

**BRIEFING  
DRAFT**

**September 20, 2018**

**Item # 2 A-D**

**ZONING MAP AMENDMENT**

**F-1581**

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

**MEETING DATE:** \_\_\_\_\_ **AGENDA ITEM NUMBER:** \_\_\_\_\_

**SUBJECT:-**

- A. Public Hearing on Zoning Map Amendment of Dana Tucker from AG to RS15-S (Residential, Single Family – 15,000 sf minimum lot size –special use zoning). Property is Located West of North Carolina 66 South and North of Andrews Acres Road (Zoning Docket F-1581).
- 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 and certified the site plan meets all UDO requirements.

**ATTACHMENTS:-**      X   YES              NO

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

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Dana Tucker, Docket F-1581

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

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

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

PIN # 6884-44-7427

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

Section 3. The Board of Commissioners hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Stillwood Phase III. 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.

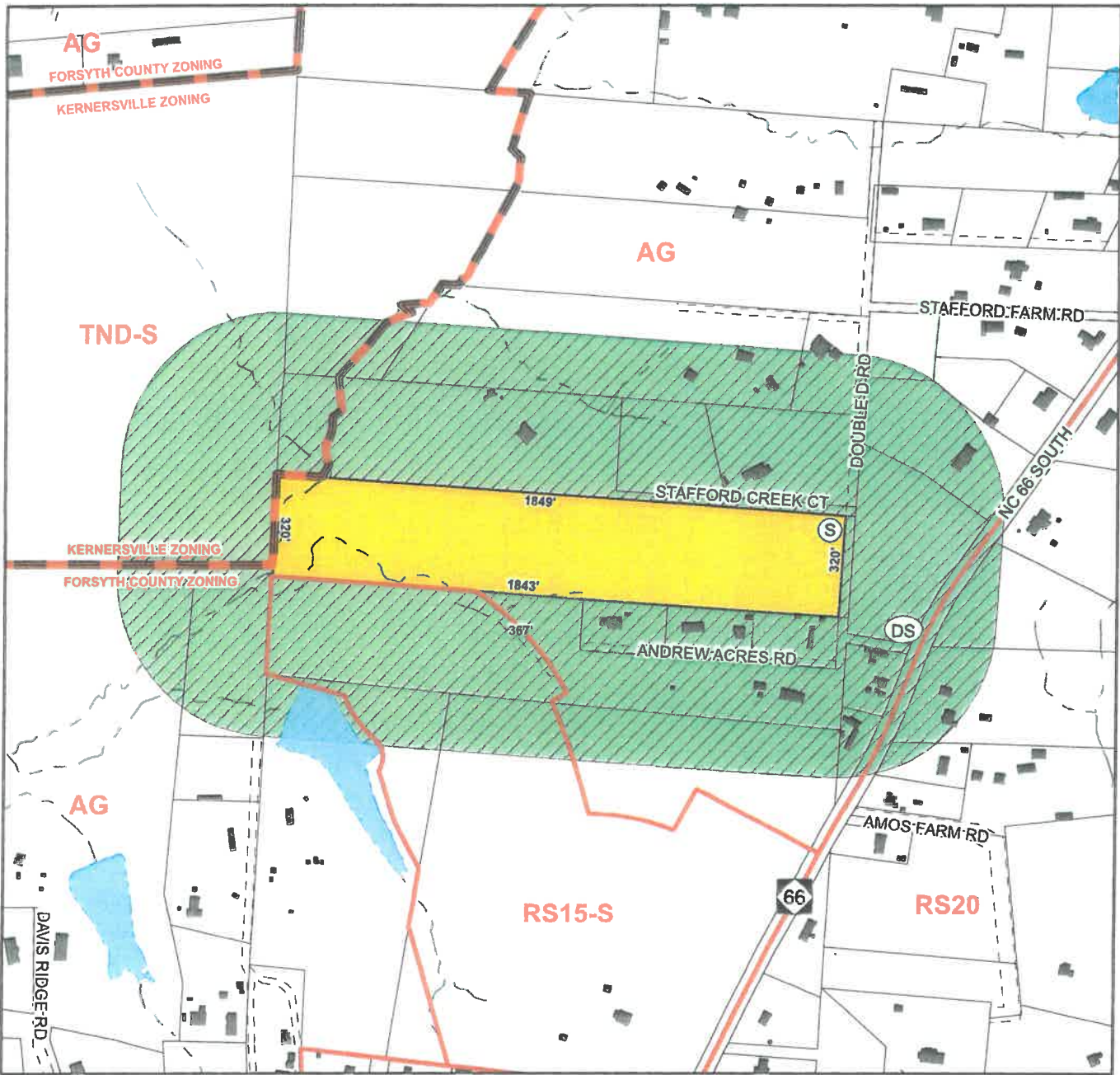
COUNTY, SPECIAL USE DISTRICT PERMIT

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 Dana Tucker (Zoning Docket F-1581). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for RS15-S (Residential Building, Single Family; and Planned Residential Development)", approved by the Forsyth County Board of Commissioners the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_" and signed, provided the property is developed in accordance with requirements of the RS15-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances* of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

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



Printed: 7/13/2018


**DOCKET #:** F1581

**PROPOSED ZONING:**  
RS15-S

**EXISTING ZONING:**  
AG

**PETITIONER:**  
Dana Tucker (Stillwood -  
Phase II) for Same

 Property included  
in zoning request.

