

Motion and
Statement of Consistency with Comprehensive Plan
F-1545

I move that the following statement be adopted in support of a **Motion to Approve** Zoning Map Amendment F-1545:

The proposed special use zoning map amendment with its added conditions is consistent with the Legacy Comprehensive Plan and the Clemmons Community Compass: The 2030 Comprehensive Plan (2010) and is reasonable and in the public interest because:

1. the zoning request reduced the number of proposed lots from 80 to 53, which alleviates potential concerns relating to watershed regulations under the 24% impervious surface coverage option;
2. the zoning request is consistent with the purpose statement of the requested RS15-S zoning and exceeds the minimum street connectivity ratio; and
3. the proposed low density single family use of the subject property is compatible with the single family homes permitted on the adjacent RS40 and RS20 zoned properties as well as similar RS15-S zoned sites to the north and south approximately 200' north of the subject site.

Based on the foregoing Statement, I move adoption of F-1545.

Second:

Vote:

Motion and
Statement of Consistency with Comprehensive Plan
F-1545

I move that the following statement be adopted in support of a *Motion to Deny* Zoning Map Amendment F-1545:

The proposed special use zoning map amendment with its added conditions is consistent with the Legacy Comprehensive Plan and the Clemmons Community Compass: The 2030 Comprehensive Plan (2010), however, it is not reasonable or in the public interest because:

1. The request will result in slightly more traffic than would be expected under the current zoning.
2. The request will result in more homes than the current zoning allows, which increases the chances that additional stormwater runoff may affect lots in the adjacent downstream neighborhood.

Based on the foregoing Statement, I move denial of F-1545.

Second:

Vote:

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of R. S. Parker Homes, LLC
for property owned by Bank of North Carolina,
Docket F-1545

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 RS40 to RS15-S (Residential Building, Single Family; and Planned Residential Development) the zoning classification of the following described property:

PIN #s 5883-16-4052 and 5477

Section 2. This Ordinance is adopted after approval of the site plan entitled Waterford Glen, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to R. S. Parker Homes, LLC for property owned by Bank of North Carolina.

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 Waterford Glen. 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 R. S. Parker Homes, LLC for property owned by Bank of North Carolina (Zoning Docket F-1545). 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 THE ISSUANCE OF ANY PERMITS:**
 - a. 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 ISSUANCE OF GRADING PERMITS:**
 - a. 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.
 - b. Developer shall obtain a post construction stormwater permit from the state.
 - c. Developer shall obtain a Watershed Permit.
 - d. Developer shall obtain a driveway permit from NCDOT.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a final plat in the office of the Register of Deeds.

- **PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**
 - a. All required improvements of the NCDOT driveway permit shall be completed.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	F-1545
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	R.S. Parker Homes, LLC
Owner(s)	Bank of North Carolina
Subject Property	PIN #s 5883-16-4052 and 5477
Address	The site does not currently have an address assignment.
Type of Request	Special use rezoning from RS40 to RS15-S
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS40 (Residential, Single Family district- 40,000 sf minimum lot size) to RS15-S (Residential, Single Family district). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Single Family; and Planned Residential Development
Continuance History	The request was continued from the April 10, 2014 Planning Board meeting to the May 8, 2014 meeting and then to the June 12, 2014 meeting. The developer has decided to convert the request from a Planned Residential Development to a conventional subdivision.
Neighborhood Contact/Meeting	As per an email received from the developer, Justin Mendenhall on March 25, 2014: "I met with the Waterford HOA board (seven members, including the President) on February 19 th to introduce our company and announce plans to develop Waterford Glen." A community meeting was then held on April 10 at the Jerry Long YMCA in Clemmons according to the petitioner's site plan preparer. Also see the attached summary of another neighborhood meeting also held at said YMCA on June 3, 2014 (see Attachment A).
Zoning District Purpose Statement	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.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<p>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site is located within GMA 3 and fronts along a minor thoroughfare. The site is also close to other RS15 zoning.</p>
GENERAL SITE INFORMATION	
Location	East side of Lasater Road, north of Peace Haven Road
Jurisdiction	Forsyth County
Site Acreage	± 29.47 acres

Current Land Use	The site is currently undeveloped.			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	RS40	One single family home and undeveloped property	
	East	RS20	Single family homes	
	South	RS40	Undeveloped property	
	West	RS40	Single family homes and a neighborhood scale church	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes, the proposed single family homes are compatible with the single family homes permitted on the adjacent properties.			
Physical Characteristics	The majority of the site is heavily wooded. It has some moderate slopes and generally slopes downward toward the south and southeast and the northeast. A small stream traverses the northeastern corner of the site.			
Proximity to Water and Sewer	The site has access to public water and according to City-County Utilities Commission staff, it is anticipated that public sewer will be available to the site by the summer of 2015.			
Stormwater/ Drainage	The site plan shows a proposed stormwater facility in the northeastern portion of the site. No stormwater study is required as the site is within the jurisdiction of Forsyth County; however, the developer is required to obtain a post construction stormwater permit from the NCDENR.			
Watershed and Overlay Districts	The site is located within the Yadkin River WSIV Water Supply Watershed. Residential developments therefore must comply with one of the following options: have a minimum lot size of 20,000 sf; have a density not to exceed two units per 40,000 sf; or, have a maximum built-upon area of 24% of the total acreage. The subject request proposes a total of fifty-three (53) lots for an overall density of 1.65 dwelling units per 40,000 sf. The overall density satisfies the second option of two units per 40,000 sf.			
Analysis of General Site Information	The subject property is located within the Yadkin River WSIV Water Supply Watershed and public sewer will not be available to the site until at least the Summer of 2015.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Lasater Road	Minor Thoroughfare	310'	1,800	13,800
Tralee Road	Local Street	60'	NA	NA
Peace Haven Road	Minor Thoroughfare	0'	1,400	13,800

Proposed Access Point(s)	The site will have a public street connection onto Lasater Road and a connection to Tralee Road which stubs into the site from the southeast. Connections of new subdivision streets to stub streets in existing adjacent subdivisions are required by the UDO.
Planned Road Improvements	The <i>Comprehensive Transportation Plan</i> recommends a two lane cross section with bike lanes and sidewalks for this portion of Lasater Road.
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS40</u> 29.47 acres x 43,560 / 40,000 = 32 units x 9.57 (SFR Trip Rate) = 307 Trips per Day <u>Proposed Zoning: RS15-S</u> 53 units x 9.57 (SFR Trip Rate) = 507 Trips per Day
Sidewalks	Sidewalks are shown (as required) along one side of all new streets.
Transit	Not available.
Connectivity	In addition to the above mentioned connections to Lasater Road and Tralee Road, the site will have a stub street to the north that would eventually connect with Waterford Village Drive and a stub street to the south that may eventually connect with Peace Haven Road. The request has a connectivity ratio of 1.5 which exceeds the minimum required ratio of 1:2. The connectivity ratio is derived by dividing the number of street lengths (between intersections) by the number of “nodes” or intersections. The greater the ratio, the greater degree of street connectivity.
Traffic Impact Study (TIS)	A TIS is not required.
Analysis of Site Access and Transportation Information	The site has good access onto a minor thoroughfare and includes multiple stub street connections and sidewalks on one side of all new streets. As required by the UDO, the proposed development is connecting to Tralee Road. The proposed rezoning should result in an increase in the number of vehicular trips compared to what would be anticipated under the current zoning. A driveway permit from NCDOT will be required and a right-turn lane will be required in the later phases.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management Area 3 - Suburban Neighborhoods
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • Encourage good design as a tool and incentive for increased residential densities. • Make new suburban neighborhoods pedestrian and bike friendly by developing interconnected street networks that include sidewalks and bike lanes.
Relevant Area Plan(s)	<i>Clemmons Community Compass: The 2030 Comprehensive Plan (2010)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The <i>Clemmons Community Compass</i> recommends the subject property for cluster residential development. Cluster residential development serves as a transitional area between rural preservation and neighborhood residential uses. Appropriate development here includes suburban-style single family detached residential units at a minimum density of two units per acre.

Addressing	Waterford Glen Way will have to be changed to Waterford Village Drive when said streets are connected when the property directly north is developed.					
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?					
	No					
	(R)(4) - Is the requested action in conformance with <i>Legacy</i>?					
Yes						
Analysis of Conformity to Plans and Planning Issues	<p>The subject rezoning request from RS40 to RS15-S would allow for a 53 lot conventional subdivision. The site is currently adjacent to RS40 and RS20 zoned properties with a similar RS15-S zoned site approximately 200' to the north.</p> <p>The property is located with the water supply watershed of the Yadkin River which includes limitations on the intensity of development in order to maintain the water quality of this regional resource. The site is also located within <i>Legacy's</i> Suburban Neighborhoods Growth Management Area where good design is encouraged as a tool and incentive for increased residential densities. The <i>Clemmons Community Compass</i> recommends the subject property for cluster residential development with single family detached homes at a minimum density of two units per acre.</p> <p>Under the current RS40 zoning, the maximum potential yield on this site would be 32 lots. The proposed request would permit a yield of 53 lots which equates to 1.8 dwelling units per acre which still falls well within the low density residential category. The initial request for a Planned Residential Development proposed 80 lots at a density of 2.71 dwelling units per acre.</p> <p>Because the petitioner has reduced the number proposed lots from 80 to 53, this alleviates potential staff concerns about compliance with watershed regulations under the 24% impervious coverage option. The revised request also lowers the density to 1.8 dwelling units per acre which is lower than what is allowed in the existing RS20 zoned Waterford Subdivision. Planning staff sees the request as being consistent with the recommendations of <i>Legacy</i> and as being compatible with the surrounding development pattern and recommends approval.</p>					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1315	RS40 to RS15-S (PRD)	Approved 7-24-00	200' north	30.46	Approval	Approval
F-1534	RS15-S to RS40	Approved 9-10-12	300' southeast	11.23	Approval	Approval

F-1471	RS40 & RS15-S to RS15-S	Approved 3-26-07	300' southeast	30.22	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Units (by type) and Density	Fifty-three single family homes on 29.47 acres = 1.8 dwelling units per acre.					
Impervious Coverage	Maximum			Proposed		
	N/A			26.95%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.2 (F) RS15 Residential Single Family district Chapter C, Article IV, Section 4-5.2 (C) Requirements for WS-IV Watersheds 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		Yes			
	(B) Environmental Ord.		Yes			
	(C) Subdivision Regulations		Yes			
Analysis of Site Plan Compliance with UDO Requirements	The site plan illustrates the street layout and lotting pattern for the proposed 53 lot single family subdivision and meets UDO requirements.					
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal				Negative Aspects of Proposal		
The request is consistent with the recommendations of <i>Legacy</i> .				The request will result in slightly more traffic than would be expected under the current zoning.		
The request is generally consistent with the recommendations of the <i>Clemmons Community Compass</i> .						
The request is consistent with the surrounding single family residential development pattern.						
The request exceeds the minimum street connectivity ratio.						
Revised request reduced the number of lots from 80 to 53.						
The proposed density is comparable to existing subdivisions located in the general area.						
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL						
The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.						
<ul style="list-style-type: none"> <u>PRIOR TO THE ISSUANCE OF ANY PERMITS:</u> <ol style="list-style-type: none"> 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 ISSUANCE OF GRADING PERMITS:**
 - a. 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.
 - b. Developer shall obtain a post construction stormwater permit from the state.
 - c. Developer shall obtain a Watershed Permit.
 - d. Developer shall obtain a driveway permit from NCDOT.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a final plat in the office of the Register of Deeds.

- **PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**
 - a. All required improvements of the NCDOT driveway permit shall be completed.

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-1545
APRIL 10, 2014**

This was automatically continued to May 8, 2014 per the applicant's request and as per Planning Board's By-Laws.

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR F-1545
MAY 8, 2014**

PUBLIC HEARING REGARDING CONTINUANCE REQUEST

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved continuance of the zoning petition to June 12, 2014.

SECOND: Barry Lyons

VOTE:

FOR: Tommy Hicks, Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

CITY-COUNTY PLANNING BOARD

PUBLIC HEARING

MINUTES FOR F-1545

JUNE 12, 2014

Gary Roberts presented the staff report.

Aaron King asked Matt Osborne, the City's Erosion Control Supervisor, and Mike Gunnell, Stormwater Engineer for the Village of Clemmons, to present further information and explanations. Mr. Osborne walked the stream running through the property to investigate any issues with sedimentation and erosion, and reported his findings. Mr. Gunnell reported on any stormwater management issues he had been aware of in the general area.

PUBLIC HEARING

FOR:

Steve Causey, Allied Design, 4720 Kester Mill Road, Winston-Salem, NC 27103

- We are requesting approval of the rezoning and preliminary subdivision plan but have dropped the request for a PRD.
- The impervious surface coverage became an issue for enforcement purposes and for the developer.
- After the first meeting with the neighborhoods the developer was able to go back and review the plans and decided that larger lots would be more in keeping with the surrounding areas.
- This is in a suburban area.
- This area will be experiencing more development pressure in the future as planned improvements are made to the pump station within the Harper Creek basin.
- A lot of the groundwork such as stub streets, has been done to prepare for future development in this area.
- This proposal is consistent with *Legacy* and the *Clemmons Community Compass*.
- The road network provides good connectivity as required.
- Neighbors are concerned about stormwater. We understand that. Apparently there was a failure of temporary erosion control measures with previous development.
- With this site being located in Forsyth County rather than within the Village of Clemmons, permitting will be through the state, specifically the North Carolina Department of Environment and Natural Resources (DENR).
- The bottom line is that the project meets all applicable regulations.

AGAINST:

Max R. Pardon, 8450 Lasater Road, Clemmons, NC 27012

- I oppose this.
- I commend the petitioner for making the changes they have like reducing the number of houses but that still puts pressure on the wildlife who find refuge on my farm.
- I propose we keep it safe for animals and people by reducing the number of vehicles at the intersection at Lasater, not increasing it.

Philip Doyle, 1817 Curraghmore Road, Clemmons, NC 27012

- My concerns are specifically to the stormwater plan on the property.
- This is a stormwater pond sitting on the side of a hill. If it fails it will be catastrophic.
- This falls under the dangerous dam situation for DENR and you should have a dam assessment of the area. The Commissioners certainly need that.
- Please don't approve this. It is a safety of life issue.

Eric Blanks, 8308 Tralee Road, Clemmons, NC 27012

- I am an adjacent property owner and am representing the Waterford Homeowners Association.
- Although a copy of the petition was not submitted, Mr. Blanks stated that he has a petition signed by over 361 residents of Waterford and 160 residents of surrounding neighborhoods, all of whom are opposed to this request.
- I'm concerned about the sediment runoff, which has increased dramatically since the development of Waterford Village.
- We're also concerned about traffic around the pool area.
- This does not comply with *Legacy 2030* because it isn't sustainable growth. This area is not ready for development like this. The roads need to be appropriately upgraded first.
- The connection to Tralee makes it unsafe for all the residents of Waterford subdivision.

