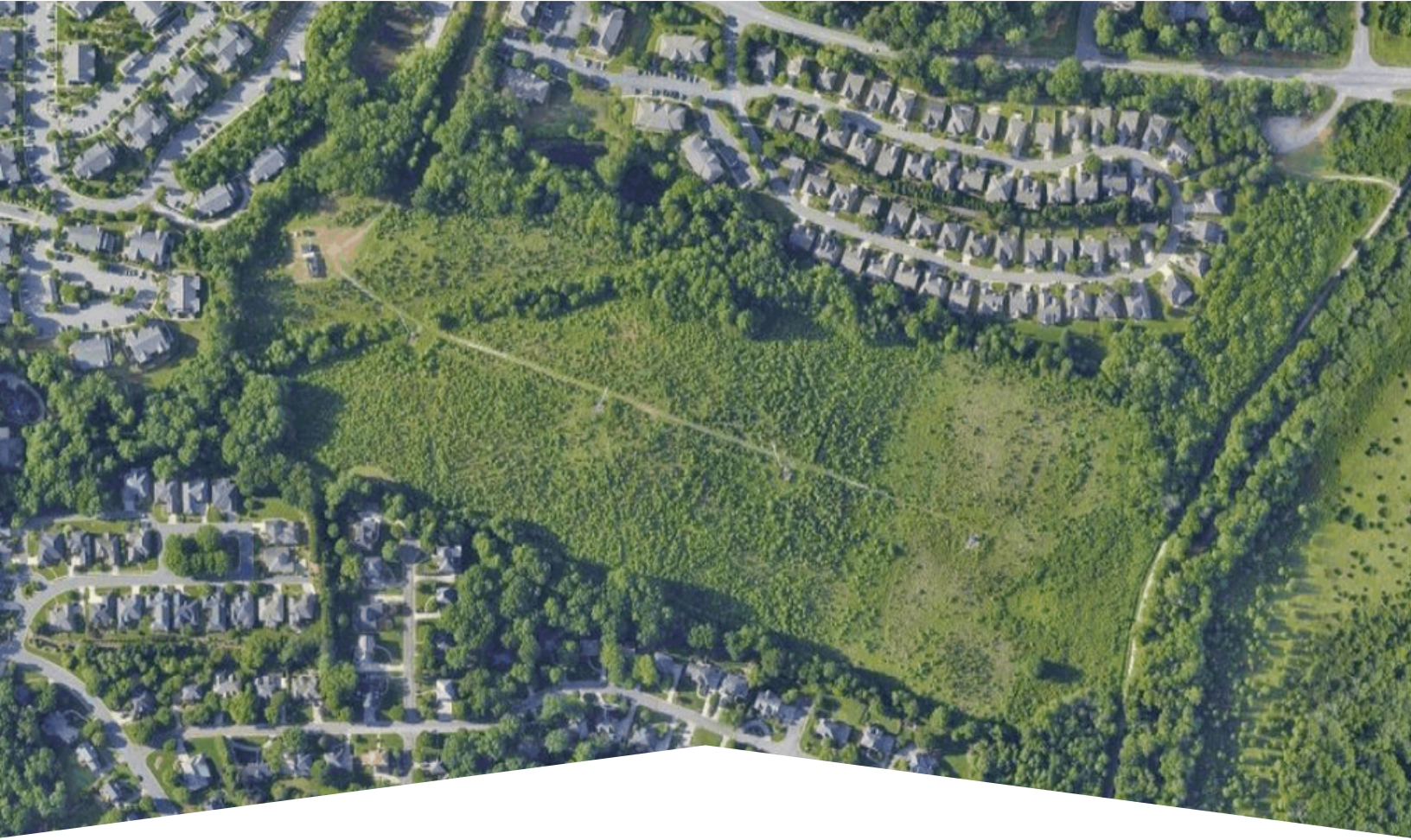


**DEVELOPMENT OPPORTUNITY**

**LAND FOR SALE**



**MULTIFAMILY LAND DEVELOPMENT FOR SALE**  
**"SUNSHINE VALLEY COMMUNITY"**

**44.3 Acres**

4870 Robinhood Rd

Winston-Salem, NC 27106



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**PROPERTIES**



## LISTING DETAILS

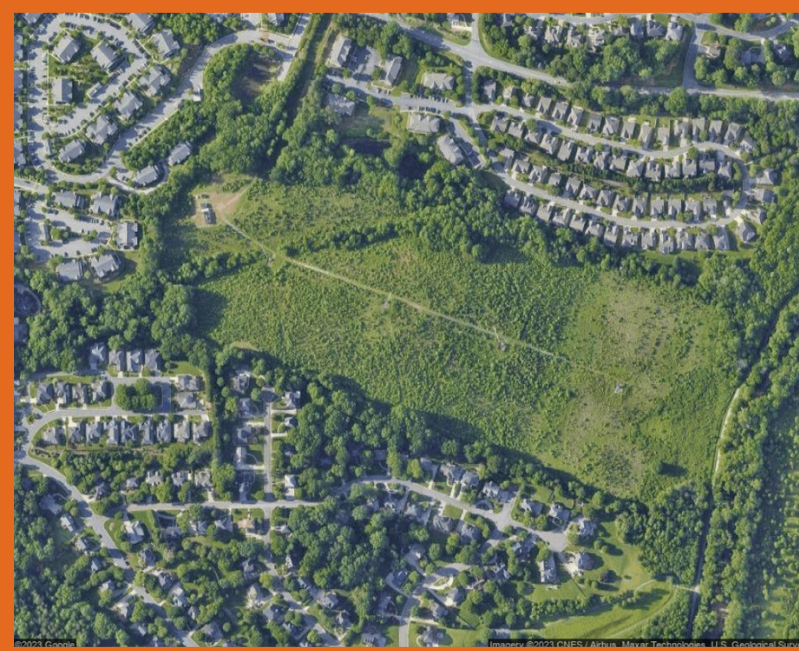
4870 Robinhood Rd  
Winston-Salem, NC 27106

Size: 44.3 Acres

PIN: 5896-94-2132

Zoning: RM-8

Other: Water/Sewer  
access available



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PROPERTIES

## SITE PLAN

**ROADWAY CROSS SECTION**

**ADJACENT OWNERS**

Address	Owner Name	Address	Owner Name
10000 WOODBURN DR	WOODBURN TRACT	10000 WOODBURN DR	WOODBURN TRACT
10000 WOODBURN DR	WOODBURN TRACT	10000 WOODBURN DR	WOODBURN TRACT
10000 WOODBURN DR	WOODBURN TRACT	10000 WOODBURN DR	WOODBURN TRACT

