes, 05 Seconds West, 577.32 feet, to an existing buggy axle found, (5) North 88 Degrees, 41 Minutes, 05 Seconds West, 102.83 feet, to a new iron pipe set in the east right of way of Twin Creek Road; thence with the east right of way of Twin Creek Road the following four calls, (1) North 9 Degrees, 45 Minutes, 13 Seconds East, 135.00 feet, to a new iron pipe set, (2) 134.76 feet along a curve to the left of radius 7639.71 feet, a chord bearing and distance of North 9 Degrees, 14 Minutes, 54 Seconds East, 134.76 feet, to a new iron pipe set, (3) North 8 Degrees, 44 Minutes, 34 Seconds East, 276.86 feet, to a new iron pipe set, (4) 126.86 feet along a curve to the left of radius 3278.37 feet, a chord bearing and distance of North 9 Degrees, 51 Minutes, 05 Seconds East, 126.85 feet, to a new iron pipe set on the east right of way of Twin Creek Road and marking the south west corner of property of Donatiello Living Trust as recorded in deed book 3301, page 3705 of the Forsyth County Register of Deeds; thence with Donatiello the following two calls, (1) South 76 Degrees, 50 Minutes, 14 Seconds East, 23.26 feet, to an existing iron pipe found, (2) North 2 Degrees, 08 Minutes, 56 Seconds East, 135.92 feet, to a new iron pipe set in the east right of way of Twin Creek Road; thence with the east right of way of Twin Creek Road the following five calls, (1) North 12 Degrees, 31 Minutes, 42 Seconds East, 173.25 feet, to a new iron pipe set, (2) 68.76 feet along a curve to the left of radius 1337.91 feet, a chord bearing and distance of North 11 Degrees, 03 Minutes, 22 Seconds East, 68.75 feet, to a new iron pipe set, (3) North 9 Degrees, 35 Minutes, 02 Seconds East, 266.67 feet, to a new iron pipe set, (4) 456.85 feet along a curve to the left of radius 4537.57 feet, a chord bearing and distance of North 6 Degrees, 41 Minutes, 58 Seconds East, 456.66 feet, to a new iron

pipe set, (5) North 3 Degrees, 48 Minutes, 55 Seconds East, 262.97 feet, to the point and place of beginning containing 26.47 acres, more or less. See survey map for Chris Sampson by Triad Land Surveying, P.C. dated 2-4-20, job number 20011-4.

Section 2. This Ordinance is adopted after approval of the site plan entitled Twin Creek Subdivision, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to CNKS, 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 Twin Creek Subdivision. 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 CNKS, LLC (Zoning Docket F-1598). 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), 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:

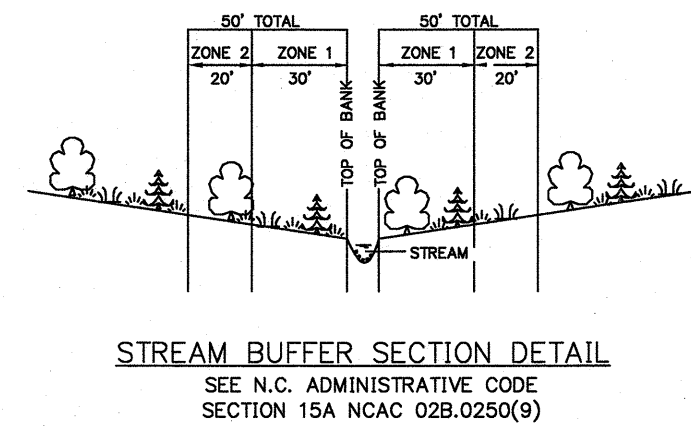
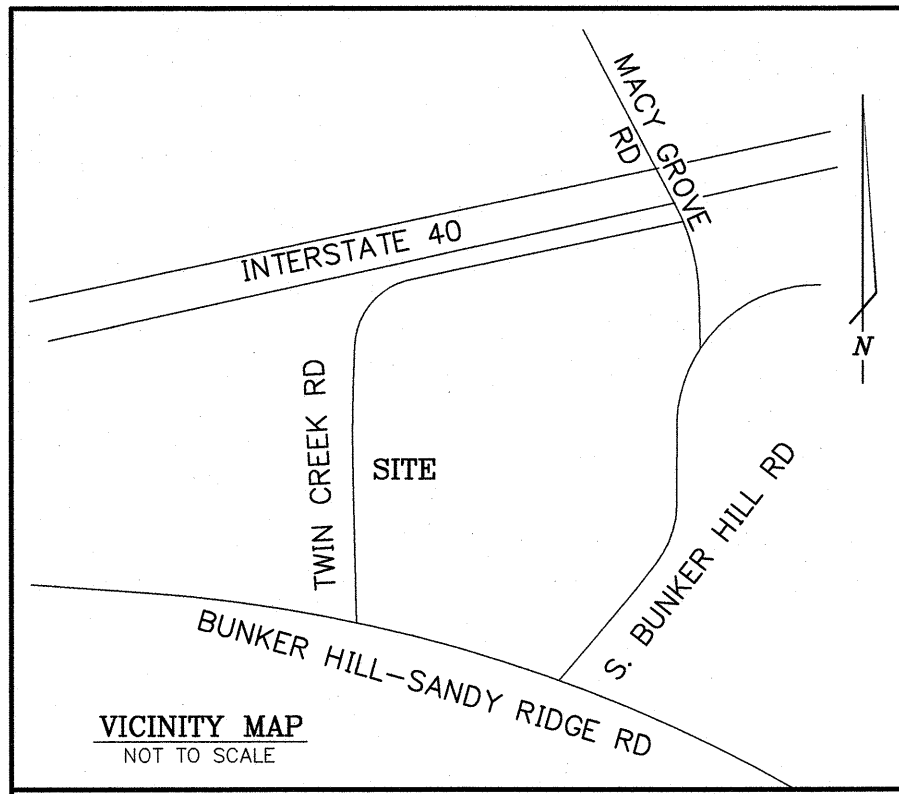
- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain relevant development approvals for the portion of the site located within Guilford County.
 - b. Developer shall obtain a Floodplain Development Permit and a Watershed Protection Permit.
 - c. Developer shall obtain all necessary permits (including those for wetland disturbance and stormwater management) from the North Carolina Department of Environmental Quality (NCDEQ) and/or the US Army Corp of Engineers.
 - d. Developer shall obtain a driveway permit from NCDOT for proposed access from Twin Creek Road. Required improvements include, but are not limited to, a negative access easement along Twin Creek Road.