Nick Nelson, 110 Rustinburg Court, Clemmons, NC 27012

- I am the mayor of the Village of Clemmons but am here today as a citizen and as a former member of the Stormwater Advisory Board for the Village of Clemmons.
- State regulations are a minimum and municipalities have the freedom to create more stringent regulations that suit their needs.
- It's a bit misleading to suggest that this proposal meets the RS15 design standards and stormwater regulations since the area around it does.
- My fear is that this development will be built to State regulations and then they will request annexation into the Village of Clemmons in which case the issue is passed on to our municipality leaving us with the burden for these issues. The stormwater runoff will have an immediate impact on our stormwater system.
- I would also request that the Village's design standards for trees be used for this development. They are not showing those standards on this site plan.
- Please consider the standards and regulations we have in the Village of Clemmons as this will directly impact us.

Peter Funder, 1736 Curraghmore Road, Clemmons, NC 27012

- I live in Waterford where the stormwater runs off from Waterford Village.
- Once Waterford Village was built the traffic pattern changed.
- There is an entrance from Lasater but no one uses it.
- With pedestrians, bicycles, and vehicles, traffic around the pool creates a dangerous situation. It is an accident waiting to happen.
- Property values will change.
- All our backyards flood and there should be some protection for us.

Chris Lee, 8052 Glengarriff Road, Clemmons, NC 27012

- The bank near our homes has collapsed twice in recent years. I don't let my children go back there because of the danger.
- Water floods our yards and gets close to the houses. We can't handle any more water. Please take that into consideration.

Glenn Reynolds, 8720 Glengarriff Road, Clemmons, NC 27012

- I live about a half mile up the road but am concerned about traffic. No one uses Lasater Road. They use Glengarriff Road as a shortcut.

Barbara Funder, 1736 Curraghmore Road, Clemmons, NC 27012

- We moved into Waterford because we thought it would be a safe place to raise our children. We've seen a lot of change, even just getting into Waterford.
- There are no sidewalks in Waterford.
- We are worried about the safety of our children and ourselves as traffic increases.
- We are also concerned about the loss of trees.
- These trees were lost in the tornado 15 years ago and have just grown back. They provide a beautiful buffer zone.

WORK SESSION

During discussion by the Planning Board, the following points were made:

Chairman King asked Mr. Causey what we could do about the dam which Mr. Doyle discussed. Mr. Causey explained that there were other options but they felt that under the circumstances, a wet detention basin was the best option. The slope and water volume numbers provided by Mr. Doyle are probably accurate. This is technically a dam, but it falls under DENR's jurisdiction and we will have to meet their regulations before they permit it. In response to a question from Chairman King about whether the client would be open to meeting the Clemmons stormwater requirements, Mr. Causey indicated that they could certainly look into it although they could not make a decision on that today. The petitioner cannot determine whether the residents will apply for voluntary annexation into the Village of Clemmons in the future.

Mr. Younger asked Mr. Causey if there is anything which can be done to encourage residents to use the Lasater Road connection with Peace Haven. Mr. Causey stated that he doesn't know if the Village of Clemmons can barricade roads, whether that would be permitted by NCDOT or if it would violate the interconnectivity requirements.

Staff talked with Larry Kirby, Public Works Director for the Village of Clemmons and he indicated he would welcome the connection to Tralee due to the possibility that this area could be annexed into the Village in the future. It would provide easier access for service vehicles and emergency vehicles.

Chairman King asked Mr. Gunnell to address possible ways to address the current conditions being experienced by the people already living in this area. Mr. Gunnell indicated he would have to refer traffic concerns to Mr. Kirby. Mr. Gunnell has dealt with a few stormwater issues in Waterford but was unaware of the amount of sediment which was coming down the creek. It is likely that a lot of that sediment is coming off existing subdivisions and there isn't much that can be done under those circumstances.

Ms. Mitchell asked what would be different if this development were built to the Village of Clemmons standards. Mr. Lambe responded that according to Clemmons guidelines there would be no difference between post-development runoff and pre-development runoff. In the County there are no controls over quantity but there are controls over quality. However, even if this were developed according to Village standards, there would be no change to what is there now.

Ms. Mitchell asked if there would ever be motivation with development to go over and beyond with stormwater to make sure this isn't a problem? Mr. Norby answered that petitioners are always able to volunteer higher standards if they wish.

Ms. Mitchell expressed the opinion that development is going to come here. The question is whether this is the right time or if you wait for the right time and hope someone comes along and does something better about stormwater. It's sad that there are no sidewalks in the Waterford neighborhood. In the future you may see something with a higher number of cluster homes and more density. The development is great and the connectivity is great but the stormwater is a problem.

Mr. Lyons indicated his agreement with the comments expressed by several speakers about the lack of infrastructure for the amount of development that is going on in this area. We need a commitment from our elected officials to improve the infrastructure and I have a hesitancy to keep developing until these areas are served.

The traffic counts are well within the acceptable levels of service.

Planning staff reported that according to Megan Ledbetter, the planner for the Village of Clemmons, a traffic study was done for this area a couple of years ago. The recommendation coming out of that study was to add bike lanes to provide traffic calming. The neighborhood did not want that change at that time.

Under neither the current zoning nor the proposed zoning will there be stormwater quantity controls because this site is located in the County jurisdiction.

Robert Clifton, 8315 Lismore Street, Clemmons, NC 27012 expressed his concern about the erosion issues.

Development under existing zoning would allow 32 homes with a preliminary subdivision approval by the Planning Board. There would be no public hearing for that type of plan.

The cost of the land remains the same. To make 32 homes profitable for a developer, the homes would have to be larger and more costly. That would likely result in as much impervious surface as the proposed plan which is for 53 homes. In addition, construction under current zoning with no site plan requirements would probably result in the entire site being graded resulting in less control of stormwater.

Streets in the proposed development would have a width of 22' of blacktop.

As development in the area increases, there will be more stormwater discharge but we can't predict how much more.

The water retention dam is the responsibility of DENR rather than the Planning Board. They have the expertise to adequately address that issue.

Mr. Causey: The petitioner would be unable to make a commitment to meet other stormwater standards today but would be glad to examine it prior to the Commissioners' meeting. Another issue is that there is no one to step up and take responsibility for the review, permitting, and enforcement of the inspection and maintenance.

Chairman King: I'm fine with the plan. I'm not comfortable with developing to anything less than Clemmons standards. I'm not comfortable sending it forward trying to work something out in the next 30 days. However, if the site is not developed now someone may come along four or five years from now and put 80 homes on the site. We just don't know. This is probably as good a plan as you're going to have for this property but I'm concerned from a water run-off standpoint.

Mr. Norby: One option would be to have an engineer who is trained and certified to put their stamp on it and verify that it meets the standards of Winston-Salem or Clemmons. There could also be an engineer who is qualified to certify that it has been built to those standards. I'm not sure how you assure maintenance unless it's annexed into Clemmons once it's built.

Ms. Smith: If it isn't annexed but meets Clemmons standards, then where's the permitting coming from? DENR's standards won't match what's built. Mr. Norby: Without the County exercising stormwater management authority, the only entity which would have enforcement capabilities would be the State and presumably they would only be enforcing up to their standards.

If the development were built to current County (DENR) standards, would that prohibit annexation into Clemmons at some point because it isn't built to their standards? Mr. Norby: No municipality is required to annex a property. They can turn down the request. They can also choose to annex even though the completed development does not meet their standards.

The Board could recommend a condition requiring the stormwater measures be built to Clemmons standards and have a certified engineer verify and stamp the plan. However, unless the petitioner agrees to it, that condition is only a recommendation to the Commissioners. The issue regarding enforcement would remain.

Ms. Smith: It's difficult to enforce something which isn't in the rules yet.

Mr. Younger: Building to the Clemmons standards addressing the stormwater quantity is a big concern.

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

SECOND: Barry Lyons

VOTE:

FOR: Tommy Hicks, Darryl Little, Barry Lyons, Lynne Mitchell

AGAINST: Arnold King, Clarence Lambe, Paul Mullican, Brenda Smith, Allan Younger

EXCUSED: None

Motion failed.

MOTION: Clarence Lambe moved approval of the zoning petition and certified that the site plan (including staff recommended conditions) meets all code requirements if the petition is approved. An additional condition is that the development meet Clemmons specifications for stormwater controls.

SECOND: Allan Younger

VOTE:

FOR: Arnold King, Clarence Lambe, Paul Mullican, Brenda Smith, Allan Younger

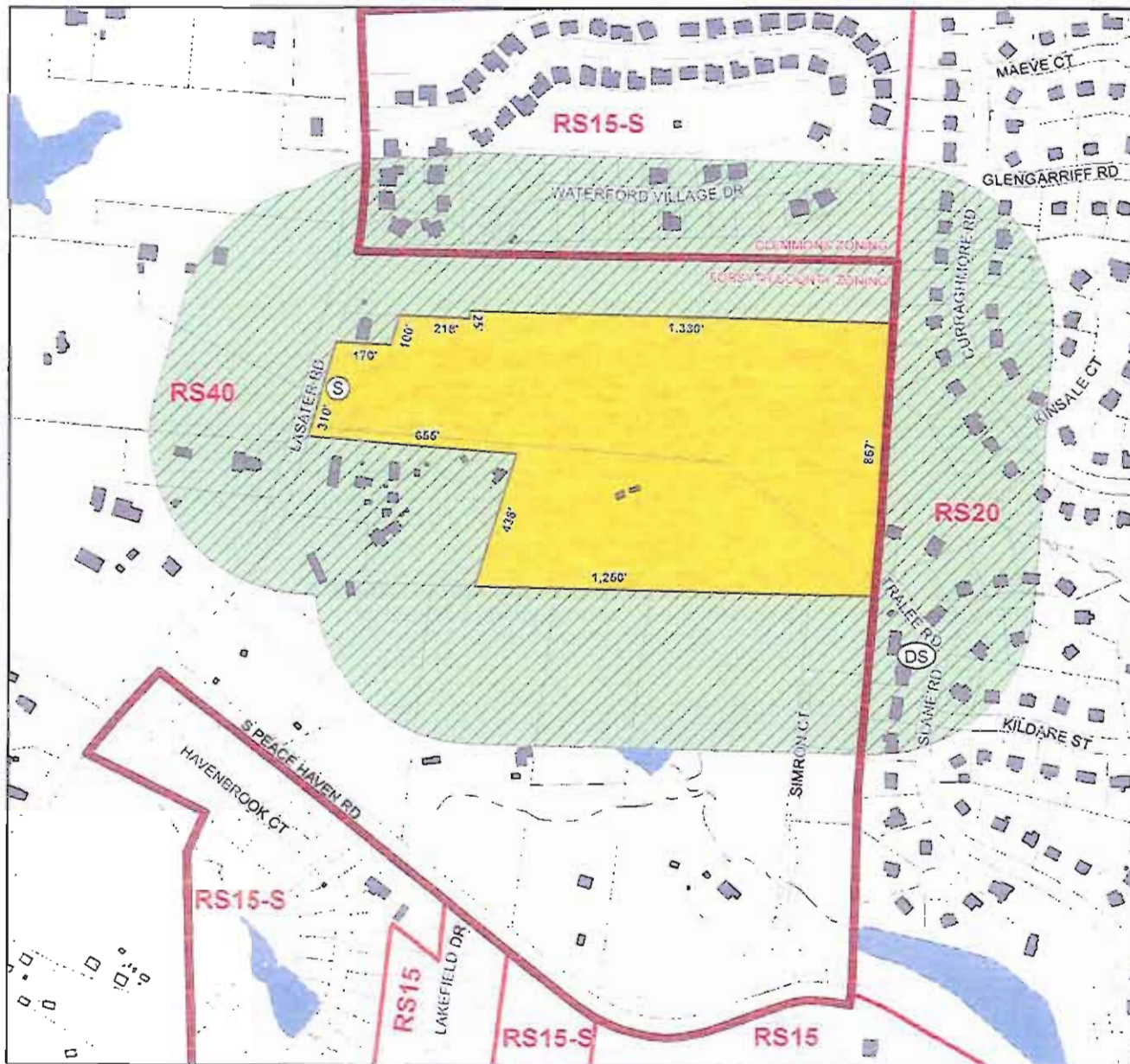
AGAINST: Tommy Hicks, Darryl Little, Barry Lyons, Lynne Mitchell

EXCUSED: None

NOTE: As of July 9, 2014 the petitioner has not committed to meet the Village of Clemmons stormwater requirements.

According to information furnished by the Office of the Tax Assessor on July 2, 2014, the subject property was in the name of Bank of North Carolina.

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



DOCKET #: F1545
(Continued from 5/08/2014)

PROPOSED ZONING:
RS15-S

EXISTING ZONING:
RS40

PETITIONER:
R.S. Parker Homes LLC for
property owned by Bank of
North Carolina

SCALE: 1" represents 500'

STAFF: Roberts

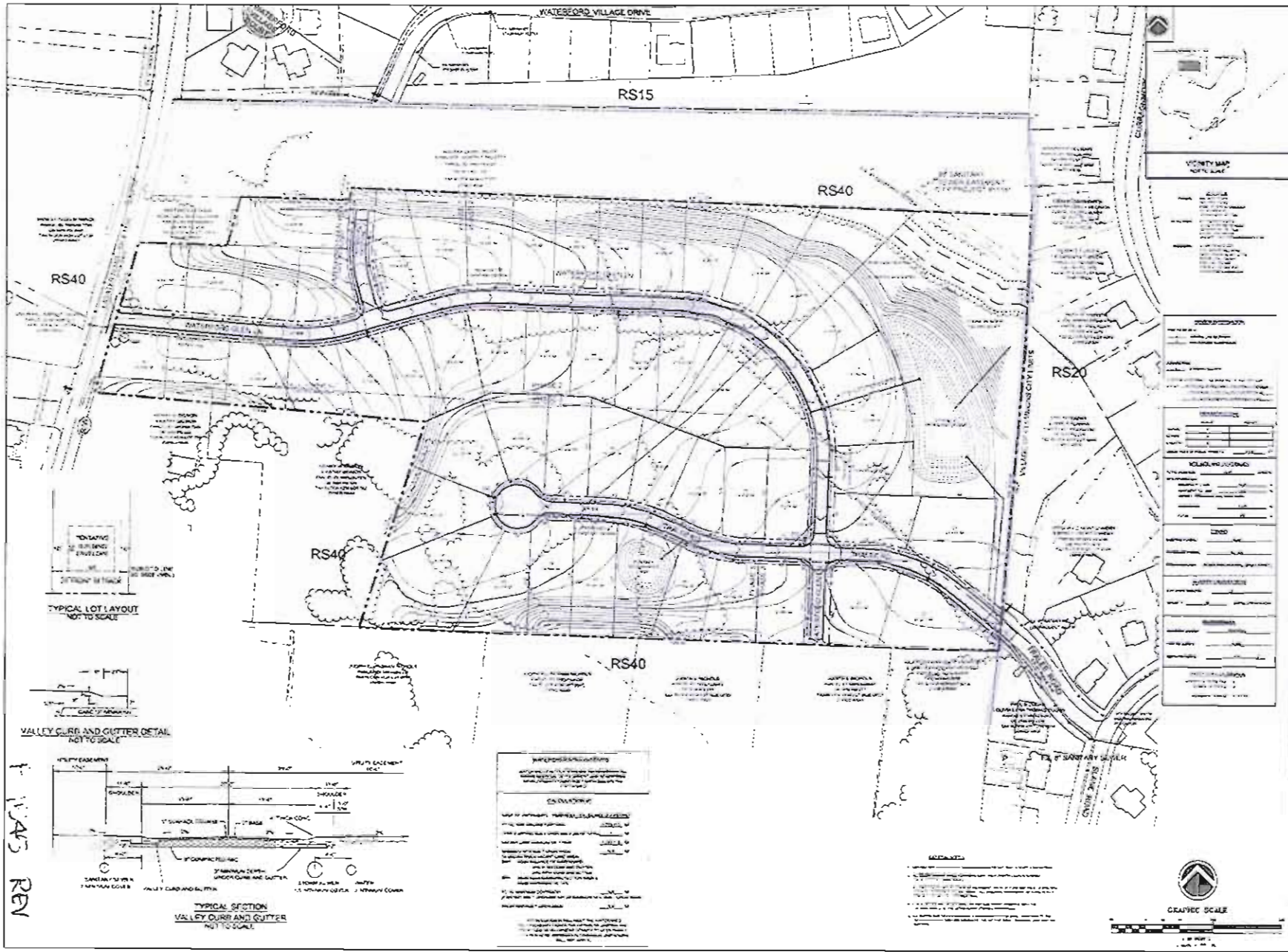
GMA: 3

ACRES: 29.47

**NEAREST
BLDG:** 9' north

MAP(S): 5883.01





Atwood Design, Inc.
 10000 Valley Court
 Suite 100
 Dallas, TX 75244
 Phone: (972) 440-1111
 Fax: (972) 440-1112
 www.atwooddesign.com