**VICINITY MAP**

**SITE DATA**

**NOTES**

**WINSTON-SALEM TREE SAVE AREA CALCULATIONS**

**PROPOSED USES**

**PROPOSED TREE SAVE AREA 1**

**PROPOSED TREE SAVE AREA 2**

**PROPOSED TREE SAVE AREA 3**

**PROPOSED TREE SAVE AREA 4**

**PROPOSED TREE SAVE AREA 5**

**PROPOSED TREE SAVE AREA 6**

**PROPOSED TREE SAVE AREA 7**

**PROPOSED TREE SAVE AREA 8**

**PROPOSED TREE SAVE AREA 9**

**PROPOSED TREE SAVE AREA 10**

**PROPOSED TREE SAVE AREA 11**

**PROPOSED TREE SAVE AREA 12**

**PROPOSED TREE SAVE AREA 13**

**PROPOSED TREE SAVE AREA 14**

**PROPOSED TREE SAVE AREA 15**

**PROPOSED TREE SAVE AREA 16**

**PROPOSED TREE SAVE AREA 17**

**PROPOSED TREE SAVE AREA 18**

**PROPOSED TREE SAVE AREA 19**

**PROPOSED TREE SAVE AREA 20**

**PROPOSED TREE SAVE AREA 21**

**PROPOSED TREE SAVE AREA 22**

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**PROPOSED TREE SAVE AREA 96**