- **PRIOR TO THE SIGNING OF PLATS:**
 - a. Developer shall complete all requirements of the NCDOT driveway permit.
 - b. All requirements of the US Army Corp of Engineers and NCDEQ shall be fulfilled.

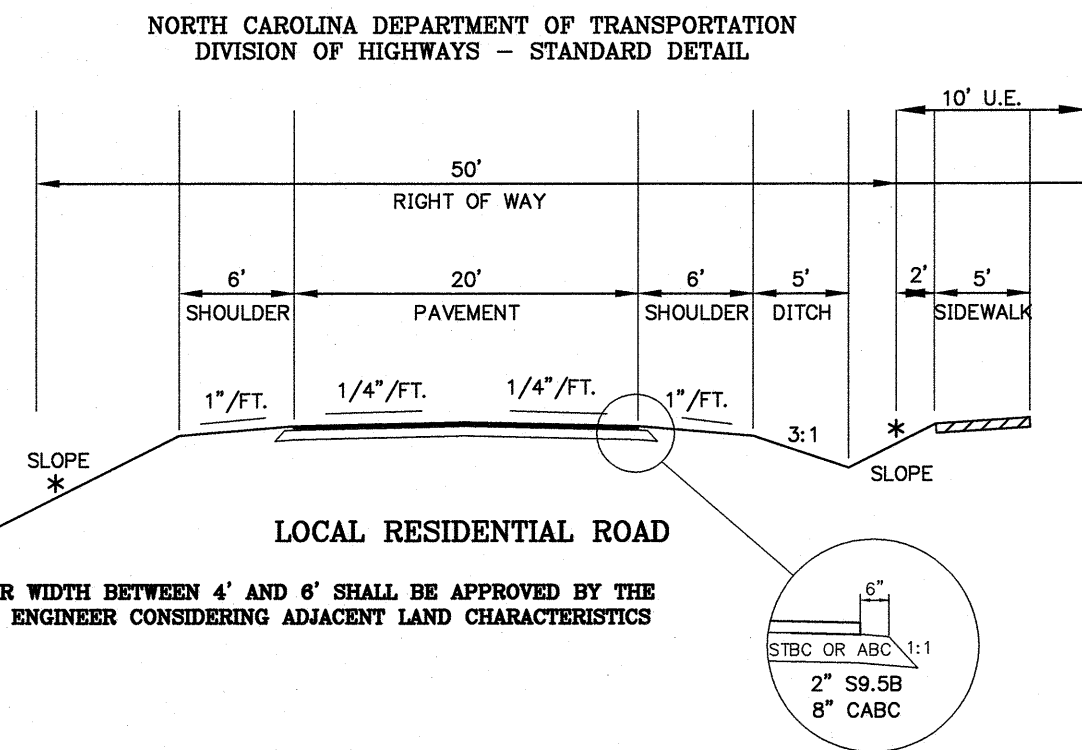
SITE PLAN FOR TWIN CREEK SUBDIVISION

DEVELOPED BY
CNKS, LLC
FORSYTH COUNTY - NORTH CAROLINA
JOB #2020027
NOVEMBER, 2020
REVISED JANUARY 2021

DEVELOPER/OWNER:
CNKS, LLC
2105 ANCHORAGE AVE
HIGH POINT, N.C. 27285
(336) 701-5589
EMAIL: CHRIS@CUSTOMANDP.COM

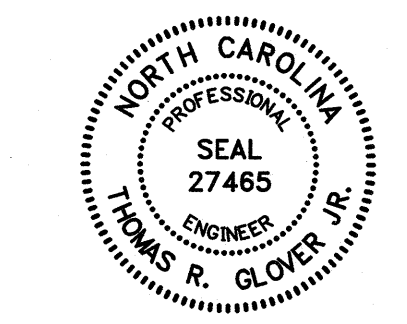
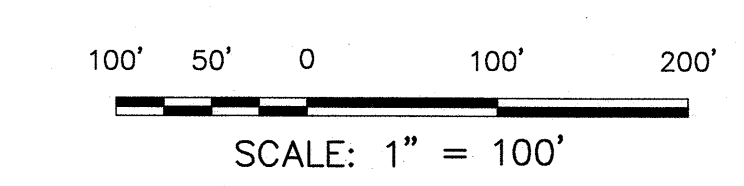
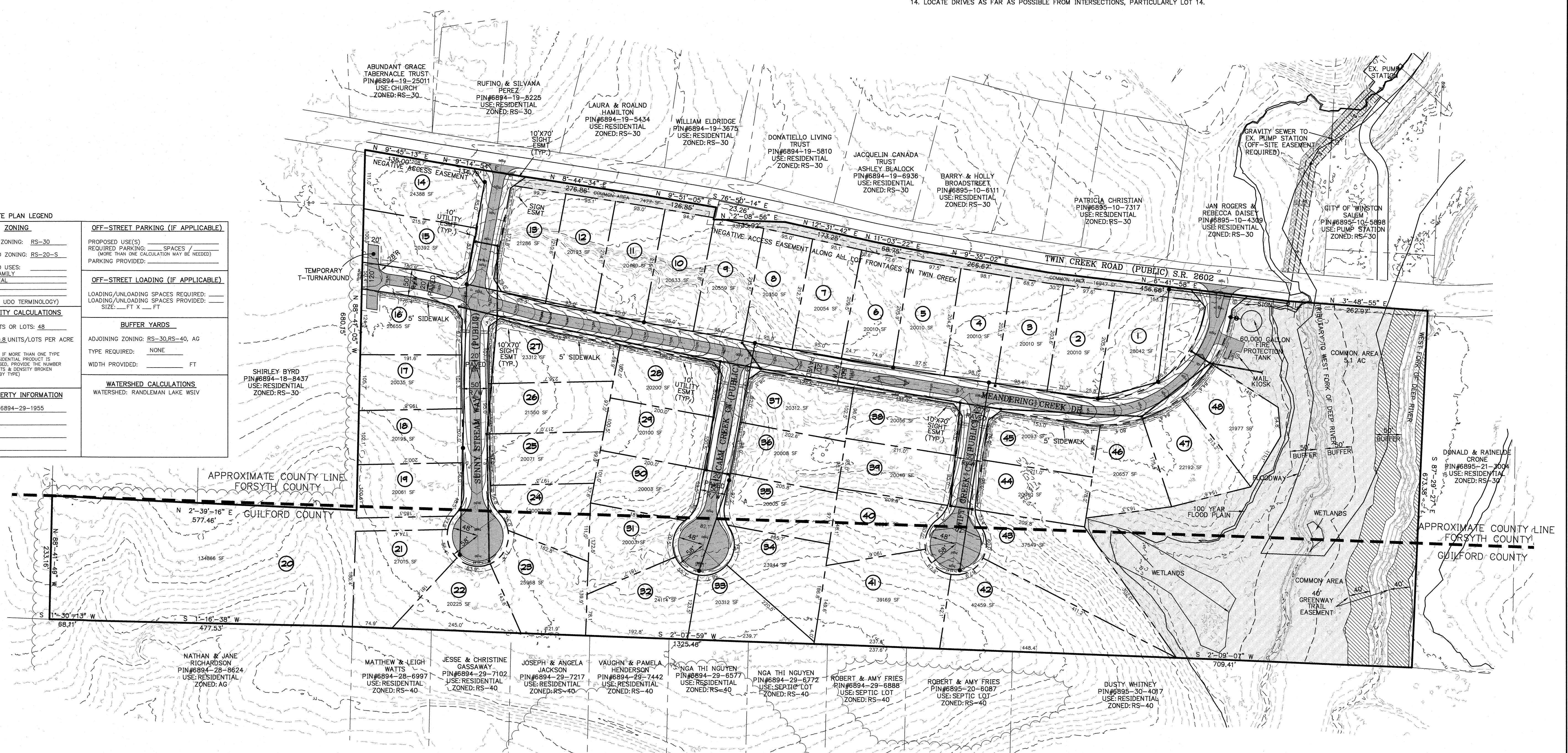