PRELIMINARY
 PLAN
 FOR SUBMITTAL TO
 THE CITY OF DALLAS

WATERFORD GLEN
 ALL ZONING MAPS
 1.6 ACRES (1.60)
 OCTOBER 2011 BY JBT/DAW/BAK

33

DESIGNED FOR PRELIMINARY
 SUBDIVISION
 PLAN

DATE: 10/11/11
 SHEET: C1

REV 10/11/11

F-1545 ATTACHMENT A
EXISTING RS40 USES ALLOWED

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
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)

Bed and Breakfast
Borrow Site
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
Park and Shuttle Lot
Recreational Vehicle Park
Riding Stable
Shooting Range, Outdoor
Transmission Tower

F-1545 ATTACHMENT A
EXISTING RS40 USES ALLOWED

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

Access Easement, Private Off-Site

Landfill, Land Clearing/Inert Debris, greater than 2 acres

Parking, Off-Site, for Multifamily or Institutional Uses

INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: F-1545

PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. Further, please note that additional information may be forthcoming from Departments that indicate "See Emailed Comments" or other similar phrase. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

PROJECT CASE NUMBER: F-1545 PROJECT TITLE: Waterford Glen DATE: March 26, 2014

PROJECT DESCRIPTION: East side of Lasater Road, north of Peace Haven Road

NCDOT- Phone # - 336.747.7900 Email: skjones@ncdot.gov

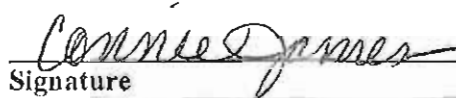
- Obtain NCDOT Driveway Permit
- Permit will approve initial phase, subsequent phases will need additional approval
- A right-turn lane will be required in future phases



Signature

WSDOT- Phone # - 336.747.6872 Email: conniej@cityofws.org

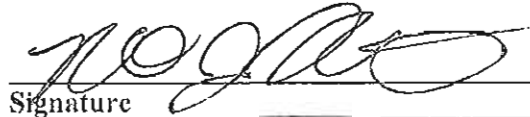
No comments.



Signature

City Engineer- Phone # - 336.747.6846 Email: alberteg@cityofws.org

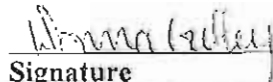
No comments



Signature

Inspections (Zoning)- Phone # - 336.727.2626 Email: jeffv@cityofws.org

- Label bufferyard around perimeter
- Stormwater Pond cannot encroach into bufferyard
- Stormwater Pond cannot encroach lot 065

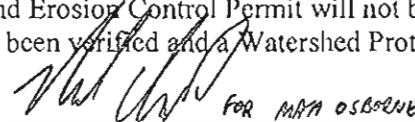


Signature

Erosion Control - Phone # - 336.747.7453 Email: matthewo@cityofws.org

An Environmental Grading and Erosion Control Permit will be required if more than 10,000 square feet is to be disturbed during construction. An Erosion and Sedimentation Control plan must be submitted and approved before the permit can be issued. Please submit this plan at least 30 days prior to the intended start date of construction.


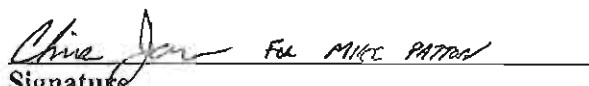
The proposed project is within the Yadkin River Watershed Protection Area which is a WS IV watershed per Winston-Salem/Forsyth County UDO Chapter C, Article IV – Watershed Protection. This project must comply with the Winston-Salem/Forsyth County UDO Chapter C, Article IV – Watershed Protection requirements and provisions. Compliance with this ordinance requirement must be shown on the Erosion and Sedimentation Control Plan. The Environmental Grading and Erosion Control Permit will not be issued until compliance with the Watershed Protection requirements has been verified and a Watershed Protection Permit has been approved.



Signature

INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: F-1545

<p>Stormwater Division- Phone # - 336.747.6961 Email: josephf@cityofws.org No comments</p> <p style="text-align: right;"> Signature</p>
<p>Fire (County)- Phone # - 336.703-2550 Email: smithbj@forsyth.cc Temporary turn arounds will need to be added to dead-end roads longer then 150ft if the roads are built in phases.</p> <p style="text-align: right;">_____ Signature</p>
<p>Utilities- Phone # - 336.747.7499 Email: mikep@cityofws.org No ATC's will be issued until Harper Rd. lift station is within 6 months of completion. Show a valve for the tee at the Waterford Glen Ln stub</p> <p style="text-align: right;"> Signature</p>
<p>Sanitation- Phone # - 336.748.3080 Email: randallb@cityofws.org</p> <p style="text-align: right;">_____ Signature</p>
<p>Planning- Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org Staff recommends some revisions to the active open space area located in the center of the site.</p> <p style="text-align: right;">_____ Signature</p>
<p>Forsyth County Health Department - 336.703-3110 Email: rakescd@forsyth.cc</p> <p style="text-align: right;">_____ Signature</p>
<p>Vegetation Management -336.748.3020 Email: kcithf@cityofws.org</p> <p style="text-align: right;">_____ Signature</p>
<p>Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org Move lot 72 from phase 2 to phase 4 because that lot cannot be addressed to a disconnected segment of Tralee Rd.</p> <p style="text-align: right;">_____ Signature</p>

**SUMMARY OF MEETING
WATERFORD GLEN SUBDIVISION
NEIGHBORHOOD MEETING
Tuesday 6:00 p.m., June 3, 2014
Jerry Long YMCA, Clemmons**

A neighborhood meeting was held with the neighbors adjoining the proposed Waterford Glen neighborhood. Meeting invitations were mailed to the neighbors within an approximate 500 foot radius of the property (same list as previous notifications). Approximately 11 neighboring residences were represented at the meeting (see attached sign-in sheets).

A summary of the meeting follows:

The meeting began at 6:00 with some informal drop-ins. A copy of the revised preliminary subdivision plan was available for review. A presentation began around 6:10.

Steve Causey and Justin Mendenhall began the meeting with a brief summary of the plan revisions and where we currently are in the rezoning process.

A summary of the points covered included:

1. Revisions to the current version of the preliminary subdivision plan include:
 - a. A reduction in the proposed number of lots from 80 to 53.
 - b. The street network has been revised to include a cul-de-sac; it is believed this layout will meet the County's intersection ratio requirements; the proposed street section will remain the same.
 - c. Elimination of the PRD use request. All lots will conform to the requirements of the RS-15 zoning district.
 - d. In meeting the RS-15 requirements the lots will be at least 15,000 square feet in size; the minimum frontage width or "build to" line will be 85' minimum.
 - e. Elimination of the perimeter buffers and the common/open spaces.
 - f. Relocation of the possible stormwater management measure along the southern property line.
 - g. An increase in proposed home size from what was presented on the previous plan.
 - h. The project still includes the larger stormwater management area in the northeast corner of the property.
2. The petitioner has requested two continuances of the Planning Board public hearing and will not be allowed another continuance. The case will be heard at the Planning Board public hearing on June 12, 2014, at 4:30. From this meeting the zoning case is anticipated to be heard at the County Commissioners meeting on either the second or fourth Monday in July (to be determined by Commissioners schedule).

This overview led to a variety of concerns and questions from the neighbors. Some of the neighbors had attended the previous meeting and there were some different families also represented. Their concerns and responses from the development team are summarized as follows:

1. Neighbors questioned why there was a decrease in the proposed number of lots. They were advised that this layout will provide larger lot sizes and will allow the builder/developer to build larger homes than previously planned.
2. Neighbors questioned the limits of tree clearing and were advised that all vegetation within the limits of the proposed contours would be removed.
3. They questioned whether any trees or buffer would be left or provided. They were advised that the current plan represents only a small vegetated area along the creek that will remain.
4. Neighbors inquired about the project schedule. Neighbors were advised that design could begin in mid to late-2014, if/after the rezoning is approved; permitting would start in fall of 2014. Grading could begin in fall 2014 but utilities and roads would not be constructed until 2015. Utility permitting and construction is dependent on the City's schedule for pump station upgrades and improvements in the area.
5. Neighbors expressed concern about the stability of the stormwater management measure proposed on the slope along the eastern property boundary. They were advised that the BMP would be designed in accordance with the state's guidelines for stormwater management and dam safety and that proper inspection monitoring and testing would be provided by the appropriate licensed professionals.
6. The neighbors were advised that we are not in the Village of Clemmons and not subject to the Village's stormwater ordinance. The project is located in the County and the County has not adopted a stormwater ordinance. The project will be reviewed and permitted through the State's stormwater management division.
7. Neighbors expressed concern about flooding along the stream in the northeastern corner of the property and about problems associated with the previous Waterford Village construction. They were advised that the problems from Waterford Village were most likely related to temporary erosion control measures. Neighbors were advised that these measures are usually only designed for the 10-year storm and that if not properly constructed and maintained, they could fail. That project involved a bankrupt developer and poor maintenance of the devices. Revisions to the erosion control design standards and adoption of the stormwater regulations (by the State) impose more controls and standards for development since Waterford Village.

Petition to Oppose F-1545

As of 8:30 am on Friday June 6, 2014 Planning staff has received 86 emails from people who have signed an electronic petition in opposition to this rezoning request. Below is a copy of the latest email.

5 new people recently signed Eric Blanks's petition "[Winston-Salem Planning Board / Forsyth County Committioners: Deny rezoning Request F-1545](#)" on Change.org.

There are now 86 signatures on this petition. Read reasons why people are signing, and respond to Eric Blanks by clicking here:

<http://www.change.org/petitions/winston-salem-planning-board-forsyth-county-committloners-deny-rezoning-request-f-1545/responses/new?response=a3fe01ad56d4>

Dear Winston-Salem Planning Board / Forsyth County Committioners,

Deny rezoning Request F-1545

Sincerely,

- 86. Margaret Marion Clemmons, North Carolina
- 85. Cindy Castellano Clemmons, North Carolina
- 84. Melissa Parnitzke Clemmons, North Carolina
- 83. Rebecca Duke Clemmons, North Carolina
- 82. peter funder clemmons, North Carolina

-----Original Message-----

From: eblanks1 (<mailto:eblanks1@gmail.com>)

Sent: Thursday, May 08, 2014 9:22 AM

To: Gary Roberts

Subject: web inquiry

Mr. Roberts,

I am writing in opposition to the zoning case F-1485 (petition for rezoning by RS Parker Homes). I am opposed to this for multiple reasons.

First, the proposed change from RS-40 to RS-15S is not keeping with zoning of neighboring property. The builder has sighted similar rezoning in the area however none of them abut to this tract. The density of 80 homes on 29 acres is massively inconsistent with even the other RS-15S in the area. The adjoining property, Waterford, is RS-20 and the transition to a RS-15S with the developers density proposed would be the equivalent to approving the zoning of an apartment complex on this lot.

Second, the planned connection of this neighborhood to Waterford subdivision via Tralee Rd would have a substantially negative impact upon residents of Waterford and would significantly decrease the safety of the children and families that use Tralee Rd, Slane Rd, Slane Ct and Kildare St. As Waterford has no sidewalks, pedestrian traffic has no option other than using the street as a thoroughfare. The proposed increase of 700+ vehicle trips (half of which would use the Tralee Rd node) would create a far from ideal situation. Additionally, the egress proposed would route these additional trips past one of the largest neighborhood pools in the area. With more than 400 active members, the Waterford Pool is situated on Slane Rd. During the 5 month period the pool is open, Slane Rd becomes a 1 lane road with street side parking. There is also increased bike and foot traffic. Adding more traffic here only exacerbates an already unsafe situation. If this neighborhood is approved, I would ask that the Tralee Rd connector be cancelled as it would likely lead to a significant degradation of safety to the current residents of the area.

Thank you for your consideration of the above mentioned issues.

Warmest Regards,

Eric & Amie Blanks
8308 Tralee Rd
Clemmons, NC 27012

Chris Frye

From: Gary Roberts
Sent: Thursday, June 12, 2014 8:22 AM
To: Chris Frye
Subject: Oppose Case-F-1545

From: Joseph.Chiou [mailto:Joseph.Chiou@gst-global.com]
Sent: Wednesday, June 11, 2014 5:07 PM
To: Gary Roberts
Subject: Oppose Case-F-1545

Please stop the intention of further development of Waterford. We must keep the green space and maintain the peace of the Waterford neighborhood. Please stop the intention of hurting the nature and the house market. It will be very negative for the community.

Regards,

JOSEPH J. CHIOU

.....
Joseph Chiou
Technical Manager South Hill - GST
Phone: 434-955-3226 1556 Montgomery ST
Mobile: 434-917-4149 South Hill, VA, United States 23970
Joseph.Chiou@gst-global.com www.global-safety-textiles.com
.....

Chris Frye

From: Gary Roberts
Sent: Wednesday, June 11, 2014 2:05 PM
To: Chris Frye
Subject: Oppose Case-F-1545

From: Melinda Chlou [<mailto:lnlight247@gmail.com>]
Sent: Wednesday, June 11, 2014 1:02 PM
To: Gary Roberts
Subject: Oppose Case-F-1545

Please stop the intention of further development of Waterford. We must keep the green space and maintain the peace of the Waterford neighborhood. Please stop the intention of hurting the nature and the house market. It will be very negative for the community.