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

**SCALE:** 1" represents 500'

**STAFF:** Wilson

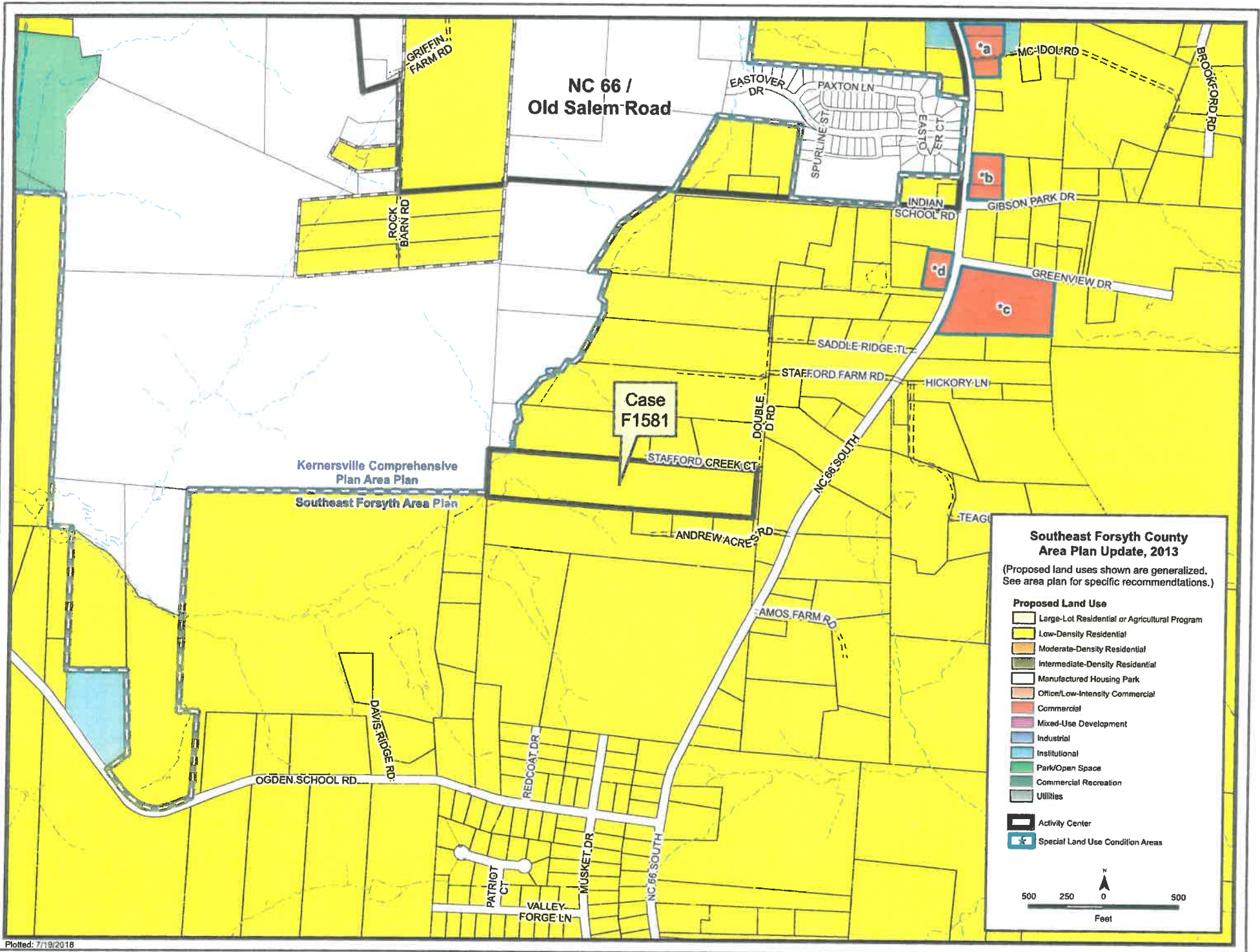
**GMA:** 3

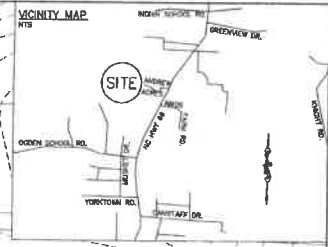
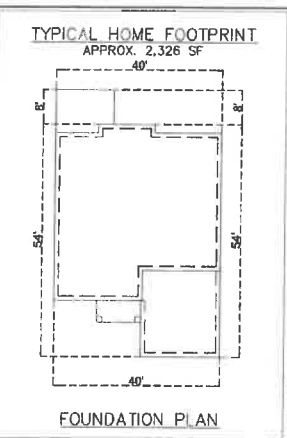
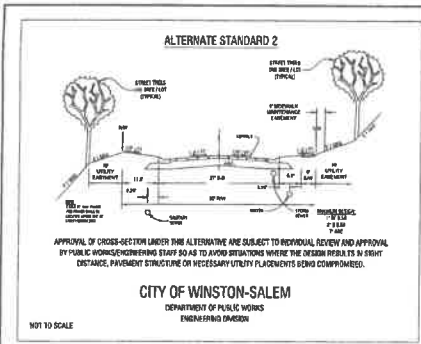
**ACRES:** 13.55

**NEAREST  
BLDG:** 0' south

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







**LaBella**  
Powered by partnership

815 St. George Sq Ct, St. 300  
Winston-Salem, NC 27103  
(336) 842-4055  
CP0430  
Email: patimpson@labella.com

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**SEAL**  
PATIMPSON  
REGISTERED PROFESSIONAL ENGINEER  
NO. 12558  
STATE OF NORTH CAROLINA  
7/26/18

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**F-1581  
STILLWOOD - PHASE III**

SHUGART ENTERPRISES, LLC  
MR. GREG GARRETT, VP



#	DATE	CITY COMMENTS
1	05/08/18	COUNTY COMMENTS

**PROJECT NAME:** 2181184

**DRAWN BY:** ATC/KSG/UR

**REVIEWED BY:** PAS

**ISSUED FOR:** REVIEW

**DATE:** 6/21/2018

**PRELIMINARY  
SUBDIVISION PLAN**

**C 1.0**

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

PETITION INFORMATION			
<b>Docket #</b>	F-1581		
<b>Staff</b>	<a href="#">Bryan D. Wilson</a>		
<b>Petitioner(s)</b>	Shugart Enterprises, LLC		
<b>Owner(s)</b>	Dana Tucker		
<b>Subject Property</b>	PIN # 6884-44-7427		
<b>Type of Request</b>	Rezoning from AG to RS15-S		
