

**BRIEFING  
DRAFT**

February 15, 2018

Item # 1 A-C

ZONING MAP AMENDMENT

F-1572



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			
<b>Docket #</b>	F-1572		
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>		
<b>Petitioner(s)</b>	Angus Ridge Homeowners Association, Inc.		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	Portion of PIN # 6885-10-7201		
<b>Address</b>	The site does not currently have an address assignment.		
<b>Type of Request</b>	Special use limited no site plan rezoning from RM8-S to RS20-L		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RM8-S (Residential, Multifamily – 8 units per acre maximum density – special use zoning – Residential Building, Twin Home; Residential Building, Townhouse; and Residential Building, Multifamily) <b>to</b> 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"> <li>• Residential Building, Single Family</li> </ul> <p><b>NOTE:</b> General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented.</p>		
<b>Neighborhood Contact/Meeting</b>	See Attachment A for a summary of the petitioner’s neighborhood outreach efforts.		
<b>Zoning District Purpose Statement</b>	The RS20 District is primarily intended to accommodate single family detached dwellings in suburban areas and may also be applicable to older, large lot development constructed prior to the effective date of 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.		
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<p><b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>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.</p>		
GENERAL SITE INFORMATION			
<b>Location</b>	North side of Old Salem Road, between Angus Ridge Drive and Chevoit Drive		
<b>Jurisdiction</b>	Forsyth County		
<b>Site Acreage</b>	± 8.44 acres		
<b>Current Land Use</b>	The site is currently undeveloped.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS20 & IP	I-40
	East	RM8-S	Townhomes

	South	RS30 & TND-S	Undeveloped property			
	West	RS20	Single family homes and undeveloped property			
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>					
	Yes, the use of Residential Building, Single Family is compatible with the residential uses permitted on the adjacent properties.					
<b>Physical Characteristics</b>	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.					
<b>Proximity to Water and Sewer</b>	The site has access to public water and sewer service.					
<b>Stormwater/ Drainage</b>	The entire site drains into Abbotts Creek.					
<b>Watershed and Overlay Districts</b>	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.					
<b>Analysis of General Site Information</b>	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> .					
<b>RELEVANT ZONING HISTORIES</b>						
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
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>						
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		
<b>Proposed Access Point(s)</b>	The petitioner has volunteered a condition that the access to the site will be from Wilchester Lane.					

<b>Planned Road Improvements</b>	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.
<b>Trip Generation - Existing/Proposed</b>	<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
<b>Sidewalks</b>	The Angus Ridge development located directly to the east across Abbotts Creek, includes walking paths within the common area.
<b>Transit</b>	Not available.
<b>Analysis of Site Access and Transportation Information</b>	The subject property has limited frontage on Old Salem Road at the culvert of Abbotts 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 Abbotts Creek and for an easement which would connect Wilchester Lane to said future greenway.
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 3 - Suburban Neighborhoods
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>• Encourage a mixture of residential densities and housing types through land use recommendations.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>Southeast Forsyth County Area Plan Update (2014)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The subject property is recommended for mixed use development as it is located within the NC 66 / Old Salem Road Activity Center.</li> <li>• 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.</li> <li>• Clustering of lots in new subdivisions to protect environmentally-sensitive areas, preserve additional open space, and reduce street and infrastructure costs is encouraged.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is not located along a growth corridor.
<b>Site Located within Activity Center?</b>	The site is located within the NC 66 / Old Salem Road Activity Center.
<b>Greenway Plan Information</b>	<i>The Greenway Plan</i> recommends a future greenway along this portion of Abbotts 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 Abbots Creek and a 20' walkway easement from Wilchester Lane to Abbots Creek were conditions of approval and have been recorded.	
<b>Comments from the Town of Kernersville</b>	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.	
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>	
	No	
	<b>(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?</b>	
	Yes	
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The 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, Abbots 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>	
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>		
	<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
	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