Thank you and God bless!
Melinda

Gary Roberts

From: Robert Clifton <robert.clifton1@gmail.com>
Sent: Wednesday, June 11, 2014 6:23 PM
To: Gary Roberts
Cc: bfunder@aol.com
Subject: Deny rezoning Request F-1545

Mr Roberts,

I live in Waterford. Please understand that this track built community does not fit with the established Waterford neighborhood. If someone wants to build homes in the \$400-\$600k price range on .5+ acre lots with the infrastructure to match then perhaps that would be a worthy consideration. We are already being hit with a large apartment complex at the top of Peace Haven Rd. This secondary road was not meant to handle even the present volume. So next we take people's yards and widen Peace Haven, right? Clemmons was populated by people wanting to escape the congestion of Winston Salem. We value our trees and natural areas. We don't want houses on postage stamp lots. The only way to protect us from becoming another suburb of bumper to bumper traffic and all the ills associated with it is zoning of course.

We have serious money invested in our homes. If I wanted to live in a vinyl kingdom atmosphere I would have saved \$300k and moved into one of the hundreds of them for sale @ 30% off the original sales price. Waterford quality houses held their value pretty well through the crisis. There's a reason for that. Move this project to an area that is already infested with the same.

Sincerely,
Robert Clifton
8315 Lismore St
The "Village" of Clemmons

Chris Frye

From: Gary Roberts
Sent: Wednesday, June 11, 2014 8:38 AM
To: Chris Frye
Subject: Opposition to request F-1545

From: Mary DeZellar [<mailto:mjdezell@gmail.com>]
Sent: Tuesday, June 10, 2014 6:24 PM
To: Gary Roberts
Subject: Rezoning request F-1545

Please

do not allow the rezoning request F-1545 to be approved. The developer wants to put a road connecting Waterford w/the proposed development of Waterford Glen. Allowing this will put many more cars on the streets of Waterford where there aren't any sidewalks. The traffic will go right by the Waterford pool where there are many pedestrians, bike riders, cars & walkers. Not to mention, the blind spots on Slane Rd & Glengarriff Rd would be very dangerous for Waterford residents.

In addition, the storm water pond the developer has planned will not be sufficient to hold water runoff onto the homes on Curraghmore Road. Those homes on Curraghmore are already receiving the runoff from the improper installation of the storm water pond in Waterford Village. The additional water from Waterford Glen will cause flooding to the homes on Curraghmore.

Thank You.
Mary DeZellar, resident of Waterford

F-1545
plan 05-2-14
P.B
From Phil Doyle

SITE COVERAGES

Building to Land

80 Houses @1,726 sf

138,080 10.76%

Pavement to Land

80 Driveways @ 510 sf

40,800

Public Streets and S/W

129,208

Subtotal

170,008 13.24%

Open Space

975,625 76.00%

Total

1,283,713 100.00%

Waterford Glen

Storm water Facility	Reference
<u>Capacity:</u>	<u>Bolton Pool</u>
198,924 cu ft (approx)	77, 116 cu ft.
1,488,054 gal. (approx)	576,872 gal
11,904,439 lbs	4,614,976 lbs

Philip Doyle

Facility Crest EL: 778
Facility Base EL: 762

Griffith FF EL: 740 (-38 ft below the Crest -22 feet below the Base)
Funder FF EL: 746 (-32 ft below the Crest -16 feet below the Base)
Distance:300 FT

Reference:
Winston-Salem Reservoir Collapse
Trade & 8th Street, North Wall Collapse
2 Nov 1904, 5am
1,000,000 gal.
9 dead over 300 yards.

29.47 ac =
1,283,713 sq ft.

1 in rain event= 106,976 cu ft of water
= 800,181 gal of water
= 6,401,449 lbs

Facility Capacity: 1,488,054 gal (approx)

3 in rain event= 320,928 cu ft of water
= 2,400,708 gal of water
= 19,205,666 lbs

Chris Frye

From: Gary Roberts
Sent: Monday, June 09, 2014 3:48 PM
To: Chris Frye
Subject: Opposition to Waterford Glen proposed development

-----Original Message-----

From: Scott Earehart [<mailto:searehart@triad.rr.com>]
Sent: Monday, June 09, 2014 3:24 PM
To: Gary Roberts
Subject: Waterford Glen proposed development

Mr. Roberts-

I would like to express my objection to the approval of additional development adjacent to Waterford subdivision in Clemmons. I would appreciate your consideration of the issues that the development would cause to current residents of the area. Traffic is already an issue on Peacehaven Road and on the street on which I live in Waterford, Glengarriff Rd. Having a child and a dog is a dangerous proposition on Glengarriff as many people speed through our neighborhood already as a short cut from Peacehaven. We do not have sidewalks or speed bumps and the area is rarely patrolled. The additional traffic would make matters even worse. Water runoff, densely clustered housing, construction noise for several years would all serve to decrease property values in Waterford. Your consideration of existing neighborhoods in the area would be appreciated when evaluating the zoning request for Waterford Glen. Thank you.

Scott & Carrie Earehart
8108 Glengarriff Rd
Clemmons, NC 27012
336-766-6267

Chris Frye

From: Gary Roberts
Sent: Monday, June 09, 2014 8:15 AM
To: Chris Frye
Subject: Opposition to F-1545

From: Earle, Vada [<mailto:earlevl@wfu.edu>]
Sent: Sunday, June 08, 2014 8:32 AM
To: Gary Roberts
Subject: rezoning

Gary,
I am writing in opposition to the rezoning request in the Waterford neighborhood in Clemmons. I have lived in Waterford for 20 years and my children enjoyed growing up in a neighborhood that was safe for them to play outside and ride their bike. This rezoning would bring an incredible amount of traffic to my street and there are many families with young children who would not be able to allow their children to safely play outside for fear of being hit by a car. We do not have sidewalks. Please do not pass the rezoning request.

Thank you,
Vada Lou Earle
8212 Kildare Street
Clemmons, NC

--
Vada Lou Earle ('85, P'13, '16)
Director, Reunion Leadership Giving
Wake Forest University
PO Box 7227
Winston-Salem, NC 27109
336-758-5692 (phone)
336-758-4294 (fax)
336-577-7795 (mobile)

www.wfu.edu/giving

Chris Frye

From: Gary Roberts
Sent: Monday, June 09, 2014 3:51 PM
To: Chris Frye
Subject: Opposition to F-1545
Attachments: image.jpeg; image.jpeg; image.jpeg; image.jpeg; ATT00001.txt

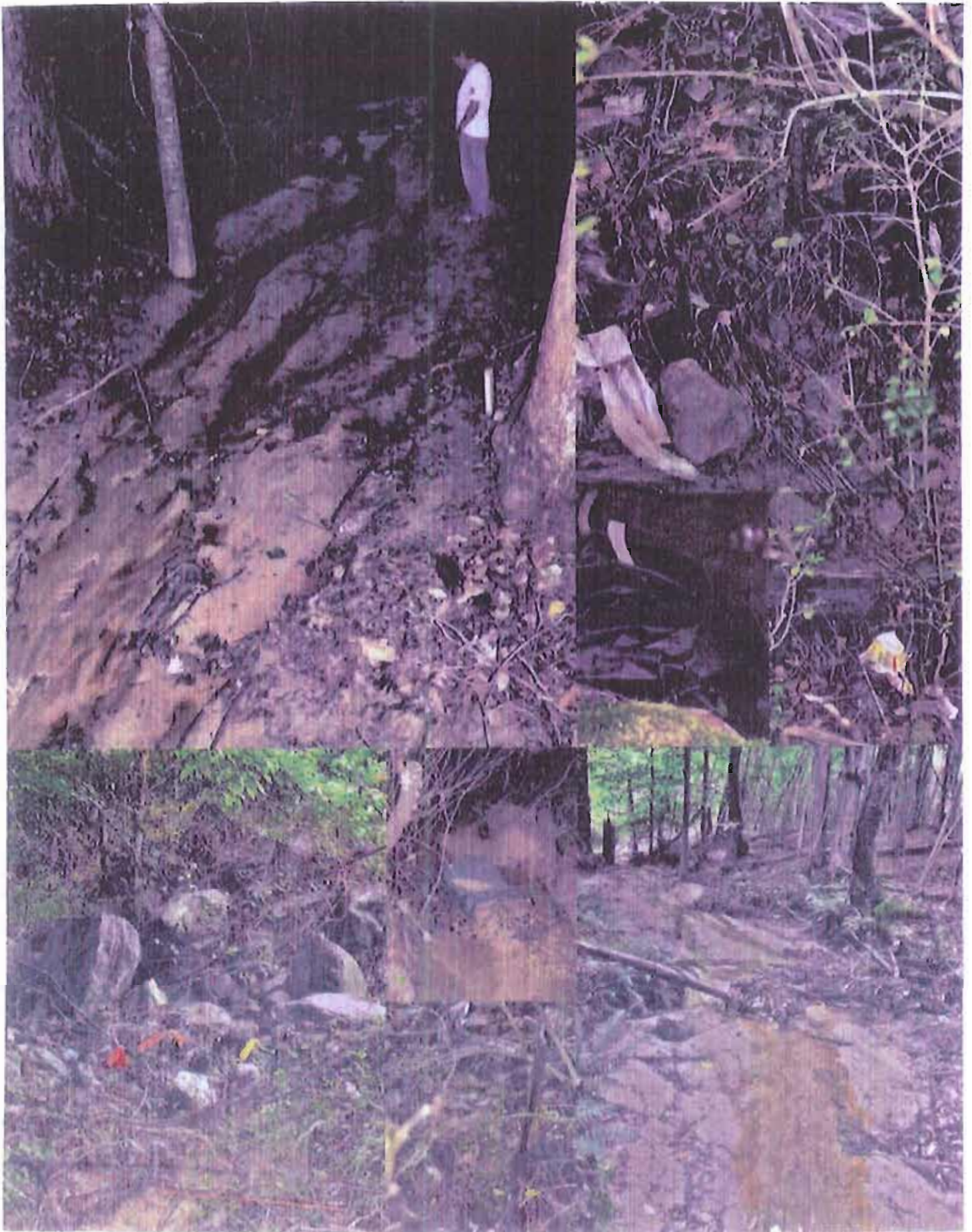
-----Original Message-----

From: Barbara Funder (<mailto:BFunder@aol.com>)
Sent: Monday, June 09, 2014 3:10 PM
To: Gary Roberts
Subject: Traffic Issues connected with rezoning request F-1545

Dear Sirs,

My husband and I have been a resident of Waterford for 22 years, and we are very concerned about the proposed development with 53 additional houses on this property adjacent to Waterford and connecting through Waterford via Tralee.

I went to the corner of Slane Rd and Curraghmore Rd close to the entrance to the Waterford pool this past weekend and took some pictures of the traffic situation there which, in our opinion, is already dangerous as is and would only deteriorate if the rezoning for the development of said property would be approved. I know so many of our neighbors in and around Waterford agree that more traffic in this area as well as on Peacehaven Rd will have a negative and dangerous impact on pedestrians, people riding their bikes, as well as motorists. We do not have sidewalks in Waterford which only makes matters worse.



Chris Frye

From: Gary Roberts
Sent: Monday, June 09, 2014 3:51 PM
To: Chris Frye
Subject: Opposition to F-1545
Attachments: image.jpeg; image.jpeg; image.jpeg; image.jpeg; ATT00001.txt

-----Original Message-----

From: Barbara Funder [<mailto:BFunder@aol.com>]
Sent: Monday, June 09, 2014 3:10 PM
To: Gary Roberts
Subject: Traffic issues connected with rezoning request F-1545

Dear Sirs,

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From: Bfunder@aol.com [mailto:Bfunder@aol.com]
Sent: Monday, May 12, 2014 6:17 PM
To: Gary Roberts
Cc: nnelson@clemmons.org; PFunder@FunderAmerica.com
Subject: storm water pond proposed rezoning on Lasater Road

Dear Mr Roberts,

My husband and I are very concerned about the proposed rezoning of the property behind Waterford in Forsyth county on Lasater Road. We have previously submitted a letter and photographs to you and have attended both the meeting with the builder at the West Forsyth YMCA and the rezoning meeting last Thursday where the issue was continued to June 12.

Aside from the threat of a life changing destruction of the feel of our backyard and neighborhood by losing the beautiful, peaceful and oxygen generating wooded lot buffer zone behind our house to a neighborhood with 80 units and the ensuing construction noises and increase in traffic, our biggest concerns are stormwater drainage, erosion, and the stormwater pond as a possibly dangerous threat to the creek behind our house as well as to our property itself.

We have been in touch with various people in our neighborhood, and among other concerns, this one has been pointed out to us since we sent the letter to you, so I thought I should address it with you. It is in regards to the hazard from the storm water pond.

We were told that that facility could require our house and some others to get flood insurance (even for a man made flood). Although no houses in our neighborhood are in the FEMA Flood Zone maps, insurance companies don't care. If a couple people in our neighborhood suddenly buy flood insurance, every insurance company will be notified. From what we understand, they won't know what the threat is and they won't care. Everyone will be exposed to possibly higher rates or cancellations.

We are therefore asking you and the rest of the Planning Board to please assess the risk and make the developer insure against it, not us. We don't want to call our insurance company and tell them we have storm water pond up hill from our house and incur a tremendous hike in our insurance rate as well as that of other Waterford residents if you were to consider the proposed rezoning which we hope you will not.

Finally, we bought this house twenty years ago for its appeal of being in a neighborhood yet still protected from the "city" through the beautiful woods out back. The grief we suffered when the tornado destroyed most of those trees in 1998 was tremendous, and now it looks that the joy of finally having them grown back may be short lived. We understand that progress cannot be stopped, but we also feel that we should be able to rely on those in power to protect us from the power and influence of a few who have only one thing in mind which is to make money by piling ever so many homes onto a small space with little or no regards to those directly affected. here is a picture of what I am looking at now as I am typing this email to you:

These trees and more would be cut down if the rezoning request goes through starting in January. And it would break our hearts.

Thank you for taking our pleas into consideration when making your final decision.

Sincerely, Barbara Funder



Chris Frye

From: Gary Roberts
Sent: Wednesday, June 11, 2014 10:46 AM
To: Chris Frye
Subject: Opposition to F-1545
Attachments: curraghmore_rd_at_ymca.jpg; curraghmore_rd_at_ymca_2.jpg

From: bfunder@aol.com [mailto:bfunder@aol.com]
Sent: Tuesday, June 10, 2014 10:03 PM
To: Gary Roberts
Subject: rezoning request F-1545

Dear Mr Roberts,

Another Issue Waterford residents (as well as residents of the surrounding area) are facing every day and which only will worsen if the rezoning request is granted, is the traffic on Peacehaven Rd between Waterford and Lewisville-Clemmons Road. I was reminded of that today as I was traveling along that route. Here are a couple of pictures taken right in front of the Jerry Long YMCA as traffic had come to a stop.

So yet again, I am asking you and the members of the planning board to please deny the rezoning request F-1545.