* TERRAIN	MAX. SLOPE
LEVEL	2:1
ROLLING	2:1
HILLY	1-1/2:1



- NOTES:**
- THIS IS NOT A SURVEY. THE INFORMATION SHOWN ON THIS MAP WAS PROVIDED BY OTHERS.
 - NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES.
 - ALL CONSTRUCTION TO CONFORM TO WINSTON SALEM AND NCDOT STANDARDS AND SPECIFICATIONS.
 - 10'x70' SIGHT EASEMENTS WILL BE PROVIDED AT ALL INTERSECTIONS.
 - PUBLIC STREETS TO BE BUILT TO CITY OF WINSTON SALEM STREET STANDARDS.
 - NO LOTS SHALL BE PERMITTED DIRECT ACCESS TO THOMASVILLE ROAD. A NEGATIVE ACCESS EASEMENT SHALL BE PROVIDED ON THE FINAL RECORD PLATS.
 - A STORMWATER PERMIT, DRIVEWAY PERMIT, AND GRADING PERMIT WILL BE REQUIRED.
 - AREAS WITHIN THE COMMON OPEN SPACES SHALL REMAIN VEGETATED EXCEPT WHERE DISTURBANCE IS NECESSARY FOR UTILITIES, STORMWATER CONTROL DEVICES, EROSION CONTROL DEVICES, SLOPE TRANSITIONS, SPOILS AREAS AND AMENITIES.
 - AN EROSION CONTROL/GRADING PERMIT WILL BE REQUIRED PRIOR TO THE START OF WORK.
 - GRADING PERMIT WILL NOT BE ISSUED UNTIL A WATERSHED PROTECTION PERMIT IS APPROVED.
 - A SUBDIVISION REVIEW BY NCDOT IS REQUIRED.
 - A DRIVEWAY PERMIT IS REQUIRED.
 - AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ANY WORK WITHIN THE NCDOT RIGHT-OF-WAY.
 - LOCATE DRIVES AS FAR AS POSSIBLE FROM INTERSECTIONS, PARTICULARLY LOT 14.