<b>Proposal</b>	The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> AG (Agricultural – 40,000 sf minimum lot size) <b>to</b> RS15-S (Residential, Single Family – 15,000 sf minimum lot size – special use zoning). The petitioner is requesting the following uses: Residential Building, Single Family; and Planned Residential Development		
<b>Neighborhood Contact/Meeting</b>	See Attachment B for a summary of the petitioner’s outreach efforts.		
<b>Zoning District Purpose Statement</b>	The RS15 District is primarily intended to accommodate low to moderate density single family detached dwellings in suburban and urban areas. This district is intended for application in GMAs 2 and 3, and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.		
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes, the subject property is located within GMA 3 and has access to public water and sewer.		
GENERAL SITE INFORMATION			
<b>Location</b>	West of NC 66 South and north of Andrews Acres Road		
<b>Jurisdiction</b>	Forsyth County		
<b>Site Acreage</b>	± 13.55 acres		
<b>Current Land Use</b>	The site is completely undeveloped and is heavily wooded.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	AG	Undeveloped land & single-family homes
	East	AG & RS20	Farmland & single-family homes
	South	RS15-S & AG	Stillwood Phase 1 & single-family homes
	West	TND-S	Undeveloped land (Kernersville Jurisdiction)
<b>Applicable Rezoning</b>	<b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other</b>		