Thank you.
Sincerely,
Barbara Funder





Chris Frye

From: Gary Roberts
Sent: Wednesday, June 04, 2014 3:23 PM
To: Chris Frye
Subject: opposition to F-1545
Attachments: 01-25-14 (SL)_105.jpg

From: bfunder@aol.com [mailto:bfunder@aol.com]
Sent: Wednesday, June 04, 2014 3:17 PM
To: Gary Roberts
Subject: rezoning request F-1545

Please do not allow the rezoning request F-1545 to be approved. These trees provide a valuable buffer zone for the Waterford neighborhood against adjoining roads and neighborhoods. They also provide a natural protective barrier against additional erosion for the streams and creeks. All of them (except for those not located on the property in question) and more than shown in the picture will be destroyed in January 2015 according to the builder if the rezoning request goes through. The quality of life of all Waterford residents will be negatively affected.

Thank you.

Sincerely,

Barbara Funder

F-1545
rec'd 5.7.14

R.S. Parker Homes, LLC

Subject: Waterford Glen Neighborhood Concerns

CC: Gary Roberts, City County Planning

Dear Developer,

My husband and I have lived in our home in Waterford at 1736 Curraghmore Rd, Clemmons, for 22 years and are deeply concerned about the proposed development of Waterford Glen which will be directly affecting us in many different ways. Our property has already greatly suffered due to the building of the Waterford Village development. Our creek has since experienced major erosion which has led to the loss of trees and negatively affected the purity of the stream. Please refer to the attached photographs taken after Waterford Village was finished.

We have also experienced backyard flooding as a result of the insufficient storm water plan. The storm water pond at Waterford village failed numerous times during construction. The builder was fined by the State of North Carolina and finally filed for bankruptcy. We have been left with unrepairable damage to our property. Therefore we are especially concerned in regards to any further damage to the environment as well as to our property by the development you have proposed.

Also, the loss of most of the trees on the land behind our house due to the 1998 tornado was traumatic as it drastically changed the landscape and our quality of living. Now that the trees have finally grown back to their original height (after 16 years!), it is hard for us to imagine that someone would come in and cut down most of the trees on that property as shown on the site plan. Aside from the enormous danger of erosion and flooding, it would also mean a tremendous change to our quality of living. We have treasured the beauty and peaceful appeal of our property and are very concerned about the extreme changes your proposal would bring.

We are also concerned about the effect 80 additional homes on an adjacent property will have on our neighborhood as far as noise, traffic, water pressure, sewer capacity, etc are concerned. We are also concerned about the size of the lots being smaller than indicated in the letter we originally received from the City County planning board as well as the quality of the homes constructed.

Please look at the the list of issues below before finalizing your plans before the final rezoning plan meeting and consider incorporating the concerns listed as well as the existing laws.

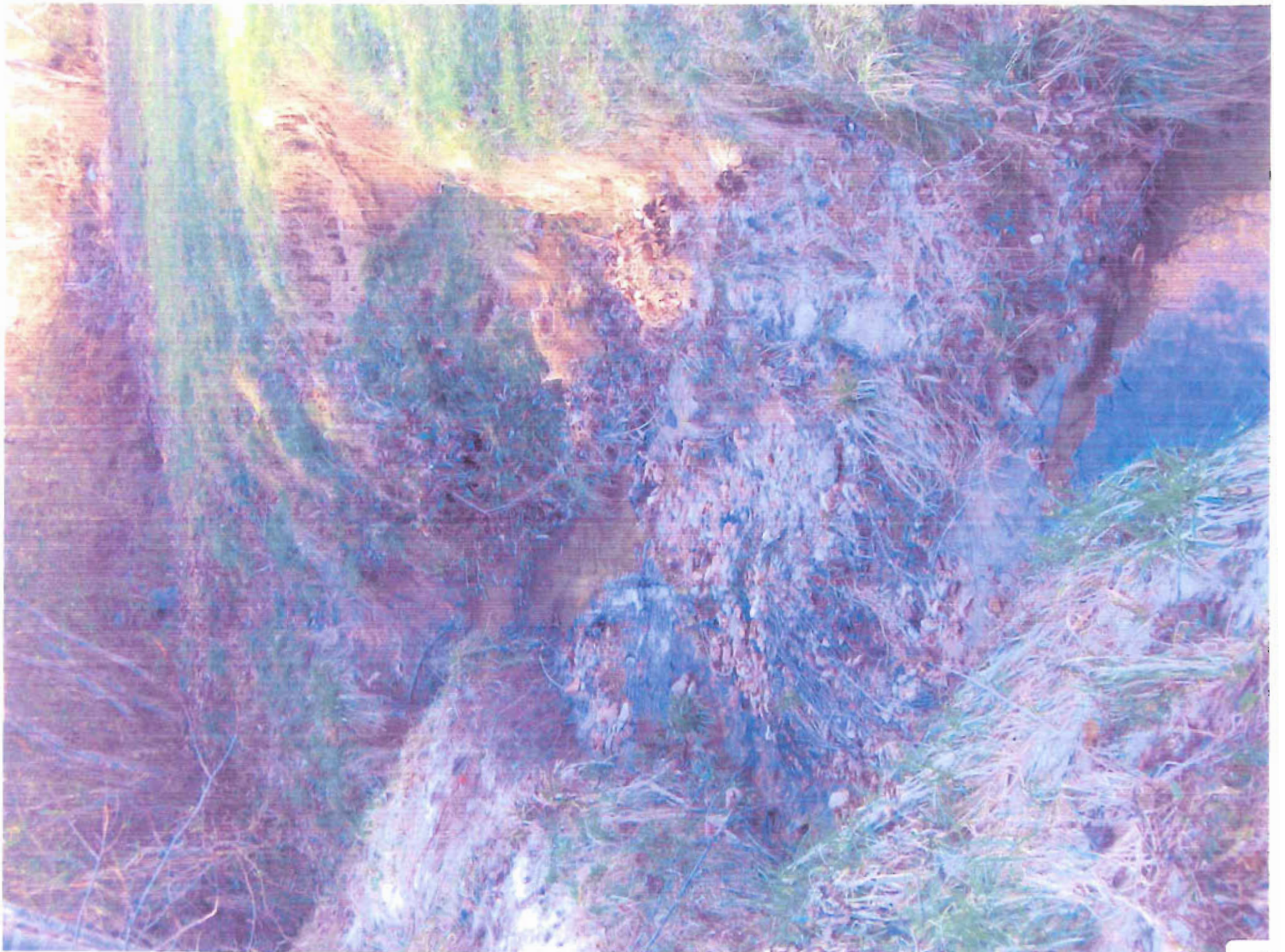
Issues:

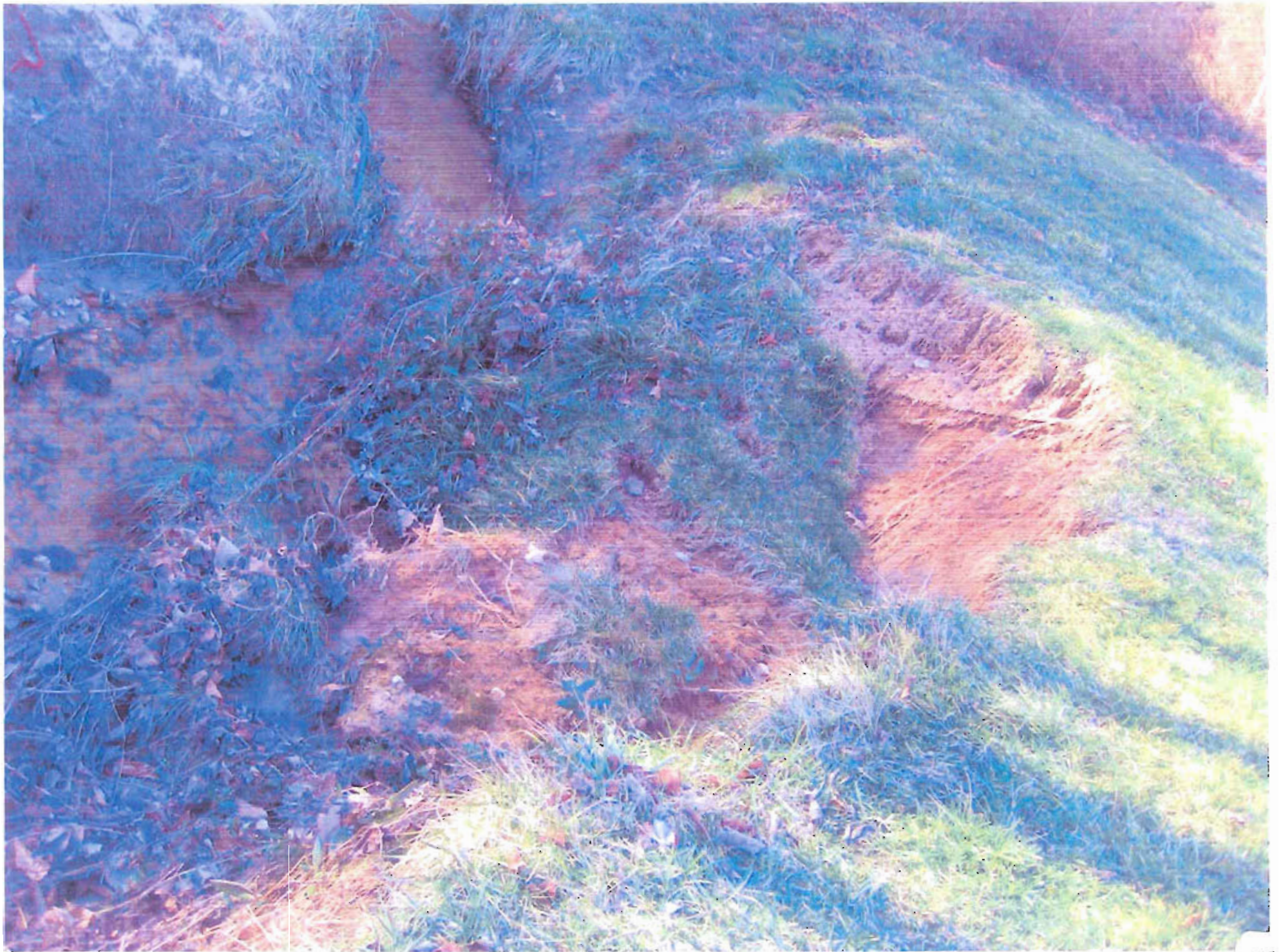
1. The Possible Storm water BMP (Best Mgt. Practices) Pond.
 - a. The SW BMP is shown built into the gradient of the side of a hillside. If the SW BMP suffers a geologic failure, the entire SW BMP could slide downhill into your backyard (a la Snohomish Washington). That geologic event could pull the 7 new adjacent houses down the hill with the SW BMP.
 - b. If the SW BMP suffers a geologic failure and slides downhill, it will block the stream running behind your house. This stream (not depicted on the site plan) carries storm water from the entire area up gradient from your house to Glengarriff Rd, behind Waterford Village and the area under rezoning consideration. Any blockage of the stream will cause flooding to houses on your side of Curraghmore.
 - c. The SW BMP thus requires a bonded Engineering Analysis that specifically addresses the possibility for geologic failure and the remediation plan should one occur. What would be the cost of cleanup of such a failure? Who is going to be the owner and manager of the SW BMP? Who is going to specifically insure against it? The Developer (which is a bank) The County? The Village of Clemmons? The Homeowners Association of the new development?
 - d. The SW BMP shows a discharge location pointed directed at your house and the existing stream. The Final Storm Water Management Plan needs to detail exactly how much water would possibly discharge to the stream. The Storm Water Management Plan should also explain the vector mitigation (mosquito control) measures.
 - e. The SW BMP does not show any safety fencing to protect children from falling in, particularly with the gradients depicted.
2. The Stream
 - a. The Stream (not depicted on the site plan) carries a lot of water. It goes down under Glengarriff to the larger collection stream that goes under Peace Haven to the downstream ponds.
 - b. There should be an Environmental Impact Plan that addresses the construction impact on the stream ecosystem along its entirety from the area of construction to the ponds south of Peace Haven.

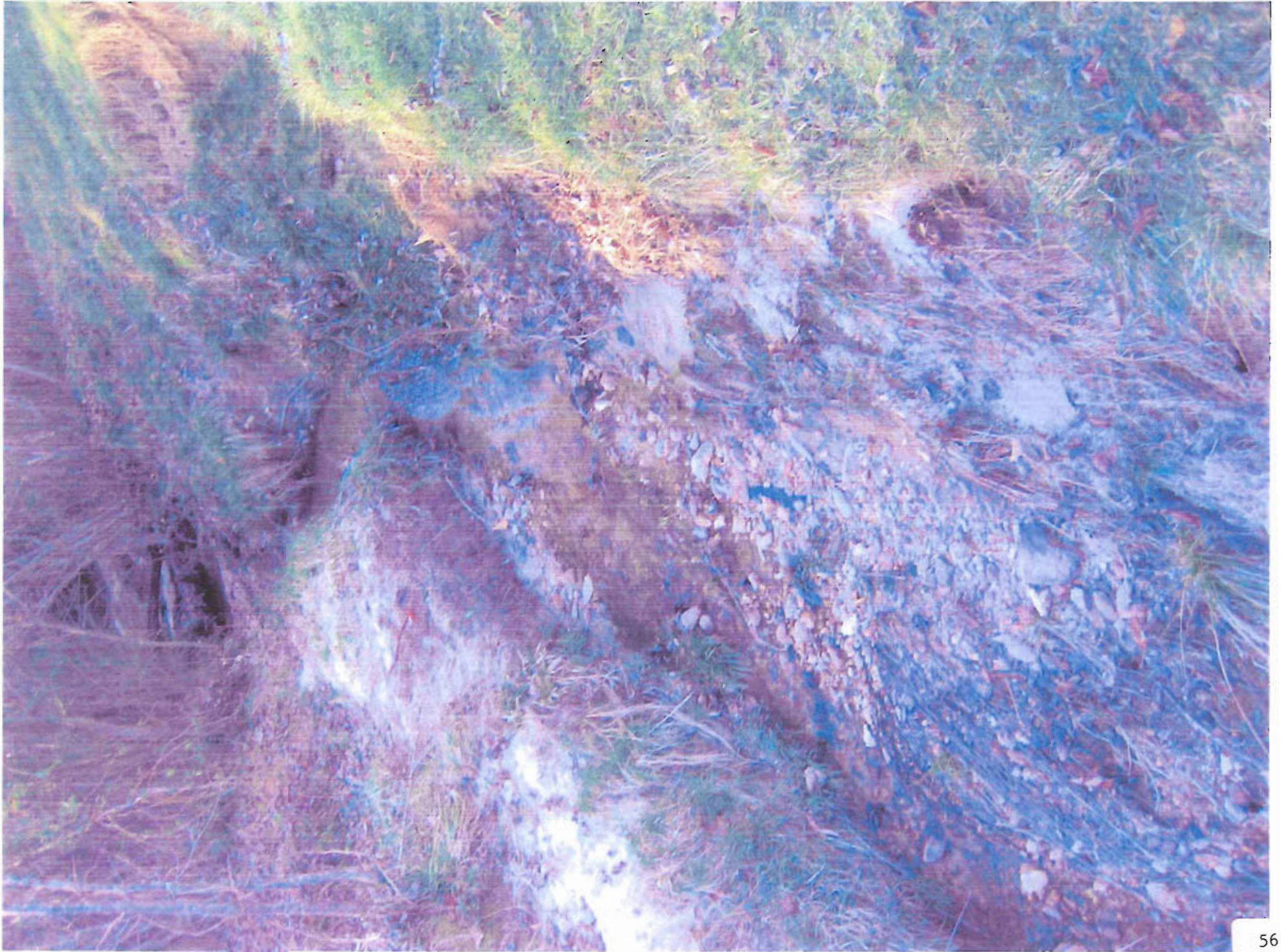




BEFORE WATERFORD VILLAGE















Chris Frye

From: Gary Roberts
Sent: Monday, June 09, 2014 3:47 PM
To: Chris Frye
Subject: opposition to F-1545 Waterford Glen
Attachments: IMG_1751.jpg; IMG_1752.jpg; IMG_1753.jpg; IMG_1754.jpg; IMG_1755.jpg; IMG_1756.jpg

From: Peter Funder [<mailto:PFunder@FunderAmerica.com>]
Sent: Monday, June 09, 2014 3:44 PM
To: Gary Roberts
Subject: Waterford Glen

Dear Gary,

I am living on 1736 Curraghmore Road and I am very concerned about the new proposed development bordering my property. My property has seen major erosion since Waterford Village has been developed. Erosion has not stopped after the development was finished. There was requirement for any storm water runoff in the design after the development was completed. Our creek banks show additional erosion with every rainstorm and I am required to put more money into trying to repair washed out areas.