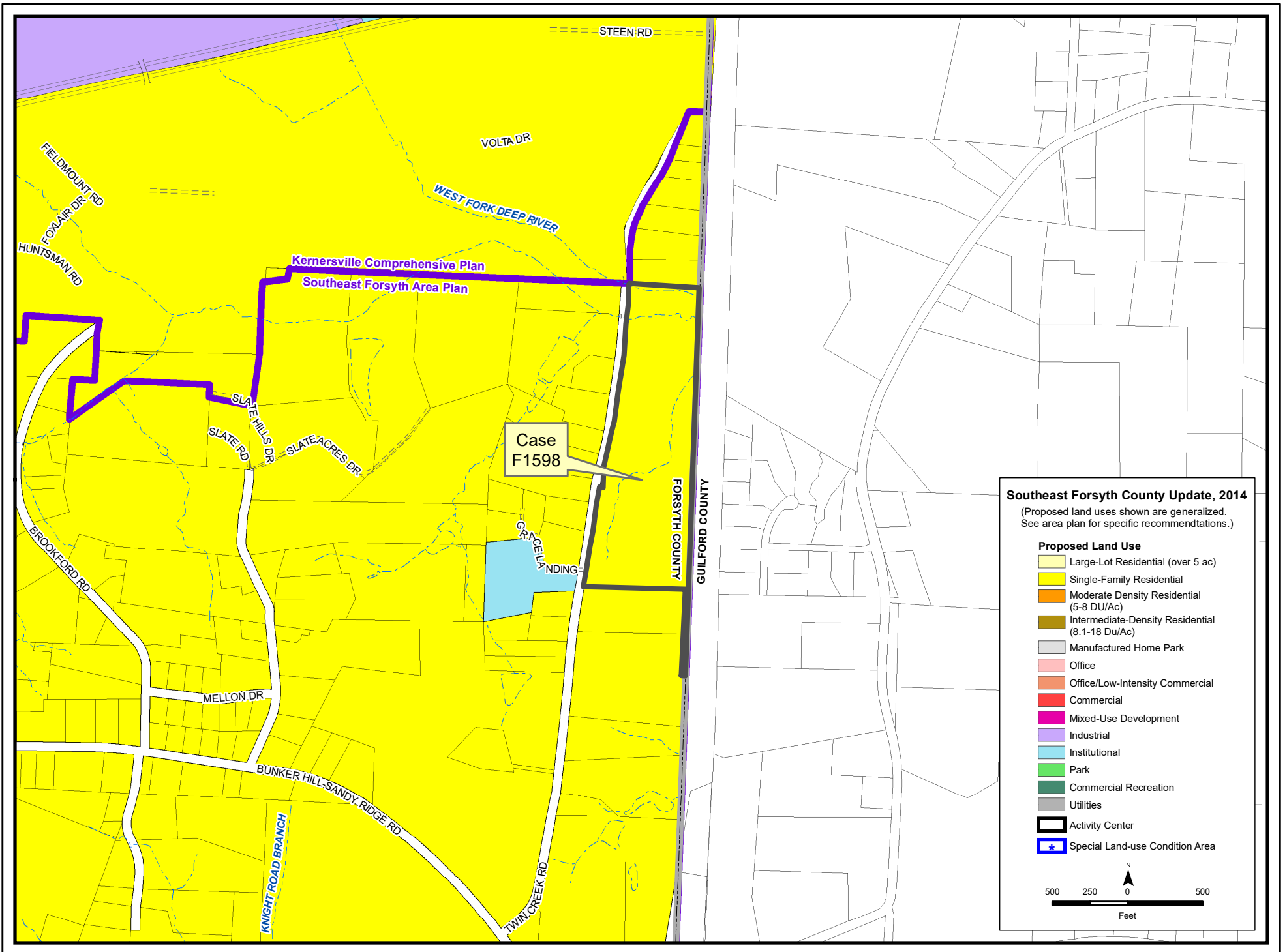
REVIEW INFORMATION	ZONING	OFF-STREET PARKING (IF APPLICABLE)
TYPE OF REVIEW: <input checked="" type="checkbox"/> SPECIAL USE ZONING <input type="checkbox"/> SITE PLAN AMENDMENT <input type="checkbox"/> SPECIAL USE PERMIT (ELECTED BODY ONLY) <input type="checkbox"/> FINAL DEVELOPMENT PLAN <input type="checkbox"/> PRELIMINARY SUBDIVISION <input type="checkbox"/> PLANNING BOARD REVIEW	EXISTING ZONING: RS-30 PROPOSED ZONING: RS-20-S PROPOSED USES: SINGLE FAMILY RESIDENTIAL	PROPOSED USE(S) _____ SPACES _____ REQUIRED PARKING: _____ (MORE THAN ONE CALCULATION MAY BE NEEDED) PARKING PROVIDED: _____
JURISDICTION: <input checked="" type="checkbox"/> CITY OF WINSTON-SALEM <input checked="" type="checkbox"/> FORSYTH COUNTY <input type="checkbox"/> VILLAGE OF CLEMONS <input type="checkbox"/> TOWN OF WALKERTOWN	(USE UDD TERMINOLOGY) DENSITY CALCULATIONS # OF UNITS OR LOTS: 48 DENSITY: 0.8 UNITS/LOTS PER ACRE (NOTE: IF MORE THAN ONE TYPE OF RESIDENTIAL PRODUCT IS PROPOSED, PROVIDE THE NUMBER OF UNITS & DENSITY BROKEN DOWN BY TYPE)	OFF-STREET LOADING (IF APPLICABLE) LOADING/UNLOADING SPACES REQUIRED: _____ LOADING/UNLOADING SPACES PROVIDED: _____ SIZE: _____ FT X _____ FT
PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR REZONING TO RS20-S.	PROPERTY INFORMATION PIN #'s 6894-29-1955	BUFFER YARDS ADJOINING ZONING: RS-30, RS-40, AG TYPE REQUIRED: NONE WIDTH PROVIDED: _____ FT
INFRASTRUCTURE PUBLIC PRIVATE WATER SEWER 3,443 LF LINES 3,311 LF LINEAR FEET OF PUBLIC STREETS: 3,311 FT		WATERSHED CALCULATIONS WATERSHED: RANDLEMAN LAKE WSWV
SITE SIZE AND COVERAGES TOTAL ACREAGE: 38.42 ACRES 28.47 AC. (FORSYTH) SITE COVERAGES: 11.95 AC. (GUILFORD) BUILDING TO LAND 8.6 % PAVEMENT TO LAND 5.0 % OPEN SPACE 19 % BUILDING SQUARE FOOTAGE: _____ SF BUILDING HEIGHT: _____ FT		
CONNECTIVITY INDEX: 8 LINKS / 6 NODES = 1.3		



JAMESTOWN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
117 E. MAIN STREET
P.O. BOX 365
JAMESTOWN, N.C. 27282
Telephone (336) 886-5523
Fax (336) 886-5478
RLOVER@JAMESTOWNENGINEERING.COM
C - 0626

PRELIMINARY - NOT FOR CONSTRUCTION

PRD-COVER.dwg 1/27/21 11:28 AM



Case
F1598

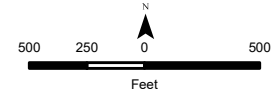
Kernersville Comprehensive Plan
Southeast Forsyth Area Plan

Southeast Forsyth County Update, 2014

(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Proposed Land Use

- Large-Lot Residential (over 5 ac)
- Single-Family Residential
- Moderate Density Residential (5-8 DU/Ac)
- Intermediate-Density Residential (8.1-18 Du/Ac)
- Manufactured Home Park
- Office
- Office/Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Industrial
- Institutional
- Park
- Commercial Recreation
- Utilities
- Activity Center
- Special Land-use Condition Area



USES ALLOWED IN THE EXISTING RS30 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
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
Kennel, Outdoor
Manufactured Home, Class A
Manufactured Home, Class B
Manufactured Home, Class C
Nursing Care Institution
Park and Shuttle Lot
Recreational Vehicle Park
Riding Stable³
Shooting Range, Outdoor
Special Events Center
Transmission Tower

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

Access Easement, Private Off-Site⁵
Landfill, Land Clearing/Inert Debris, greater
than 2 acres
Parking, Off-Site, for Multifamily or
Institutional Uses

³See Section 5.2.74

⁵SUP not required if standards of Section 5.2.2A are met



March 26, 2021

CNKS, LLC
2105 Anchoridge Ave
High Point, NC 27265

Re: Zoning Petition F-1598

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

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 Commissioner's 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
Jamestown Engineering Group, Inc., Attn: Rich Glover, PO Box 365, Jamestown, NC 27265