<b>Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>properties in the vicinity?</b>					
	Yes, the majority of the surrounding area is residentially zoned with a mixture of single family homes and undeveloped land.					
<b>Physical Characteristics</b>	The undeveloped site has varying topography with a general slope from east to west. An unnamed stream is located in the far western portion of the site.					
<b>Proximity to Water and Sewer</b>	The site has access to public water and sewer.					
<b>Stormwater/ Drainage</b>	No known issues; however, there will be a 50' wide stream buffer requirement located within proposed lot 23.					
<b>Watershed and Overlay Districts</b>	<p>The site is located within the balance of the Abbots Creek WSIII Water Supply Watershed. There are three options for complying with residential development requirements in this portion of the watershed:</p> <ol style="list-style-type: none"> <li>1) The minimum lot size shall be at least 20,000 SF</li> <li>2) The average density shall not exceed 2 units per 40,000 SF or;</li> <li>3) The proposed built upon area shall not exceed 24%</li> </ol> <p>The subject request is utilizing option two (2), as their density is 1.6 dwelling units per 40,000 SF.</p>					
<b>Analysis of General Site Information</b>	The subject site is 13.55 acres in size, is completely undeveloped, and is heavily wooded. Any development on the site will be subject to the Abbots Creek watershed requirements.					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1576	AG to RS15-S	Approved 5/24/2018	Abutting south	32.55 Acres	Approval	Approval
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>						
<b>Proposed Access Point(s)</b>	The submitted site plan proposes a new one-thousand five hundred (1,500) foot public street that connects to the recently approved extension of Musket Drive.					
	<p><u>Existing Zoning: AG (if developed for single family lots)</u>  13.55 acres = 14 lots x 9.57 (Single Family Trip Rate) = 134 Trips per Day</p> <p><u>Proposed Zoning: RS15-S</u>  13.55 acres = 23 lots x 9.57 (Single Family Trip Rate) = 220 Trips per Day</p>					
<b>Sidewalks</b>	Sidewalks will be installed on one side of the proposed public streets.					
<b>Connectivity</b>	<p>The proposed plan shows a connectivity ratio of 1. The bordering single family homes prevent any logical connections to the north and south and a protected stream precludes any additional stub connections to the west. A stub connection is proposed on the eastern portion of the site.</p> <p>The combined connectivity index of the overall Stillwood Phase 1 and Phase 2 will be 1.5 and therefore exceed the minimum connectivity index requirement of 1.2.</p>					

<b>Transportation Impact Study (TIS)</b>	No TIS is required.	
<b>Analysis of Site Access and Transportation Information</b>	Given the site layout that abuts existing single family homes on private drives on the north and south, there is little opportunity for additional connectivity. The stream to the west would prohibit any reasonable connection as well. The proposed stub to the abutting property to the east, could potentially provide a connection to Highway 66 with any future development.	
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>		
<b>Units (by type) and Density</b>	23 single family units on 13.55 acres = 1.70 units per acre	
<b>Building Height</b>	<b>Maximum</b>	<b>Proposed</b>
	40'	40'
<b>Impervious Coverage</b>	<b>Maximum</b>	<b>Proposed</b>
	24% or 2 lots/40,000 SF	1.6/40,000 SF
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Chapter B, Article II, Section 2-1.2 (F) RS-15 Residential, Single Family District</li> <li>Chapter C, Article IV, Watershed Protection</li> </ul>	
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy 2030 policies:</b>	Yes.
	<b>(B) Environmental Ord.</b>	Yes.
	<b>(C) Subdivision Regulations</b>	Yes.
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The revised site plan illustrates the street layout and lotting pattern for a proposed 23 lot single family subdivision. The connectivity index for this phase is below the required minimum, but the site is constrained on the south, east, and north by other existing development and geography. This could eventually be alleviated with future eastward extension of the proposed public road. All other elements of the revised site plan meet UDO requirements.	
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>		
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 3- Suburban Neighborhoods	
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>Concentrate development within the serviceable land area of Forsyth County with the highest intensities at city/town center, activity centers and along growth corridors (p. 29).</li> <li>Encourage higher development densities and mixed-use development within the serviceable land area (p. 42).</li> <li>Make efficient use of Forsyth County's limited land capacity (p. 4-1)</li> </ul>	
<b>Relevant Area Plan(s)</b>	<i>Southeast Forsyth County Update (2013)</i>	
<b>Area Plan Recommendation</b>	<ul style="list-style-type: none"> <li>Factors such as the amount of land available, surrounding land uses, proximity to major roads and services, and access to utilities are all</li> </ul>	