My concern is that the same design company, which designed the storm water runoff for Waterford Village has made the design for Waterford Glen. We all know that the calculations for Waterford Village were insufficient and not all storm water outlets were included in the calculations. The result is erosion and backyard flooding throughout properties along Curraghmore Road. Why were we not protected by the law? Or does the NC permit erosion caused by storm water. This creek bed used to be 2 feet wide and 2 feet deep. Now it is 8 foot wide and 6 foot deep with washout continuing on the banks as well as on the bottom.

Even the plan presented now shows an incorrect placement of the sewer pipe coming through my back yard.

There is a sizeable storm water retention pond planned right above our property. The developer by his own account has never constructed a retention pond on a hill. If it breaks we will have many fatalities in our neighborhood.

Lastly I share with many Waterford residents the issue of additional traffic. The feeling is: "I cannot get with my three year old over the road to the pool because of traffic", "Something bad will happen first before they will do something", "It is too dangerous for kids to ride their bikes to the pool for swim training".....

I strongly oppose this rezoning request.

Kind regards,
Peter Funder





Chris Frye

From: Gary Roberts
Sent: Monday, June 09, 2014 8:14 AM
To: Chris Frye
Subject: Opposition Case F-1545

From: Robln Ganzert [<mailto:robins@AmericanHumane.org>]
Sent: Friday, June 06, 2014 5:28 PM
To: Gary Roberts
Subject: Resident/Rezoning Case F-1545

Mr. Roberts,

As a resident of Waterford In Clemmons, NC, I am greatly concerned about the rezoning request Case F-1545. I am concerned about the erosion, traffic and decrease in community property values, and encourage the planning board to deny the rezoning request. Our family will be attending the case hearing on June 12 to voice our opinion against the rezoning. Please help us to keep Waterford the incredible community it is.

Thank you for your kind consideration.

Robin R. Ganzert, Ph.D.

Chris Frye

From: Gary Roberts
Sent: Thursday, June 05, 2014 10:33 AM
To: Chris Frye
Subject: Oppose Rezoning Case F-1545 Waterford Glen Subdivision

From: dagaskins [mailto:dagaskins@bellsouth.net]
Sent: Thursday, June 05, 2014 10:27 AM
To: Gary Roberts
Subject: Opose Rezoning Case F-1545 Waterford Glen Subdivision

I oppose the rezoning of Case F-1545 Waterford Glen Subdivision.

Dee Ann Gaskins
2105 Rossmore Road
Clemmons, NC 27012

RECEIVED

MAY 08 2014

TLC Tax Service
1724 Central Park Road
Charleston, South Carolina 29412
(843) 795-1260

May 2, 2014

City-County Planning Board
100 E First Street
PO Box 2511
Winston-Salem, NC 27102

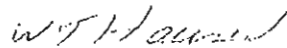
CERTIFIED LETTER

Reference Zoning Docket F-1545

Dear Sir/Madam:

On approximately April 5, 2014 I received a notice from your office regarding a Public Hearing on the subject docket to be held on April 10, 2014. Subject docket regards rezoning of approximately 30 acres adjacent to my property on Lasater Road to RS15-S. From my letterhead you can surmise that being self-employed in my line of professionalism it was impossible for me to attend said public hearing on such short notice and that I am just now able to respond being that I was working 18-hr days. I own a piece of property adjoining to and immediately to the North of said property now owned by RS Parker Homes of which they have requested said rezoning. My property is of an odd shape being 200 feet wide and approximately 1700 feet deep (see attached highlighted map). My property is bounded on the North side by an existing development similar to that proposed by RS Parker Homes. My property is undeveloped and naturally wooded. If this rezoning is approved, then it will become nearly impossible to sell my property to a prospective buyer as it will be hemmed in by developments on both sides as well as one to the rear. Additionally, I see my property becoming a playground for the neighborhood youth rendering it even more difficult to sell. As an absentee property owner it will also be impossible to enforce any "no trespassing" on my property. Therefore, I propose to the board that my property be made part and parcel of RS Parker Homes proposed development at reasonable compensation.

This property has been in my family for at least four generations. My parents, grandparents, and great grandparents are buried at Union Hill Baptist Church there on Lasater Road. This is the last remaining parcel of land in Forsyth County that is still in the original family name. Thus it pains me to make the above recommendation but it is in the interest of being the best and most beneficial use of my property that this recommendation is made.


W T Hauser
1724 Central Park Road
Charleston, SC 29412



June 19, 2014

Mr. W. T. Hauser
1724 Central Park Road
Charleston, SC 29412

Reyes A. Stuart Municipal Building
100 E. First Street
P.O. Box 2511
Winston-Salem, NC 27102
CityLink 311 336-727-8000
Fax 336-748-3164
www.cityofws.org/planning

Dear Mr. Hauser:

Thank you for your letter dated May 2, 2014 regarding your property on Lasater Road in Forsyth County.

The Planning Board continued the public hearing for F-1545 for two months at the petitioner's request, to address issues of site planning and compliance with watershed protection regulations applicable to the property and surrounding area. The hearing was held on June 12, 2014 and was attended by a large number of homeowners in the area concerned about a variety of issues, but mostly the impacts of stormwater management and additional traffic.

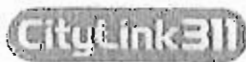
The Planning Board, after much discussion and consideration, decided to recommend approval of the rezoning, with the condition that the developer design the development to comply with the Village of Clemmons' stormwater management regulations. The case will now move on to the Forsyth County Board of Commissioners for consideration and final action. A date has not yet been set for that public hearing, but the Clerk to the County Commissioners will send out notice as to the date of that hearing.

In your letter, you stated a desire for inclusion of your property in the developers' plans and compensation for that. The City-County Planning Board or Forsyth County cannot accomplish that for you; it is up to you and the proposed developer to discuss and work out such an arrangement. If such an arrangement were worked out between you as private property owners, and a revised development plan incorporated your family's property, the Planning Board would then review and consider the revised plan that is put forward. But it is up to the property owners to agree on such arrangements and then initiate the process that allows consideration of the revised plans.

I hope this information is helpful to you. If you would like any more information on the current zoning case, the staff report and proposed site plan from the developer is posted on our website at www.cityofws.org/planning. If you go to the rezoning page and click on June, you will see the link to case F-1545. Gary Roberts is the staff person most familiar with the case; his phone number is 336-747-7069.

Sincerely,

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



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

City Council: Citys Alvin Jones, Neil J. Byrke, Mayor Pro Tempore; Noname Ward, Patrick D. Adams, North Ward, Dan Biscoe, Southside Ward, Robert C. Clark, West Ward, Michelle Light, South Ward, Jeff Madenich, Northside Ward, Davon L. Montgomery, East Ward, James Taylor, Jr., Southeast Ward, City Manager: Lee D. Clenden

Forsyth County Commissioners: Richard V. Latta, Chairman; Garret D. Whitmore, Vice Chair; Mark Baker, Wilton Minkoff, David R. Byler, Bill Whisenand, Executive & Development Services Manager; Billie West, Jr.

City-County Planning Board: Arnold D. King, Chair; Allan Yeager, Vice Chair; Johnny L. Galt, Clarence R. Lashe, Jr., Darryl Link, Barry A. Lywell, Estelle McCall, Paul W. Sullivan, Zevale, J. Smith

Chris Frye

From: Gary Roberts
Sent: Monday, June 16, 2014 11:31 AM
To: Chris Frye
Subject: opposition to Waterford Glenn

From: Marisell Hernandez [<mailto:marisell-hernandez@trjad.rr.com>]
Sent: Monday, June 16, 2014 11:20 AM
To: Gary Roberts
Subject: opposition to Waterford Glenn

We are residents of Waterford on Glengarriff Rd. We are opposed to the proposed development of Waterford Glenn.

Marisell Hernández

Chris Frye

From: Gary Roberts
Sent: Wednesday, June 04, 2014 11:06 AM
To: Chris Frye
Subject: FW: Proposed Waterford Glen development

-----Original Message-----

From: Diane Hinzman [<mailto:dihi50@gmail.com>]
Sent: Tuesday, June 03, 2014 10:00 PM
To: Gary Roberts
Subject: Proposed Waterford Glen development

Mr. Roberts,

Please deny rezoning request F-1545. Our neighborhood does not need any more traffic or erosion issues. Children walk along the streets in our neighborhood (which has no sidewalks) and increased traffic poses serious safety issues.

Diane & Tom Hinzman
8107 Glengarriff Rd.
Clemmons, NC

Sent from my iPad

Chris Frye

From: Gary Roberts
Sent: Wednesday, June 04, 2014 3:47 PM
To: Chris Frye
Subject: opposition to rezoning Request F-1545

From: Hooks, William Shawn (Shawn) HHHH [mailto:shawn.hooks@Cigna.com]
Sent: Wednesday, June 04, 2014 3:45 PM
To: Gary Roberts
Cc: Hooks, William Shawn (Shawn) HHHH
Subject: rezoning Request F-1545

Hello,
As Waterford residents, we would like to state that we are opposed to rezoning request F-1545.

We understand that there is a meeting on the 12th of this month, but just wanted to make my opinion known prior to the meeting.

Thanks for your time

Shawn & Norma Hooks

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From: Missy Lefelar [<mailto:mlefelar@secondharvest.org>]
Sent: Wednesday, May 07, 2014 10:27 AM
To: Gary Roberts
Subject: Zoning Docket F-1545

Good Morning, Gary.

I just want to go on record as opposing two aspects of the proposed Waterford Glen development, zoning docket #F-1545.

The most critical issue is the connection of Tralee Road in the current Waterford development to Waterford Glen. When Waterford was first developed in the late 1980s and 1990s, planners carefully placed the Waterford Pool entrance on Slane Road. There is no direct entrance off of the more heavily traveled Glengariff, creating a safer environment for children walking to and from the pool. Many older children, like mine, have no choice but to walk to and from swim team practice every day, as my husband and I work full-time. There are no sidewalks. The connection of Tralee (accessed from Peacehaven via Slane) to an 80-home development like Waterford Glen concerns me. I was told the traffic study showed nearly 800 more daily trips on local roads because of the new development. Halve that, and that means 400 more car trips down Slane to Tralee, for access to the new homes. That increased traffic level is unacceptable and not what the developers of the original Waterford envisioned for the children who live there.

I understand that the county's comprehensive Legacy 2030 plan calls for the connection of so-called "stub" streets throughout the county. However, several developments have not been connected in this manner, even since the adoption of Legacy by Forsyth County, including the Woodmont development near Salem Glen. I believe the safety of children in Waterford is paramount and ask you to reconsider connecting Tralee for this reason.

If the connection is approved, I then ask that RS Parker be held to the current RS-40 zoning standard, or at the very least, the RS-20 zoning of neighboring Waterford homes. Fewer homes would mean fewer cars, creating a safer environment for our kids.

Thank you for your consideration—

Melissa Lefelar
Homeowner at 1640 Slane Road

Development Manager: Corporate, Foundation
& Faith-based Gifts
Second Harvest Food Bank of Northwest NC

From: Lyn Lord [<mailto:platinumdragonfly@yahoo.com>]
Sent: Thursday, June 12, 2014 10:14 AM
To: Gary Roberts
Subject: Re: Please Reject Proposed Development

Gary,

Thank you for your information. I am Glenn Wolfe's wife and the concerns he outlined for you are echoed by everyone here in this area.

We do not want our environment changed - NO level of development is acceptable here. The run off is already - at MAXIMUM levels.

I am currently studying for an advanced degree in environmental science and the DEP will be involved here if any more problems occur.

Please help us save this area.

Lyn Lord

1724 Curraghmore Rd.
Clemmons, N.C. 27012
May 28, 2014

Mr. Gary Roberts
Winston—Salem Forsyth County Planning Board
Re: Rezoning Request/Waterford Glen

Dear Mr. Roberts,

On May 7th 1998, a tornado came over the hill behind my house in the Waterford Community of Clemmons. In an instant I was taken up inside the funnel cloud with my dog in my arms. The house had exploded around me. My 2 small children and husband had made it to the basement, where they were trapped by the collapse of the remains of the house. The next 15 minutes were the longest of my life, as I was also trapped by debris and did not know if my family had survived the tornado. I begin with these reflections to illustrate how far this neighborhood has come in the last 16 years---in rebuilding and in healing. Where the forest was leveled, there is a new forest. Where a home was taken, there is a new one. The people inside have enjoyed the peace and serenity of life in Waterford renewed.

I have recently learned of the possibility of a manmade tornado of sorts that is being considered adjacent to my property that will seriously impact the serene environment of Waterford once again. But we have an opportunity to alter the course of this devastation. Development and progress are important to all of us. However, the proposed plans for Waterford Glen are incompatible to the maintenance of the land that we all treasure. For so many reasons (extreme water runoff, tremendous erosion, heavy and dangerous traffic, noise pollution, loss of wildlife, infectious disease issues from standing water, and potential flooding risks), there must be a more environmentally sound plan for future development. Please help this neighborhood that has endured so much loss in the past and help us continue to live in the beautiful environment we have called home for so many years.