City Council: Mayor Allen Joines; Denise D. Adams, Mayor Pro Tempore, North Ward; Kevin Mundy, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Barbara Hanes Burke, Northeast 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.; Mo McRae; Brenda J. Smith; Jack Steelman

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	F-1598		
Staff	Gary Roberts, Jr., AICP		
Petitioner(s)	CNKS, LLC		
Owner(s)	Same		
Subject Property	Portion of PIN 6894-29-1955		
Address	There is currently no address assignment for the subject property.		
Type of Request	Special Use rezoning from RS30 to RS20-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS30 (Residential, Single-Family – 30,000 sf minimum lot size) to RS20-S (Residential, Single-Family – 20,000 sf minimum lot size – Special Use). The petitioner is requesting the following use:</p> <ul style="list-style-type: none"> • Residential Building, Single Family 		
Continuance History	This case was automatically continued from the February 11, 2021 Planning Board meeting to the March 11, 2021 meeting.		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
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 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.		
Rezoning Consideration from Section 3.2.15 A 13	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	The subject property is located within GMA 3 and is near other properties with RS20 zoning. The site does not have access to public water; however, it does have access to public sewer.		
GENERAL SITE INFORMATION			
Location	East side of Twin Creek Road, north of Bunker Hill-Sandy Ridge Road		
Jurisdiction	Forsyth County		
Site Acreage	± 26.47 acres		
Current Land Use	The site is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	Northwest and North	RS20 and RS30	Undeveloped property
	East	RS40 and AG (Guilford County)	Single-family homes and undeveloped property
	South	RS30	Large-lot, single-family residential

	West	RS30	Single-family homes	
Rezoning Consideration from Section 3.2.15 A 13	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes. The proposed low-density single-family residential use is compatible with the uses permitted on the adjacent properties.			
Physical Characteristics	The site is heavily wooded with a mixture of deciduous and evergreen trees. The northern portion of the site is traversed by the West Fork Deep River and its associated regulatory floodplain. The site has a variation in topography and generally slopes downward from the south to the north.			
Proximity to Water and Sewer	Access to public sewer is available at the northwest corner of the site by Twin Creek Road. The site does not have access to public water from the Winston-Salem/Forsyth County Utilities Commission nor from Guilford County and will utilize individual wells.			
Stormwater/ Drainage	The proposed streets are not required to have curb and gutter. Stormwater runoff would sheet flow into side ditches, with outflow into several drainage easements flowing to the edges of the site.			
Watershed and Overlay Districts	The site is located within the Balance Area of the Randleman Lake WS IV water supply watershed.			
Analysis of General Site Information	This undeveloped site is located in eastern Forsyth County, east of Kernersville. The proposed development straddles the Forsyth/Guilford County line, which can create unique circumstances for providing services. Public water service is not available.			
RELEVANT ZONING HISTORIES				
There are no recent zoning histories in the vicinity of the subject property.				
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Twin Creek Road	Collector Street	2,046 feet	N/A	N/A
Proposed Access Point(s)	The site will be accessed from Twin Creek Road at two locations.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS30</u> 26.47 acres / 30,000 sf = 38 homes x 9.57 (single-family trip rate) = 364 trips per day <u>Proposed Zoning: RS20-S</u> ± 35 homes* x 9.57 (single-family trip rate) = 335 trips per day (* Approximate number of lots predominately situated within Forsyth County)			
Sidewalks	Sidewalks are proposed along one side of the proposed streets.			
Connectivity	The proposed public street system complies with the required connectivity index. Due to a stream and floodway in the northern portion of the site, as well as the development pattern to the east, stub streets cannot be proposed in those areas. However, a stub street to the south has been proposed.			

Analysis of Site Access and Transportation Information	The site will be accessed from Twin Creek Road at two locations. All proposed streets are public, and the proposed site design includes one stub street to an adjacent parcel to the south and sidewalks on one side of all streets. The proposed trip generation is comparable to what could be expected under the current zoning. Staff does not anticipate any transportation-related issues associated with the request.	
SITE PLAN COMPLIANCE WITH UDO CLEARCODE REQUIREMENTS		
Units (by type) and Density	35 single-family homes* on 26.47 acres = .76 units per acre (* Approximate number of lots predominately situated within Forsyth County)	
UDO ClearCode Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Section 4.5.5: RS20 District • Chapter 7: Subdivision Requirements 	
Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes
	(B) Environmental Ordinance	Yes
	(C) Subdivision Regulations	Yes
Analysis of Site Plan Compliance with UDO ClearCode Requirements	The proposed plan illustrates the street layout and lot pattern for a conventional single-family subdivision. The request complies with the Randleman Lake Water Supply Watershed development standards that require a minimum lot size of 13,500 square feet.	
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"> • Increase infill development within the Municipal Services Area. • Encourage quality infill development on vacant land and redeveloped sites with an emphasis on conforming to the neighborhood’s existing character and scale. 	
Relevant Area Plan(s)	<i>Southeast Forsyth County Area Plan (2013)</i>	
Area Plan Recommendations	<ul style="list-style-type: none"> • The subject property is recommended for low-density residential use. 	
Site Located Along Growth Corridor?	The site is not located along a growth corridor.	
Site Located within Activity Center?	The site is not located within an activity center.	
Greenway Plan Information	The proposed site plan includes a greenway easement along the West Fork Deep River.	
Other Applicable Plans and Planning Issues	Because the subject property abuts the Kernersville zoning jurisdiction and straddles the Forsyth/Guilford County line, staff contacted the representative planning staff members to see if either entity had	