s	<p>considered in determining recommendations for residential uses and densities (p. 23).</p> <ul style="list-style-type: none"> <li>• Low-density residential development is recommended for larger parcels of undeveloped residential land in many parts of the planning area. This land is generally located in the northern portion of the planning area, either has sewer or is sewerable, and has easy access to thoroughfare roads (p. 24).</li> <li>• The property is recommend for low-density residential use on Map 9- Proposed Land Use (0-5 dwelling units/acre) (p. 27).</li> </ul>
<b>Site Located Along Growth Corridor?</b>	No.
<b>Site Located within Activity Center?</b>	No.
<b>Addressing</b>	Street names are approved for use.
<b>Comments from The Town of Kernersville</b>	Kernersville Planning staff has no comments for this rezoning case.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<p><b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b></p> <p>A request for RS15-S (Stillwood Phase I) was recently approved directly south of the subject property.</p> <p><b>(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?</b></p> <p>Yes</p>
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The proposed rezoning site plan illustrates the proposed expansion of the Stillwood subdivision. The previous rezoning was unanimously recommended for approval by the Planning Board in April 2018.</p> <p>The 23 lot expansion would include a new public street that would connect to the recently approved extension of Musket Drive. As noted, while the proposed street layout does not meet the minimum connectivity index standard by itself, the combined Phase 1 and Phase 2 connectivity index exceeds this standard. The proposed stub at the eastern end of Redwood Hill Run would provide for a future connection to Highway 66.</p> <p>As the subject property is located within the Abbotts Creek WSIII Watershed, the developer will need to submit for watershed permits prior to grading and construction. There is an unnamed stream at the far western end of the property which will require buffering. Staff is recommending all relevant conditions from the Phase 1 portion of the prior Stillwood rezoning (F-1576) be carried forward with this rezoning request.</p> <p>The proposed lotting pattern and density is consistent with the already approved Phase I portion of Stillwood. As this request is in keeping with</p>

*Legacy 2030 and the Southeast Forsyth County Area Plan Update* recommendations, staff is supportive of this rezoning request.

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
The subject property has access to public water and sewer.	The site topography and surrounding development limit the potential for greater connectivity on this site.
The subject property is located in GMA 3.	
The proposed RS15 district is consistent with the lotting pattern on adjacent properties.	
The proposed RS15-S district is consistent with the <i>Southeast Forsyth County Area Plan Update</i> recommendation for low-density residential (0-5 dwelling units/acre) for this property.	

**SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**

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

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

**STAFF RECOMMENDATION: Approval**

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

**HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**



Winston-Salem

Phone: 336-747-7068

# F-1581 Stillwood Phase II

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



City of W-S Planning

Paul Stimpson  
Labella Associates  
615 Saint George Place  
300  
Winston-Salem, NC 27103

Project Name: F-1581 Stillwood Phase II  
Jurisdiction: City of Winston-Salem  
ProjectID: 210814

Wednesday, July 25, 2018

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 Wednesday the week before (8 days prior to) the Planning Board meeting.

## Open Issues: 6

### Erosion Control

#### 14. Erosion Control Permit Revisions Required

City of Winston-Salem  
Matthew Osborne  
336-747-7453  
matthewo@cityofws.org  
7/17/18 9:55 AM  
01.03) Rezoning-  
Special Use District - 2

This submittal contains land disturbing activity and additional development that was not included in the Erosion Control and Watershed Protection plans submitted for Phase 1. A revised Erosion Control plan submittal will be required which includes the Phase 2 area along with a new FRO showing the additional disturbed area calculations. A revised Watershed Protection plan must be submitted to verify that the combination of Phase 1 and Phase 2 are compliant with the Watershed Protection ordinance. Please submit these revised plans through the electronic plan review portal for the existing Phase 1 submittal for both Grading/Erosion Control and Watershed Protection.