Thank you,

Martha V. Low, Waterford Resident

Chris Frye

From: Gary Roberts
Sent: Friday, June 06, 2014 2:06 PM
To: Chris Frye
Subject: opposition to F-1545

-----Original Message-----

From: mmclurg@triad.rr.com [<mailto:mmclurg@triad.rr.com>]
Sent: Friday, June 06, 2014 1:28 PM
To: Gary Roberts
Subject: Rezoning case F-1545

Dear Mr. Roberts,

I am emailing regarding the proposed Waterford Glen subdivision. Please, please do not pass this request. We already have a water runoff problem in our neighborhood that I have been dealing with for 21 years and this subdivision will greatly increase this problem. I am also extremely concerned with the increased traffic right past our pool where our children walk and ride bikes in a neighborhood without sidewalks. Please consider the safety of our children, and turn down this zoning request.

Thank you,

Fran McClurg

Chris Frye

From: Gary Roberts
Sent: Monday, June 09, 2014 8:13 AM
To: Chris Frye
Subject: Opposition to F-1545.....Waterford Glen

-----Original Message-----

From: McClurg, Mike [<mailto:Mike.McClurg@Iriworldwld.com>]
Sent: Saturday, June 07, 2014 12:08 PM
To: Gary Roberts
Cc: Fran McClurg; McClurg, Mike
Subject: Rezoning Case F-1545.....Waterford Glen

Gary,

I am writing to insist that you closely review and then wisely reject the rezoning efforts related to Waterford Glen. I have personally witnessed the significant impact a similar project (Waterford Village) had had on water pattern and erosion behind the houses of my neighbors.....a small brook that my children jumped over as 10 yr olds is now over 6' deep and 8' wide.....I would be worse off if they had not spent their own money to reinforce the ground on their property.

The plans the builder has shared for water containment are ridiculous by any reasonable standard. We purchased in the western part of the county 21 years ago because of the 1/2 acer+ approach in place. The 2/10ths they plan is not acceptable for water run. I have had some water issues over the years because of the original developer but never raise a complaint. I do now because my neighbor will see impact 100 times with what I see.

I feel the estimated \$65,000 I have paid the this county in property tax over time provide me the right to make this request for your time and consideration.

Thank you,
Mike McClurg
1725 Curraghmore Rd.
Clemmons

Sent from my iPad

Chris Frye

From: Gary Roberts
Sent: Thursday, June 12, 2014 8:56 AM
To: Chris Frye
Subject: Rezoning Case F-1545

Importance: High

From: Adam McIver [<mailto:adammciver@ymail.com>]
Sent: Thursday, June 12, 2014 8:53 AM
To: Gary Roberts
Subject: Rezoning Case F-1545
Importance: High

Mr. Roberts – I am asking you to reject the above rezoning request. As a resident of Waterford I would be very upset if this was allowed to pass. Without a doubt the proposed development would negatively impact traffic safety, property values, green space and quality of life in a neighborhood that has provided a wonderful and safe place to live for over two decades.

No disrespect to the developer, but they need not come to Waterford where the residents who have worked hard to develop and maintain a wonderful community would suffer all because they want to develop land and turn a profit. There are PLENTY of other spaces to build such a proposed community that would not negatively impact an already developed and mature community.

Please consider these things as you weigh out the future of our neighborhood and reject this rezoning request.

Respectfully,
Adam McIver
8415 Maeve Ct.
Clemmons, NC 27012
Cell: (336) 909-4487
Romans 1:16

Chris Frye

From: Gary Roberts
Sent: Monday, June 16, 2014 8:35 AM
To: Chris Frye
Subject: Opposition to F-1545

-----Original Message-----

From: Tonia McKinnie [<mailto:tbmckinnie@gmail.com>]
Sent: Sunday, June 15, 2014 2:16 PM
To: Gary Roberts
Subject: Reasoning case F-1545

Mr. Roberts,

This email is to express our opposition to reasoning case F-1545 (Waterford Glen Subdivision). The proposed new development of Waterford Glen, which does not meet the current zoning requirements, would in effect lower our property value due to increased traffic, potential soil erosion issues, loss of green space and lower sales prices.

Homeowners such as we are base our property purchasing decisions on how surrounding undeveloped property is zoned. We have invested in Waterford for 16 years and would be negatively affected by this rezoning. We ask that this request for rezoning be denied.

Sincerely,
Michael and Tonia McKinnie

1828 Curraghmore Rd.
Clemmons, NC

Chris Frye

From: Gary Roberts
Sent: Thursday, June 12, 2014 1:03 PM
To: Chris Frye
Subject: FW: Rezoning Case F-1545(Waterford Glen Subdivision)

From: Montagnet, Alex [<mailto:Alex.Montagnet@Schulthomes.com>]
Sent: Thursday, June 12, 2014 11:59 AM
To: Gary Roberts
Cc: Deborah Montagnet
Subject: Rezoning Case F-1545(Waterford Glen Subdivision)

Mr. Roberts:

My family is totally against this development connecting into a Waterford street, especially where it would connect (TRAFFIC, DECREASE IN PROPERTY VALUE-HOMES ARE SMALLER ALONG WITH THE LOT SIZES-CLUSTERHOMES/PATIO HOMES, WATER RUNOFF/EROSION, ALSO WE WOULD LOOSE OUR GREEN SPACE, BEHIND THE NEIGHBORHOOD----- I cannot be there tonight, but please mention my opposition to this proposal of this development ..

Alex Montagnet
Sales Manager
Schult Homes
Rockwell, North Carolina
877-852-0515 Phone
877-853-0515 Fax
1-336-978-0932 Cell
www.schultrockwellhbf.com

"Opening Doors to a better life, one home at a time"

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Chris Frye

From: Gary Roberts
Sent: Monday, June 09, 2014 8:12 AM
To: Chris Frye
Subject: Opposition to Case F-1545

-----Original Message-----

From: Nell Morgan [<mailto:wneilmorgan@gmail.com>]
Sent: Saturday, June 07, 2014 11:13 PM
To: Gary Roberts
Subject: Rezoning Case F-1545

Please do not approve the above rezoning case. The loss of green space, erosion, peace of life in one of clemmons best neighborhoods would be destroyed.

Already due to poor planning Glengariff is a death trap due to the high speeders connecting through to Waterford Village.

Making neighborhoods connect and demolishing green space as such is horrible planning which increases traffic and decreases safety for enjoying peaceful neighborhoods. We don't want Clemmons to turn into a congested, poor planned area like in many parts of Charlotte and other surrounding communities.

Thank you,
Neil Morgan
1813 Curraghmore road.

Chris Frye

From: Gary Roberts
Sent: Monday, June 09, 2014 8:11 AM
To: Chris Frye
Subject: opposition to F-1545

From: Andy Mottesheard [<mailto:andymottesheard@triad.rr.com>]
Sent: Sunday, June 08, 2014 8:01 PM
To: Gary Roberts
Subject: Waterford Glen

Mr. Roberts...

I would like to express my opposition to the proposed Waterford Glen Subdivision off of Peace Haven Rd. As a 12 yr resident of Waterford--and witness to the construction of Waterford Village--I have experienced first hand the impact an adjoining subdivision can have on existing homes, safety, traffic, noise, the environment and property values.

Thank you for allowing me to state my position.

Best regards,
Andy Mottesheard

Sent via smartphone. Please excuse any typos.

Chris Frye

From: Gary Roberts
Sent: Monday, June 09, 2014 4:11 PM
To: Chris Frye
Subject: Opposition to F-1545

From: Rebecca Neiberg [mailto:rneiberg@hotmail.com]
Sent: Monday, June 09, 2014 4:00 PM
To: Gary Roberts
Subject: Rezoning Case F-1545

Dear Gary,

As a member of the Waterford neighborhood in Clemmons, I strongly oppose the proposed development of Waterford Glen, rezoning case F-1545. It is unfair that this new development would use our quiet streets as their entrance, disrupting the peace on Slane and Tralee roads. We do not have sidewalks in our neighborhood, so this could be a major problem for our children and others who often walk, run, and bike on our neighborhood streets. The heavier traffic both within our neighborhood and on two-lane Peace Haven would be very bad. I am also very concerned about decreasing property values in our neighborhood given that the Waterford Glen Subdivision has smaller house and lot sizes than our neighborhood.

Sincerely,
Rebecca H. Neiberg
8495 Lismore Street
Clemmons, NC 27012
(336) 403-4284

Shelly Stewart

From: Nick Nelson <nnelson@clemmons.org>
Sent: Thursday, May 08, 2014 4:18 PM
To: Shelly Stewart
Subject: Planning Board Meeting

Shelly,

I just spoke with one of your Board members, Ms. Smith. Can you please print this off for her thank you.

I apologize I am unable to attend tonight's site plan review for F1545 located at Lasater and Peace Haven Road. Although this site plan is under the purview of Winston-Salem/County Planning Board, I ask that you evaluate the Village Storm Water standards and the impact this site will have on the Village of Clemmons. This development will be directly connected to the residents of the Village and our Storm Water System. If you have not had the opportunity to speak with one of our staff members and have any outstanding questions on the impact or cost to our Municipality please consider tabling this issue. Thank you.

Nick Nelson, Mayor
Village of Clemmons
3715 Clemmons Rd
Clemmons, NC 27012
(P) 336-766-7511
(C) 336-926-9722

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Chris Frye

From: Gary Roberts
Sent: Monday, June 09, 2014 3:43 PM
To: Chris Frye
Subject: Opposition to Rezoning Case F-1545

From: Pete Poehallos [mailto:Pete_Poehallos@beaerospace.com]
Sent: Monday, June 09, 2014 2:45 PM
To: Gary Roberts
Subject: Waterford Glen Rezoning Case F-1545

Kind Sir,

I am sorry to say that due to schedule conflicts, I will not be able to attend the rezoning case hearing this Thursday. However, I do wish to express my concerns regarding the subject rezoning case.

I live on 1504 Slane Road in Waterford. Today, at times it is an extreme challenge to enter Glengariff Road due to the entry position of Slane Road. There have been many occasions where cars have come very quickly upon me and my family as we exit Slane Road. I also have a young driver in the family which increases the risk of an accident due to inexperienced reflexes. I am certain that you wouldn't want to put your family or children in any form of potential jeopardy, therefore I hope that you fully understand my concern.

My main concern is that the increased traffic flow at the Glengariff / Slane Road intersection which will increase the risk of the noted accident potential. I truly believe that this intersection can become a hazard issue and that accidents will be very likely to take place. This risk can be eliminated by removing the access point to Waterford Glen at Tralee Road.

The other major concern I wish to express is the incompatibility of the properties in Waterford Glen as compared to the properties of Waterford. The proposed development has a high potential to reduce Waterford home owners property values due to the building of small lot cluster homes. Again, my hopes would be that by disconnecting Waterford from this new developments (eliminating the Tralee entrance), a separation can exist between the two neighborhoods' to preserve the current state of Waterford property values.

It is my hope that you will hear my concerns and the other voices of the Waterford neighborhood and take them into serious consideration during the zoning hearing this week.

With sincere regards,

Peter Poehallos
Director, Quality Assurance
B/E Aerospace | Global Scaling Aftermarket

1455 Fairchild Road | Winston-Salem, NC 27105 USA
Office +1.336.744.3128 | Mobile +1.336.408.5765

beaerospace.com
Passion to Innovate. Power to Deliver.

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Chris Frye

From: Gary Roberts
Sent: Tuesday, June 10, 2014 8:11 AM
To: Chris Frye
Subject: Opposition to Waterford Glen

-----Original Message-----

From: Michael Sroka [<mailto:msroka@wakehealth.edu>]
Sent: Monday, June 09, 2014 5:43 PM
To: Gary Roberts
Subject: Waterford Glen

Dear Mr. Roberts,

I am writing to express my concern for the proposed development of Waterford Glen in Clemmons. My family and I have been residents of Waterford for two years, and we would hate to see the increase in traffic on our road that this development would create. I'm not sure if you've had the opportunity to see the property, but I invite you to park your car in my driveway any day of the week and count the number of cars that pass. I live directly across from the community pool, what would seem an ideal location, except for the racetrack out front. I am scared to let my children play in the front yard because of the number of (speeding) cars that fly by, and we risk our lives sometimes just to walk across to the pool. The increased traffic caused by a new division in our neighborhood would be unbearable for my family and irresponsible of our county planners.

I am a pediatric anesthesiologist at Brenner Children's Hospital, part of the Wake Forest Baptist Health system. Everyday I take care of children in the operating room who have sustained traumatic injuries from a variety of mechanisms. And I'm sure you remember the child from Brookberry Farm that was hit by a car in his neighborhood last summer and sustained fatal injuries. Our neighborhood is already much busier than Brookberry. I hope that it doesn't take a similar fatality involving a child in Waterford for people in our community to realize that consequences of overdevelopment are a concern beyond the lure of increased revenue from property tax and other financial gains.

Please take what I have to say into consideration during the deliberation over this development. And please feel free to contact me or sit on my front porch to observe what is happening currently in our neighborhood. My address is 8012 Glengarriff Rd., Clemmons.

Sincerely,

L

J. Michael Sroka, MD
Assistant Professor of Pediatric Anesthesiology Wake Forest School of Medicine Brenner Children's Hospital/ Wake
Forest Baptist Health

Chris Frye

From: Gary Roberts
Sent: Thursday, June 12, 2014 1:05 PM
To: Chris Frye
Subject: FW: Rezoning Case F-1545

-----Original Message-----

From: atlarge1@waterfordclemmons.com [<mailto:atlarge1@waterfordclemmons.com>]
Sent: Thursday, June 12, 2014 12:49 PM
To: Gary Roberts
Subject: Rezoning Case F-1545

We are writing to oppose the proposed rezoning request by RS Parker Homes, case F-1545. We are opposed to this because of water runoff issues, increased stress on already taxed infrastructure and the creation of an potentially unsafe traffic situation with the connector of Tralee Rd to the planned development. Please note we are speaking for the vast majority of our 400+ households representing more than 800 tax paying citizens of Forsyth county. We do strongly oppose this rezoning and ask that you deny the application of RS Parker Homes.

With Regards,

Waterford HOA Board of Directors

Chris Frye

From: Gary Roberts
Sent: Monday, June 09, 2014 5:01 PM
To: Chris Frye
Subject: opposition Waterford Glenn

From: Gayle Welborn [<mailto:lgwelborn1@gmail.com>]
Sent: Monday, June 09, 2014 4:58 PM
To: Gary Roberts
Subject: Waterford Glenn

My husband and I would like to voice our objection to this development. We have lived in the same house which we build since 1989. We and several of our close neighbors have had and continue to have erosion problems without adding new construction to the mix. This would seriously impact our lots. We have extremely wet soil in places every time it rains hard now. We also don't need anymore traffic on our road, especially construction traffic. The pool generates enough traffic and the construction traffic would not be good for the children around the pool as well. Please consider these problems especially the erosion problem. As I said before we have enough of a problem now without adding any additional ones. Thank you for your time.

Gayle and Raleigh Welborn
1620 Slane Rd
Clemmons, NC 27012

Gary Roberts

From: Glenn Wolfe <glennwolfe@hotmail.com>
Sent: Tuesday, June 10, 2014 9:33 PM
To: Gary Roberts
Cc: Lyn Lord-Wolfe
Subject: Please Reject Proposed Development

Gary,

I am writing to you about my families concern in regards to a proposed development in Waterford behind the Waterford pool and next to my home. We are one of two homes in Waterford that own lake front property. This development will be disastrous to the Clemmons/Waterford community and to the families currently living in Waterford.