	concerns with the proposed rezoning. Neither jurisdiction had any concerns regarding the subject request.	
Addressing	The proposed street names have been approved by MapForsyth. Individual addresses will be assigned at platting.	
Rezoning Consideration from Section 3.2.15 A 13	Have changing conditions substantially affected the area in the petition?	
	No	
	Is the requested action in conformance with <i>Legacy 2030</i>?	
	Yes	
Analysis of Conformity to Plans and Planning Issues	<p>This request would rezone an undeveloped tract of land from RS30 to RS20-S to accommodate a conventional single-family subdivision. The site straddles the Forsyth/Guilford County line. Of the proposed 48 lots, approximately 35 are predominantly situated within Forsyth County.</p> <p>While the site is located within GMA 3, it does not have access to public water. Access to public water is part of the RS20 district purpose statement. However, staff is supportive of the request because the site <i>does</i> have access to public sewer; the request is consistent with the low-density residential land use recommended in the <i>Southeast Forsyth County Area Plan</i>; and it is generally compatible with the surrounding development pattern. Water service will be provided via individual wells as approved by the Forsyth County Health Department.</p>	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
	Positive Aspects of Proposal	Negative Aspects of Proposal
	The property is located within GMA 3.	The request would result in the conversion of a heavily wooded tract to a conventional single-family subdivision with no access to public water.
	The site has access to public sewer.	
	Property with RS20 zoning is located directly northwest of the site.	
	The request generally complies with the RS20 district purpose statement and is consistent with the recommendation of the <i>Southeast Forsyth County Area Plan</i> .	
	Twin Creek Road is a collector street.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL		
<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"> • <u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u> <ol style="list-style-type: none"> a. Developer shall obtain relevant development approvals for the portion of the site located within Guilford County. b. Developer shall obtain a Floodplain Development Permit and a Watershed Protection Permit. c. Developer shall obtain all necessary permits (including those for wetland disturbance and stormwater management) from the North Carolina Department of Environmental Quality (NCDEQ) and/or the US Army Corp of Engineers. 		

d. Developer shall obtain a driveway permit from NCDOT for proposed access from Twin Creek Road. Required improvements include, but are not limited to, a negative access easement along Twin Creek Road.

- **PRIOR TO THE SIGNING OF PLATS:**

- a. Developer shall complete all requirements of the NCDOT driveway permit.
- b. All requirements of the US Army Corp of Engineers and NCDEQ shall be fulfilled.

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.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR F-1598
MARCH 11, 2021**

Desmond Corley presented the staff report.

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: Clarence Lambe

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Mo McRae recommended approval of the zoning petition.

SECOND: Clarence Lambe

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services



F-1598 Twin Creek Subdivision (Special Use Rezoning & Preliminary Subdivision)

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

Rich Glover
Jamestown Engineering Group, Inc.
PO Box 365
Jamestown, NC 27265

Project Name: F-1598 Twin Creek Subdivision (Special Use Rezoning & Preliminary Subdivision)
Jurisdiction: City of Winston-Salem
ProjectID: 481092

Wednesday, January 20, 2021

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

14. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
1/7/21 9:19 AM
01.03) Rezoning-
Special Use District - 2

If the proposed project creates more than 10,000 sq. feet of land disturbance, an Erosion Control/Grading Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/>

15. DWR 401 or USACE 404 Permits Needed

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[Ver. 2] [Edited By Matthew Osborne]

16. Watershed Permit Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
1/7/21 9:20 AM
01.03) Rezoning-
Special Use District - 2

The proposed project is within the Randleman Lake 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/>.

17. Floodplain Development Permit

City of Winston-Salem
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matthewo@cityofws.org
1/7/21 9:21 AM
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Special Use District - 2

There are regulated floodplain areas within the limits of this proposed project. Be aware that any proposed development in the regulated floodplain area will require approval of a Floodplain Development Permit and compliance with Winston-Salem/Forsyth Co. UDO, Chapter 8, Section 1 - Floodway and Flood Fringe Regulations. Please be mindful of this ordinance requirement as you continue with plans to develop this parcel. Application for a Floodplain Development Permit must be submitted through the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/>

18. Project Crosses Jurisdictional Boundaries

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matthewo@cityofws.org
1/7/21 9:26 AM
01.03) Rezoning-
Special Use District - 2

This project has portions in Forsyth and Guilford Counties. The developer will need to coordinate with Guilford County Erosion Control program to obtain approval for the portions of the project in their jurisdiction. Approvals from Guilford County must be provided before the Grading Permit will be issued for the activity on the Forsyth County side.

Fire/Life Safety County

General Issues

19. Dead End Road

Forsyth County Fire Department
Scott Routh
336-703-2560
routhcs@forsyth.cc
1/7/21 11:27 AM
01.03) Rezoning-
Special Use District - 2

Dead end fire apparatus access roads in excess of 150' (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

There is a dead end road between lots 15 and 16. An approved turn around is needed or a build out plan and time line.

20. Approved Turn Around

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routhcs@forsyth.cc
1/7/21 11:29 AM
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Special Use District - 2

For Dead End apparatus access roads an approved turn around in accordance with D103.1 shall be provided.

MapForsyth Addressing Team

General Issues

28. Addressing & Street Naming

Forsyth County Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
1/19/21 11:29 AM
01.03) Rezoning-
Special Use District - 2

Need to verify road names Sunny Stream Way, Calm Creek Ct and Swift Creek Ct with Guilford county. Meandering Creek Dr is approved.

NCDOT

General Issues

22. NCDOT Comments

NCDOT Division 9
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
1/11/21 9:23 AM
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- Encroachment agreement(s) would be required for any work or utility ties occurring within the right of way.

Planning

General Issues

23. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
1/11/21 1:45 PM
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Special Use District - 2

24. Design

City of Winston-Salem Provide sidewalk along the stub street to the south.

Gary Roberts

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garyr@cityofws.org

1/11/21 3:26 PM

01.03) Rezoning-

Special Use District - 2

TwinCreek-12-28-2020.pdf [18 redlines] (Page 1)

3. Text Box B

City of Winston-Salem

SHOW SEWER CONNECTION

Samuel Hunter

336-727-8000

samuelp@cityofws.org

12/29/20 11:45 AM

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rglover@jamestownengineering.com

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Joe Fogarty

336-747-6961

josephf@cityofws.org

1/6/21 11:46 AM

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Special Use District - 2

Utilities

General Issues

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Charles Jones

336-727-8000

charlesj@cityofws.org

1/8/21 8:10 AM

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Special Use District - 2

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David Avalos

336-727-8000

davida@cityofws.org

1/13/21 4:54 PM

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[Ver. 2] [Edited By David Avalos]



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- Locate driveways as far as possible from intersections, particularly on lot 14.

[Ver. 2] [Edited By David Avalos]

Gary:
The Town has no comments.

Attached is Leslie Bell, Guilford Planning Director contact information.
Jeff

From: Gary Roberts <garyr@cityofws.org>
Sent: Tuesday, February 16, 2021 11:11 AM
To: Jeff Hatling <JHatling@toknc.com>
Subject: Town comments on a proposed rezoning

CAUTION: This email originated from outside of the organization. Do not click links or attachments unless you recognize the sender and know the content is safe.