[Ver. 2] [Edited By Matthew Osborne]

### IDTP

#### 7-9-18 sealed-Stillwood Phase II.pdf [3 redlines]

#### 13. Text Box B

City of Winston-Salem F-1581  
Robert Solomon, Jr.  
336-747-7064  
roberts@cityofws.org  
7/9/18 4:43 PM  
Pre-Submittal Workflow  
- 1

### 17. planning callout B

City of Winston-Salem This triangle was not a part of the original rezoning request (F-1576) and (to our knowledge) is not owned by the petitioner/developers. This would also require a partial lot description for rezoning. Please remove the triangle as a part of this rezoning request (you should be able to meet minimum lot size for lot 1).  
Bryan Wilson  
336-747-7042  
bryandw@cityofws.org [Ver. 3] [Edited By Bryan Wilson]  
7/24/18 4:58 PM  
01.03) Rezoning-  
Special Use District - 2

## MapForsyth Addressing Team

### 15. Addressing & Street Naming

MapForsyth "Redwood Hill Run" is approved for use. Addresses will be issued during subdivision process.  
Stacy Tolbert  
3367477497  
tolbersy@forsyth.cc  
7/17/18 2:10 PM  
01.03) Rezoning-  
Special Use District - 2

## Planning

### 16. Historic Resources

City of Winston-Salem No comments  
David Reed  
336-747-7043  
davidr@cityofws.org  
7/17/18 4:13 PM  
01.03) Rezoning-  
Special Use District - 2

### 18. Rezoning

City of Winston-Salem Staff will recommend carrying forward all relevant conditions from F-1576.  
Bryan Wilson [Ver. 2] [Edited By Bryan Wilson]  
336-747-7042  
bryandw@cityofws.org  
7/24/18 3:29 PM  
01.03) Rezoning-  
Special Use District - 2

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR F-1581  
AUGUST 9, 2018**

Aaron King presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

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

SECOND: Chris Leak

VOTE:

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

AGAINST: None

EXCUSED: None

---

Chris Murphy, AICP  
Acting Director of Planning and Development Services





August 22, 2018

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

Re: Zoning Petition F-1581

Bryce A. Stuart Municipal Building  
100 E. First Street  
P.O. Box 2511  
Winston-Salem, NC 27102  
CityLink 311 (336.727.8000)  
Fax 336.748.3163  
[www.cityofws.org/planning](http://www.cityofws.org/planning)

Dear Petitioner:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners. You will be notified by the Board of Commissioner's Office of the date on which the Commissioners will hear this petition.

Sincerely,

Chris Murphy, AICP  
Acting Director of Planning and Development Services

pc: Clerk to the Board of Commissioners Forsyth County Government Center, 5<sup>th</sup> Floor, 201 N. Chestnut Street, Winston-Salem, NC 27101

**CityLink311**

Call 311 or 336-727-8000

[citylink@cityofws.org](mailto: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; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