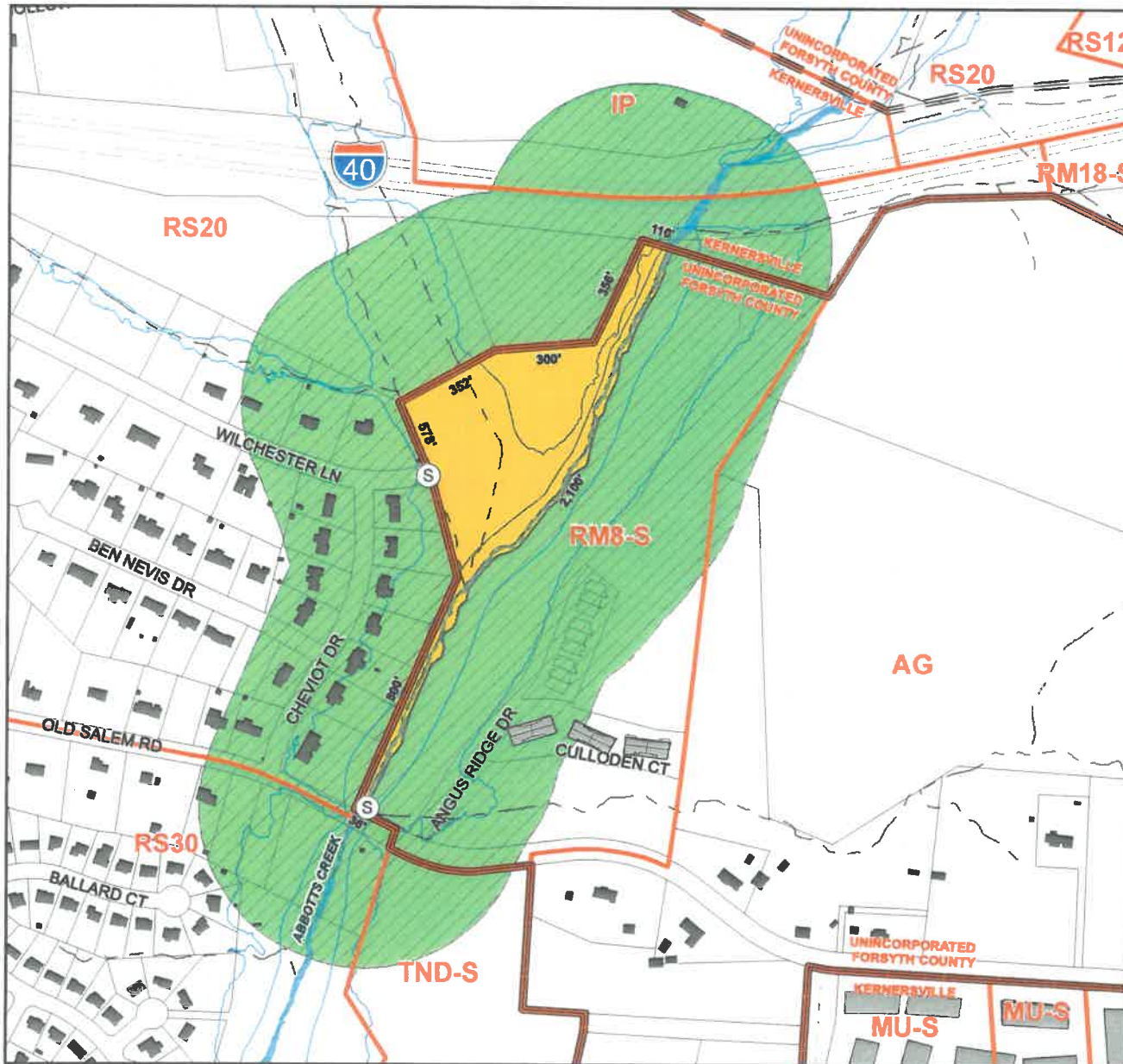
---

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

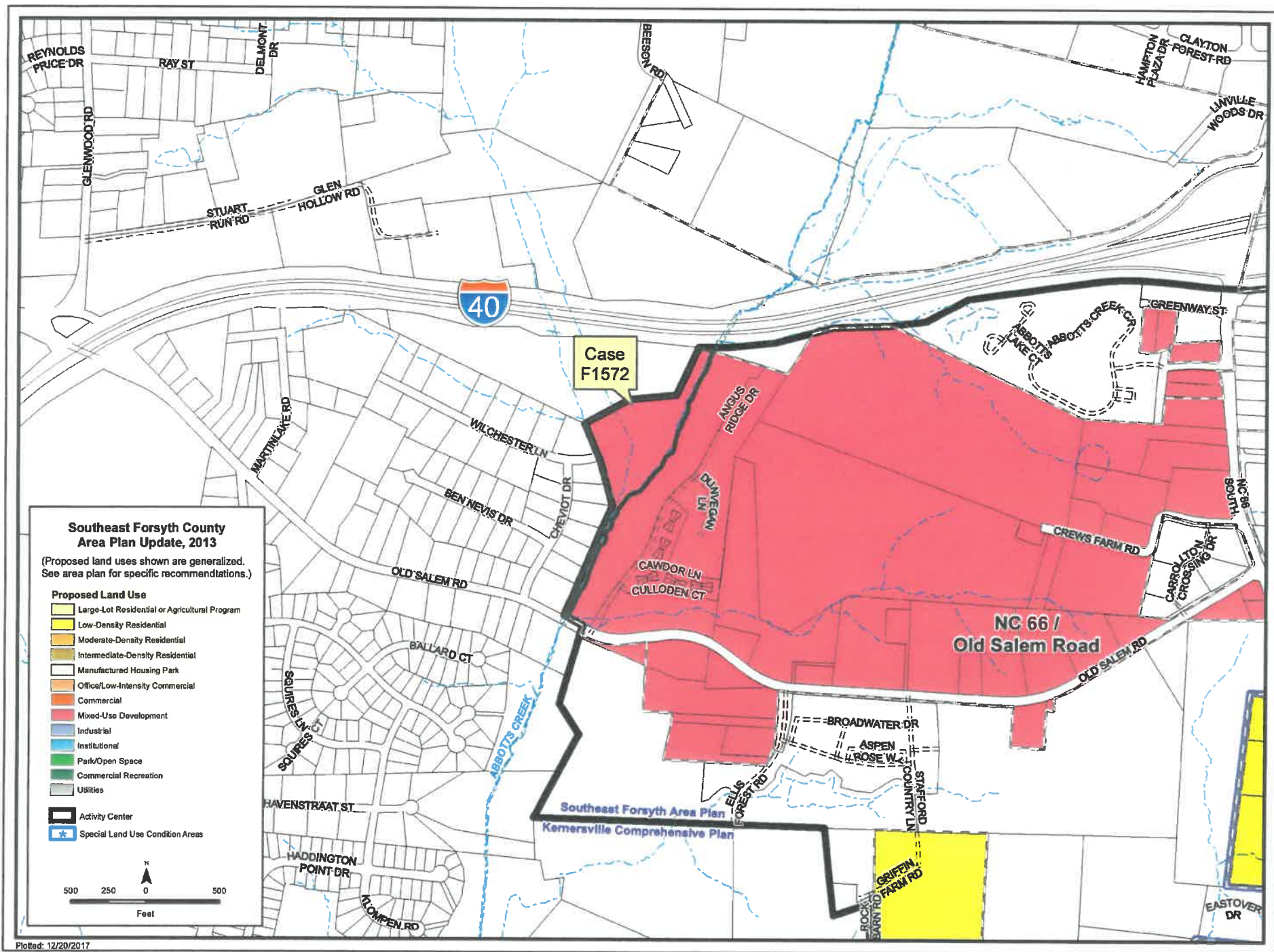
**ACRES:** 8.44

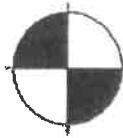
**NEAREST  
BLDG:** 0' west

**MAP(S):** 6884.01, 6885.03









**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 9<sup>th</sup> 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



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

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

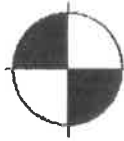
The rezoning proposal is to remove approximately 8.44 acre from a multi-family residential community named Angus Ridge. This 8.44 acre tract is proposed to be rezoned to RS20-L for the purpose of building a single (one) residential family home. This activity is not currently allowed under the approved 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](http://cityofws.org)) and entering "F-1572" in the search bar. This information is generally posted around the 15<sup>th</sup> of each month.





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

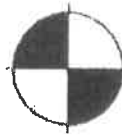
COMMENTS

Please send all comments you may have to [AngusRidge2017@gmail.com](mailto: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](mailto: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 Candler 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)  
MCCLOUD NATHANIEL TRACY  
MCCLOUD 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

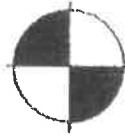
F1572 (N)  
TOWN OF KERNERSVILLE  
PO BOX 728  
KERNERSVILLE, NC 27285

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, P.A.**  
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](http://cityofws.org)) and entering "F-1572" in the search bar. This information is generally posted around the 15<sup>th</sup> 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

8

## Tarra Jolly

---

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