Hello Jeff,
Attached is a proposed residential rezoning from RS30 to RS20-S we have now on Twin Creek Road. It is located within GMA 3, has public sewer access but no public water.
We are supportive, is the Town ok with this?

Thank you and btw, do you happen to have a good contact for a planner in Guilford County?
Thank you,
Gary

Gary H. Roberts, Jr. AICP
Project Planner
Winston-Salem/Forsyth County
City-County Planning Board
100 E. First Street, Suite 225
Winston-Salem, NC 27102
336. 747.7069
336-748-3163 fax
www.cityofws.org/planning



Community Outreach Report Twin Creek Rezoning

This Community Outreach Report is for zoning case F-1598. The Owners of the Twin Creek Property desired to meet with members of the community. The corona virus made a mass meeting undesirable; therefore, we decided on a door to door visit with each property owner within 500 feet of our property.

On 1/22/21, we visited 25 property owners (some property owners hold more than one parcel). An information letter (see attached "Hello Neighbor") was left at each location. The "Hello Neighbor" letter gave them our address and requested that they contact us with questions and comments. We were able to speak directly with 15 property owners or their relatives.

Questions and comments were:

1. The most frequently asked question. Will there be apartments or multifamily housing? No, we are asking for single family zoning only, zoning request is RS20-S.
2. What price range will the homes be? \$ 350,000 - \$550,000.
3. How larger are the lots? approximately ½ acre, zoning request is RS20-S, minimum 20,000 Sq Ft.
4. How many lots? No more than 48.
5. Will you destroy all the wild animal habitat? No, we do not plan to disturb the land between the creeks and near the creeks. Tree will remain along Twin Creek Rd and wherever street grading and lot preparation permits.
6. Will you have water and sewer? We will have sewer through the Forsyth County pump station on the west side of Twin Creek Rd. Water is by individual wells.
7. When will construction start? Late Spring.
8. Will natural gas be available in the area? We have requested Piedmont Natural Gas determine the feasibility of bring gas to our area.
9. In talking with one of the Wood Cliff HOA administrators, the concern was that the Twin Creek Subdivision would not erode the value of their homes. As we talked about the value of their homes and their subdivision restrictions, we were able to assure them that our subdivision would be comparable to theirs.

Our Communications with the neighbors produced 3 phone inquiries:

1. A Wood Cliff Subdivision property owner concerned about his privacy wanted to buy some of the land behind his lot. We told him, when we were ready to market the lots, he would have the opportunity to buy lots adjoining his property.
2. A Twin Creek neighbor called to say she had an acquaintance was interest in having a home in the Twin Creek Subdivision.
3. A Wood Cliff Subdivision property owner called to verify that the Twin Creek Subdivision was for Single Family Residence. The Meeting Notice from Forsyth County had left him with a question. We concluded that there was only a typo.

The neighbors were very cordial.

CNKS, LLC

Ken & Chris Sampson

Hello Neighbor,

1/22/21

Guy and Gay Campbell sold their property on Twin Creek Rd to my son (Chris) and I (Ken). I(Ken) live in high Point and have been a small custom home builder for 40 years in High Point, Jamestown and Guilford County. Chris lives in Summerfield and does remodeling, electrical and plumbing. **We plan to build upper median priced homes on the Campbell land.** We thank our neighbor for allowing a sewer easement. Another neighbor sold us a piece of land protruding into our site. We have found the twin creek area to be very supportive and friendly. I (Ken) like the Twin Creek area and plan to move there in the near future.

The purpose of this letter is to share with you, our neighbors, what we plan in our community. We are currently working with the Forsyth County Planning Staff, who have been most helpful. I (Ken) have been very concerned about maintaining the rural atmosphere of the area as much as possible. Trees along Twin Creek Rd. will remain and be enhanced. The natural area at and around the creeks will remain. Also, we are donating an easement along the creeks to the county for the extension of a walking trail. We believe the twin creeks provide a natural identity for the area; therefore, we have chosen to call the subdivision "Twin Creek". A plat of our planned development is available; if you would like a copy, let us know.

The plans we have for our subdivision will add to the Twin Creek Community:

Water tank with fire hydrant for enhance fire protection,
Sewer available,
Natural Gas available,
Other utility upgrades

The Twin Creek Subdivision will be a tremendous asset to the Twin Creek Community by encouraging orderly development of nice homes which will add to the value of your property and home.

We hope to visit with each of you, but if we miss you please send or call with your comments and questions by January 29, 2021 to:

CNKS,LLC 2105 Anchoridge Ave, High Point, NC 27265.

Please feel free to call:

Ken 336 454 4531 or Chris 336 701 5589.

Your Neighbor,
Ken and Chris Sampson, CNKS, LLC

January 31, 2021

RECEIVED
FEB 03 2021

Dear Council,

I am writing to express my strong opposition to Zoning Case F-1598 Twin Creek Road: moving it from the current RS-30 to RM20S.

While unable to prevent future development, the neighbors are strongly opposed to increasing the number of homes built in this area. The developers intend to build 48 homes on 26 acres. Currently, less than 35 homes are on the entire Twin Creek road. We experience flooding in the creeks and even road flooding due to the run off from existing neighborhoods, Novant and VA hospitals on Macy Grove Road. Bunker Hill also experiences creek flooding where the Twin Creeks merge into one. Not only is this an environmental issue but it will increase traffic volume on a small rural road and destroy local wildlife habitat. This area has seen an exponential increase with the Northborough and Westmoreland developments off Sandy Ridge road and the Weldon Village off highway 66 on 350 acres. The Brookford road development was recently denied a zoning request due to the potential of creating a high-density area. All of these developments are within a 5-mile radius of Twin Creek road. These developments alone have created a high dense area in what use to be the small town of Kernersville. When can we say "Enough is Enough"?

I have lived on this road over 30 years. Before my time, Twin Creek was a dirt road. All the neighbors love the rural county feel this area currently offers. Approving the request to increase the numbers of houses developed will not only increase an environmental hazard to the creeks and wildlife but will also impact local schools which are close to overcapacity. I know my opinion is shared by my neighbors who cannot attend meetings or write letters.

Thank you for the continued service and support of our community.