Erosion: I am fighting erosion already that is taking away our property. The biggest thing we are doing is planting trees and shrubs-not ripping them out. The trees that will be cleared to make this development will ruin the beautiful lake itself and the land around it...my property, my neighbors property and the pool/Waterford community property will be ruined by this development. We will have extra run off and an increase in water level which will eventually destroy all the property around it.

Wildlife: Blue herons/Canadian Geese/Mallard Ducks are nesting on and around our property. These are endangered species. They are nesting in the proposed development area each year. I know because I see it every year. They are beautiful animals and it would be disgusting if they are pushed out because of this proposed development. There are deer, coyotes, owls...to many to mention; They will all be effected and most of them will probably die. These animals make Waterford the small, safe, unique and beautiful community that it is. The construction of a small road last year near our neighborhood, the deer were pushed out to our front and back yards. I have seen a lot of road kill already because the animals are being pushed out of their environment. Just to let you know, my kids have names for the Blue Heron, Mallard Duck and the Peking Ducks. Those birds will not be around with all this construction

The fish in Waterford Lake: These fish will die. There are large mouth bass, crappie, cat fish, carp and turtles. The increase elevation in the lake will effect the water temperatures of the water and will kill the fish-NOT TO MENTION THE POLLUTION FROM THE RUN OFF OF ALL THE CONSTRUCTION THAT WOULD TAKE PLACE FOR 4-5 YEARS. Learn from Duke Energy-SAVE OUR LAKE/SAVE OUR ENVIRONMENT-NO DEVELOPEMENT. People from all over the Waterford subdivision fish and kayak in this lake-Please don't ruin that.

Home Value: I heard that the listing price can go up to \$270K. There is a different between the listing price and the accepted offer price which will be lower than \$270K. That means my home which is worth a lot more than \$270 will drop significantly. These house will decrease the value of my home.

Safety: My wife and I have two small kids. The proposed 700+ cars coming in and out of my neighborhood-this will be putting my kids at risk. Waterford is a small safe quiet neighborhood. We don't need nor want anymore neighbors. Waterford will be more susceptible to crime and unwanted people. We moved our young family for the sole purpose of safety, environment, animals and small community.

I don't want my family especially my young kids to be exposed to the noise and air pollution for 4-5 years. Please put yourself and the other decision makers in my shoes. Would you want your family to be exposed to all this? Probably not. Please reject this development proposal. Thank you.

Sincerely,
Glenn Wolfe
8109 Slane Court, Clemmons NC 27012

From: Glenn Wolfe [<mailto:glennwolfe@hotmail.com>]
Sent: Wednesday, June 11, 2014 8:25 PM
To: Gary Roberts
Subject: RE: Please Reject Proposed Development

Gary,

Thank you for your quick and timely response.

Whether it is 1 house or 53 houses, we do not want this development to occur.

Waterford of Clemmons needs to be what it already is: Quiet, Safe and Beautiful(Full of wildlife and trees). I feel safe letting my little kids ride there bikes in our cul-de-sac-**NOT ANYMORE WITH THE EXTRA CARS THAT WILL BE DRIVING UP AND DOWN THESE ROADS.**

PLEASE DO NOT REPLACE THE ANIMALS AND TREES WITH PAVEMENT AND HOUSES.

Every morning my wife and I wake up to the birds singing, geese and ducks swimming overlooking a beautiful lake-very quiet mornings. I don't want to hear bulldozers, dump trucks, backhoes and chainsaws for the next 4-5 years every morning while smelling and seeing dirt and smoke from all the destruction of beautiful land and trees. This will also remove all the endangered animals living on that land.

I hope that you can pass this along to the board as well.
I would appreciate your support on rejecting this development proposal.

For the sake and safety of our community, families and kids-THIS CAN NOT HAPPEN.

A LARGER COMMUNITY IS NOT NECCESARLY A BETTER COMMUNITY.

I live in the village of Clemmons of Waterford **NOT** the city of Clemmons of Waterford.

Thank You,
Glenn Wolfe
8109 Slane Court
Clemmons, NC
27012

Chris Frye

From: Gary Roberts
Sent: Wednesday, June 04, 2014 3:45 PM
To: Chris Frye
Subject: opposition to ZONING REQUEST F-1545

From: KWood [mailto:kwood@fcds.org]
Sent: Wednesday, June 04, 2014 3:44 PM
To: Gary Roberts
Subject: ZONING REQUEST F-1545

Gary,
I am asking you to please DENY the proposed zoning request F-1545.
Thank you!
Karen "K" Wood

K. Wood
7th and 8th grade Art Instructor
Upper School Art Instructor
NJHS Sponsor
NAHS Sponsor
Forsyth Country Day School
5501 Shallowford Road
Lewisville, NC. 27023
336.945.3151 X349



*Excellence is our expectation,
the world is our focus,
and character is our norm.*

Forsyth Country Day School

F-1545
from N 5-8-14
P.B
From Phil Doyle

SITE COVERAGES

Building to Land

80 Houses @1,726 sf 138,080 10.76%

Pavement to Land

80 Driveways @ 510 sf 40,800

Public Streets and S/W 129,208

Subtotal 170,008 13.24%

Open Space 975,625 76.00%

Total 1,283,713 100.00%

Gary Roberts

From: Robert Clifton <robert.clifton1@gmail.com>
Sent: Wednesday, June 11, 2014 6:23 PM
To: Gary Roberts
Cc: bfunder@aol.com
Subject: Deny rezoning Request F-1545

Mr Roberts,

I live in Waterford. Please understand that this track built community does not fit with the established Waterford neighborhood. If someone wants to build homes in the \$400-\$600k price range on .5+ acre lots with the infrastructure to match then perhaps that would be a worthy consideration. We are already being hit with a large apartment complex at the top of Peace Haven Rd. This secondary road was not meant to handle even the present volume. So next we take people's yards and widen Peace Haven, right? Clemmons was populated by people wanting to escape the congestion of Winston Salem. We value our trees and natural areas. We don't want houses on postage stamp lots. The only way to protect us from becoming another suburb of bumper to bumper traffic and all the ills associated with it is zoning of course.

We have serious money invested in our homes. If I wanted to live in a vinyl kingdom atmosphere I would have saved \$300k and moved into one of the hundreds of them for sale @ 30% off the original sales price. Waterford quality houses held their value pretty well through the crisis. There's a reason for that. Move this project to an area that is already infested with the same.

Sincerely,
Robert Clifton
8315 Lismore St
The "Village" of Clemmons

Gary Roberts

From: lori white <lori@carolinaplacementinc.com>
Sent: Wednesday, June 04, 2014 3:24 PM
To: Gary Roberts
Subject: Rezoning Request F-1545

Hi Gary –

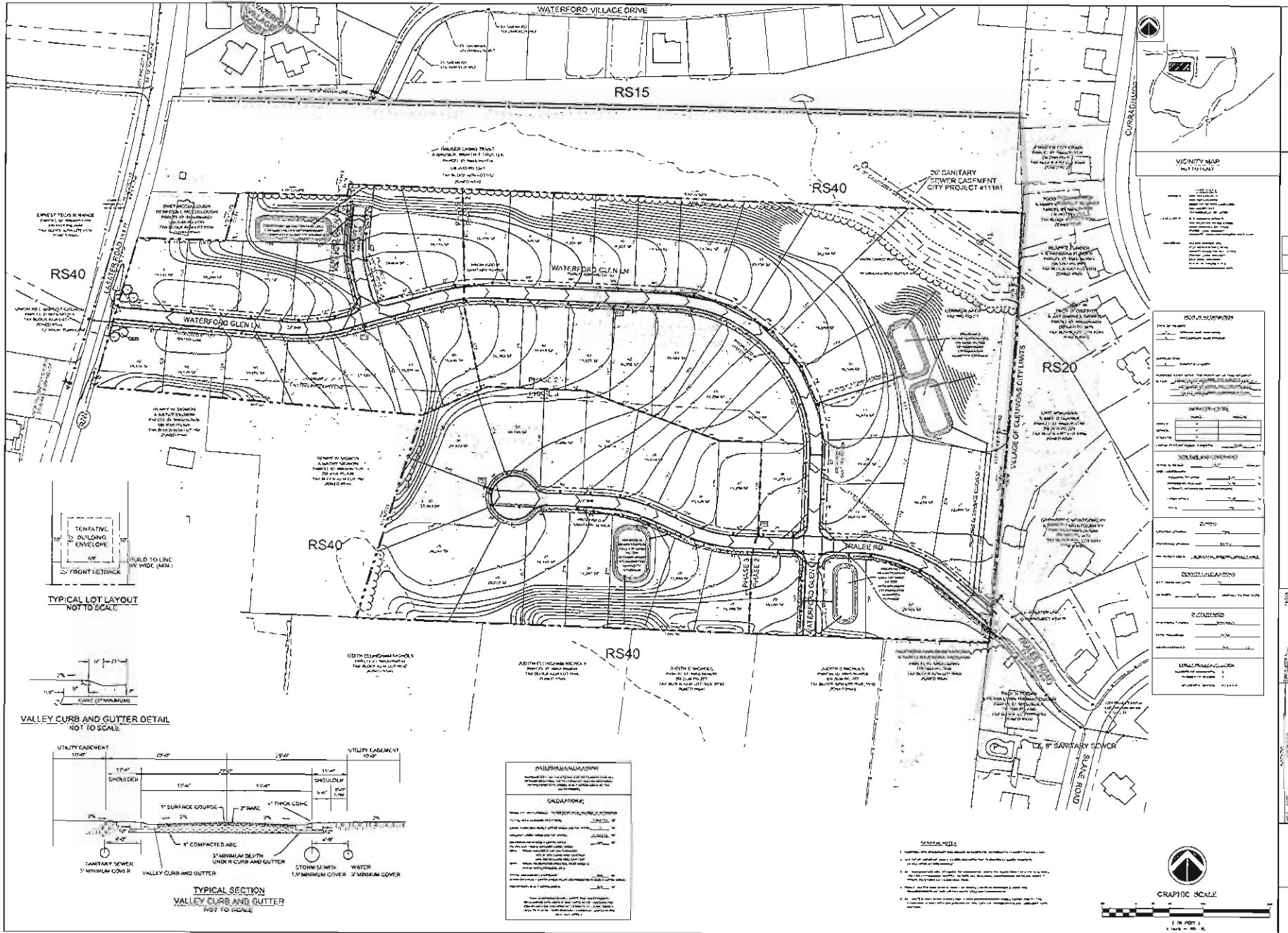
I have been a Waterford (Clemmons subdivision) for 23 years. I have been notified by my HOA and almost all of my neighbors that RS Parker Homes is asking for rezoning so he can “stick” yet another neighborhood in an already over - crowded, over – traveled area. Several years ago when Waterford Village was connected to our neighborhood through Glengarriff Rd.; I don’t think any of us realized the extent to which those home owners would travel through our neighborhood to get to their own neighborhood rather than use their own access. It has created tremendous traffic and they do not obey our neighborhood speed limit signs. They are the worst offenders!

Please deny this request and DO NOT allow this builder to build another eye sore of a neighborhood right behind our pool and lake removing what is left of our natural areas.

Sincerely,

Lori White
Carolina Placement Inc.
300 B South Stratford Road
Winston-Salem, NC 27103
336.794.2401
336.794.2404(fax)
lori@carolinaplacementinc.com

2363 Suite A Hendersonville Road
Arden, NC 28704
828.676.2305
828.676.2307 (fax)



Allright Design, Inc.
 10000 W. 10th Street, Suite 100
 Overland Park, KS 66212
 Phone: 913.241.1111
 Fax: 913.241.1112



PRELIMINARY
 PLAN
 NOT READY FOR
 CONSTRUCTION

WATERFORD GLEN
 R.B. JEFFERSON'S
 LASTER ROAD
 CULWASE WITH CANAL

VICINITY MAP
 SHEET 1 OF 2

SCALE: 1" = 100'

Legend:
 - Project Boundary
 - City Limits
 - Major Road
 - Water Body
 - Other

PROPOSED DEVELOPMENT

Project Name: WATERFORD GLEN
 Project Location: R.B. JEFFERSON'S LASTER ROAD, CULWASE WITH CANAL
 Project Area: 10.00 AC
 Project Description: RESIDENTIAL DEVELOPMENT

PROPOSED DEVELOPMENT

Project Name: WATERFORD GLEN
 Project Location: R.B. JEFFERSON'S LASTER ROAD, CULWASE WITH CANAL
 Project Area: 10.00 AC
 Project Description: RESIDENTIAL DEVELOPMENT

PROPOSED DEVELOPMENT

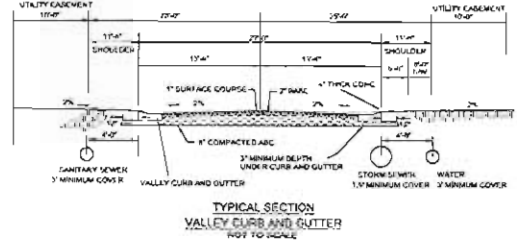
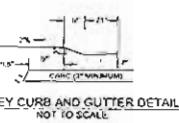
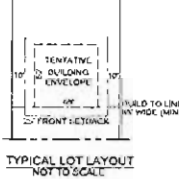
Project Name: WATERFORD GLEN
 Project Location: R.B. JEFFERSON'S LASTER ROAD, CULWASE WITH CANAL
 Project Area: 10.00 AC
 Project Description: RESIDENTIAL DEVELOPMENT

PROPOSED DEVELOPMENT

Project Name: WATERFORD GLEN
 Project Location: R.B. JEFFERSON'S LASTER ROAD, CULWASE WITH CANAL
 Project Area: 10.00 AC
 Project Description: RESIDENTIAL DEVELOPMENT

PROPOSED DEVELOPMENT

Project Name: WATERFORD GLEN
 Project Location: R.B. JEFFERSON'S LASTER ROAD, CULWASE WITH CANAL
 Project Area: 10.00 AC
 Project Description: RESIDENTIAL DEVELOPMENT



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN CONSTRUCTION CODES AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND EROSION CONTROL MEASURES.

6. THE CONTRACTOR SHALL MAINTAIN PROPER RECORD DRAWINGS AND AS-BUILT RECORDS.

7. THE CONTRACTOR SHALL MAINTAIN PROPER COMMUNICATIONS WITH THE PROJECT MANAGER AND LOCAL AUTHORITIES.

8. THE CONTRACTOR SHALL MAINTAIN PROPER SAFETY MEASURES ON ALL CONSTRUCTION SITES.

9. THE CONTRACTOR SHALL MAINTAIN PROPER ENVIRONMENTAL PROTECTION MEASURES.

10. THE CONTRACTOR SHALL MAINTAIN PROPER RECORD DRAWINGS AND AS-BUILT RECORDS.



REZONING/
 PRELIMINARY
 SUBMISSION
 PLAN
 C1