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

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

(S) F1581 6884-44-7427.000  
TUCKER DANA JARVIS  
4248 SHADETREE DR  
WINSTON SALEM NC 27107

(N) F1581 6884-54-8447.000  
AMOS G RALPH AMOS JEWEL E  
414 WILLOWCREST DR  
WINSTON SALEM NC 27107

(N) F1581 6884-64-2275.000  
AMOS JOHNNY THOMAS AMOS LINDA H  
1985 NC HWY 66 S  
KERNERSVILLE NC 27284

(N) F1581 6884-54-4785.000  
BROADWELL GERRY  
7777 STAFFORD CREEK CT  
KERNERSVILLE NC 27284

(N) F1581 6884-54-7044.000  
CAMP JIM R CAMP SHIRLEY AMOS  
2005 NC HWY 66 S  
KERNERSVILLE NC 27284

(N) F1581 6884-53-9738.000  
DAVIS DAVID M DAVIS CYNTHIA L SALVATORE  
2005 NC HWY 66 S  
KERNERSVILLE NC 27284

(N) F1581 6884-23-6677.000  
DONALD DAVIS LIVING TRUST DAVIS DONALD  
2055 DAVIS RIDGE RD  
KERNERSVILLE NC 27284

(N) F1581 6884-43-0435.000  
JORDAN BARBARA SMITH MOORE MCHONE PATSY SMITH  
300 OGDEN SCHOOL RD  
KERNERSVILLE NC 27284

(N) F1581 6884-25-3166.000  
KERNERSVILLE FORESTRY PROPERTIES LLC  
PO BOX 5657  
WINSTON-SALEM NC 27113

(N) F1581 6884-54-6470.000  
KIMBALL DAVID A KIMBALL PAULA L  
1940 HICKORY LN  
KERNERSVILLE NC 27284

(N) F1581 6884-55-8049.000  
MARTIN GEORGE TYREE  
1960 NC HWY 66 S  
KERNERSVILLE NC 27284

(N) F1581 6884-44-9252.000  
MAXEY TIMOTHY A MAXEY MELISHA L  
118 ANDREW ACRES DR  
KERNERSVILLE NC 27284

(N) F1581 6884-44-5811.000  
MEADOWS EMILY W  
7709 STAFFORD CREEK CT  
KERNERSVILLE NC 27284

(N) F1581 6884-54-2230.000  
MOONEY DAVID LEE MOONEY JUDY BOBBITT  
112 ANDREW ACRES DR  
KERNERSVILLE NC 27284

(N) F1581 6884-54-9861.000  
PEGRAM SAMMY ALLEN  
111 FAYE CT  
KING NC 27021

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**F-1581 ATTACHMENT A**  
**USES ALLOWED IN THE AG ZONING DISTRICT**  
**Forsyth County Jurisdiction Only**

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

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

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

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

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

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

**F-1581 ATTACHMENT A**  
**USES ALLOWED IN THE AG ZONING DISTRICT**  
**Forsyth County Jurisdiction Only**

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

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

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

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



Date: July 26, 2018  
To: Bryan Wilson, Planner, Winston-Salem/Forsyth County Planning  
From: Greg Garrett  
Re: Shugart Enterprises, LLC., Community Outreach Meeting Report for Hwy 66 Site (Stillwood Phase III)

The Community Outreach meeting for the Shugart Enterprises, LLC rezoning was held on Thursday, July 26, 2018 from 6:00 pm to 7:00 pm. The notice sent is attached for your review as is the mailing labels (property owners within 500 feet). The meeting was held at the Kernersville Hampton Inn.

There were 11 citizens present at the meeting. The overall tone of the meeting was friendly and informative. The description of the proposed development as well as the particular zoning district (RS 15-S) that was being applied for was explained. Once everyone understood that the lots would be no smaller than 15,000 sq.ft. and that the size and price of the homes would be equal or exceed that of some of the adjacent properties, the citizens seemed to warm up to the proposed project and rezoning. There were a couple of citizens that express some concern about the buffering around the perimeter of the project. Judy Mooney was concerned about the runoff onto her property. I agreed to meet her with my engineer and discuss possible design changes. In addition, the Meadows, in particular, were concerned about the buffering along our shared property line. I agreed to have the line surveyed and then meet them to discuss what trees can be saved to help buffer the proposed neighborhood from their property.

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CAMP JIM R CAMP SHIRLEY AMOS  
2005 NC HWY 66 S  
KERNERSVILLE NC 27284

(N) F1581 6884-23-6677.000  
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2055 DAVIS RIDGE RD  
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KERNERSVILLE FORESTRY PROPERTIES LLC  
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MARTIN GEORGE TYREE  
1960 NC HWY 66 S  
KERNERSVILLE NC 27284

(N) F1581 6884-44-5811.000  
MEADOWS EMILY W  
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PEGRAM SAMMY ALLEN  
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1940 HICKORY LN  
KERNERSVILLE NC 27284

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MAXEY TIMOTHY A MAXEY MELISHA L  
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(N) F1581 6884-54-2230.000  
MOONEY DAVID LEE MOONEY JUDY BOBBITT  
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KERNERSVILLE NC 27284





# SHUGART HOMES

Welcome!

Please sign in below with your name and contact information

Name	Phone Number	E-mail Address
Judy Mooney	994-0821	
Sammy Rogan	336-408-6684	
Bud + Linda Martin	336-830-2005	
Tyler Martin	336-343-3349	
Emily Meadows + Kenny	336-312-2718	
Jim Johnson	336-669-2683	
Tim Maxcy	356-749-6322	
Nathan Medley	336-693-0987	