Pat Christian



F1598 (S) CNKS LLC 2105 ANCHORIDGE AVE HIGH POINT NC 27265	F1598 (N) ABUNDANT GRACE TABERNACLE TRUS 972 TWIN CREEK RD KERNERSVILLE NC 27284	F1598 (N) ANDERSON CHARLES W 984 TWIN CREEK RD KERNERSVILLE NC 27284
F1598 (N) BROADSTREET BARRY W BROADSTREET HOLLY S 868 TWIN CREEK RD KERNERSVILLE NC 27284	F1598 (N) BYRD SHIRLEY W 1001 TWIN CREEK RD KERNERSVILLE NC 27284	F1598 (N) CAIN KEVIN R CAIN TRACY R 825 TWIN CREEK RD KERNERSVILLE NC 27284
F1598 (N) CHRISTIAN PATRICIA T 864 TWIN CREEK RD KERNERSVILLE NC 27284	F1598 (N) CITY OF WINSTON SALEM PO BOX 2511 WINSTON SALEM NC 27102	F1598 (N) CRONE DONALD P CRONE RAINELDE S 802 JAMES RD HIGH POINT NC 27265
F1598 (N) DONATIELLO LIVING TRUST DONATIELLO ALLAN N 870 TWIN CREEK RD KERNERSVILLE NC 27284	F1598 (N) ELDRIDGE WILLIAM R 900 TWIN CREEK RD KERNERSVILLE NC 27284	F1598 (N) HAMILTON LAURA HICKS HAMILTON ROLAND STUART 960 TWIN CREEK RD KERNERSVILLE NC 27284
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F1598 (N) IDOL GEORGE RALPH 830 TWIN CREEK RD KERNERSVILLE NC 27284	F1598 (N) IDOL MARY EDNA 824 TWIN CREEK RD KERNERSVILLE NC 27284	F1598 (N) JACQUELINE CAMPBELL CANADA TRUST BLALOCK ASHLEY M 2080 BROOKFORD RD KERNERSVILLE NC 27284
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F1598 (N) REED KELLY JEFFERSON BARBOUR 1680 GRACE LNDG KERNERSVILLE NC 27284	F1598 (N) ROGERS JAN MARIE DAISEY REBECCA M 862 TWIN CREEK RD KERNERSVILLE NC 27284	F1598 (N) TAYLOR AMY JEFFERSON 1675 GRACE LNDG KERNERSVILLE NC 27284

F1598 (N)
BALLARD, TERRY LYNN
1311 OLD GREENSBORO RD
KERNERSVILLE NC 27284

F1598 (N)
WATTS, MATTHEW B;WATTS, LEIGH M
9120 GREYTHORNE CT
COLFAX NC 27235

F1598 (N)
GASSAWAY, JESSE;GASSAWAY, CHRISTINE
9118 GREYTHORNE CT
COLFAX NC 27235

F1598 (N)
JACKSON, JOSEPH C JR;JACKSON, ANGELA
N
9116 GREYTHORNE CT
COLFAX NC 27235

F1598 (N)
HENDERSON, VAUGHN S;HENDERSON,
PAMELA H
1725 PEABODY FOREST TRL
COLFAX NC 27235

F1598 (N)
NGUYEN, NGA THI THANH
9103 GREYTHORNE CT
COLFAX NC 27235

F1598 (N)
WANG, HAOMIN;WANG, JIAWEN
9104 GREYTHORNE CT
COLFAX NC 27235

F1598 (N)
NGUYEN, NGA THI THANH
2464 BIRCH VIEW DR
HIGH POINT NC 27265

F1598 (N)
FRIES, ROBERT E;FRIES, AMY L
853 SOUTHWOOD DR
COLFAX NC 27235

F1598 (N)
CERAK, JOHN BOYD;CERAK, KATIE LISA
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F1598 (N)
MER-ALCO INC
PO BOX 880
COLFAX NC 27235

F1598 (N)
WHITNEY, DUSTY
828 S BUNKER HILL RD
COLFAX NC 27235

F1598 (N)
RICHARDSON, NATHAN B;RICHARDSON,
JANE W
884 S BUNKER HILL RD
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(For publication in the WS Journal Legal Section on
April 2 & 9, 2021)

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the Board of Commissioners will hold a public hearing in the Commissioners' Meeting Room on the fifth floor of the Forsyth County Government Center, 201 N. Chestnut Street, Winston-Salem, North Carolina at 2:00 p.m. on Thursday, April 15, 2021 on the following:

1. Ordinance amendment proposed by Planning and Development Services amend sections of the Unified Development Ordinances to align with the North Carolina General Assembly's combination of NCGS 153A and NCGS160A into NCGS 160D (UDO-CC10)
2. Zoning petition of CNKS, LLC from RS30 to RS20-S (Residential Building, Single Family): property is located on the east side of Twin Creek Road, north of Bunker Hill-Sandy Ridge Road; property consists of ± 26.47 acres and is a portion of PIN 6894-29-1955 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-1598)
3. Zoning petition of Dennis Weavil and Edna C. Edwards from AG to LI-L (Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Material Supply; Child Care, Drop-in; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Manufacturing A; Manufacturing B; Micro-Brewery or Micro Distillery; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; School, Vocational or Professional; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Transmission Tower; Warehousing; Wholesale Trade A; Wholesale Trade B; Adult Day Care; Child Care, Sick Children; and Child Day Care Center): property is located on the west side of Union Cross Road between Carl L. Clarke Road and Axle Drive; property consists of ± 70.5 acres and is PINs 6874-04-0097 and 6874-14-2630 as shown on the Forsyth County Tax Maps (Zoning Docket F-1599)

There will be no meeting place where members of the public can be physically present. The Meeting will be broadcast live at 2:00 p.m. on local cable channel WSTV 13- The Government Channel, http://winston-salem.granicus.com/MediaPlayer.php?publish_id=29 and <https://vimeo.com/forsythcountync>.

All persons interested in the proposed amendments are invited by the Board of Commissioners to present their views. If you wish to submit a written comment, please send an email to sloopam@forsyth.cc by Friday, April 16, 2021 at 4:00p.m.

This notice shall be published once a week for two successive calendar weeks. The notice shall be published the first time not less than 10 days, or more than 25 days, before the date fixed for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.

This the 2nd day of April, 2021.

FORSYTH COUNTY BOARD OF COMMISSIONERS
Ashleigh M. Sloop, Clerk to the Board