**PROPOSED TREE SAVE AREA 97**

**PROPOSED TREE SAVE AREA 98**

**PROPOSED TREE SAVE AREA 99**

**PROPOSED TREE SAVE AREA 100**



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Resubmitta  
 RZ-1

## UTILITIES MAP



**Robinhood Road**

- Robinhood Road Parcel
- Water Mains
- Sewer Mains

- Sewer Manholes
- Water Hydrants
- Water Valves



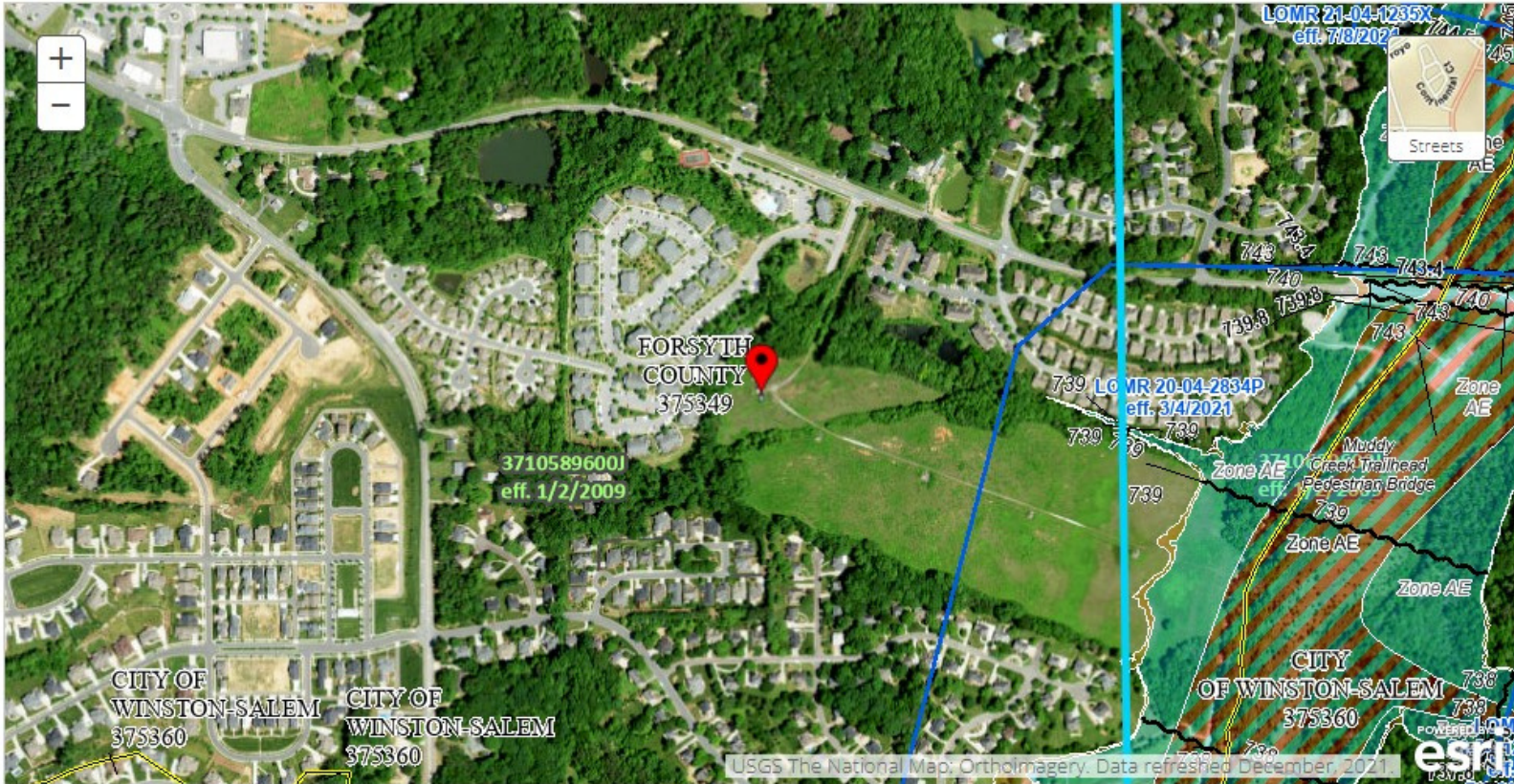
1 inch = 500 feet



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FLOOD ZONE MAP



<p><b>PIN</b></p> <ul style="list-style-type: none"> <li> Approximate location based on user input and does not represent an authoritative property location</li> </ul> <p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li> Selected FloodMap Boundary</li> <li> Digital Data Available</li> <li> No Digital Data Available</li> <li> Unmapped</li> </ul> <p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li> NO SCREEN Area of Minimal Flood Hazard Zone X</li> <li> Effective LOMRs</li> <li> Area of Undetermined Flood Hazard Zone D</li> <li> Otherwise Protected Area</li> <li> Coastal Barrier Resource System Area</li> </ul>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE) Zone A, V, A99</li> <li> With BFE or Depth</li> <li> Regulatory Floodway Zone AE, AO, AH, VE, AR</li> </ul> <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li> Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li> Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li> Area with Flood Risk due to Levee Zone D</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li> 17.5 Coastal Transect</li> <li> Base Flood Elevation Line (BFE)</li> <li> Limit of Study</li> <li> Jurisdiction Boundary</li> <li> Coastal Transect Baseline</li> <li> Profile Baseline</li> <li> Hydrographic Feature</li> </ul> <p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li> Channel, Culvert, or Storm Sewer</li> <li> Levee, Dike, or Floodwall</li> </ul>
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**ADDITIONAL DETAILS**

4870 Robinhood Rd  
Winston-Salem, NC 27106

- Water from Robinhood Rd, sewer running across at Robinhood Rd
- Partially in Flood Zone
- Site Plan (approved)
- RM-8 Zoning, description (below) with a 349 unit approved site.
- Residential activity surrounding the property with 10,000+ daily traffic counts on Robinhood and Meadowlark Dr.
- New Publix is under construction 1 mile away from site.
- Upscale shopping center – The Village at Robinhood (Harris Teeter, Walgreens, Stoked Woodfire Pub) – 1 mile away from site. Robinhood Trail (walking trail) .5 miles from site.
- NC is poised for a 10% population growth again over the next 10 years, most of which will be concentrated in the Piedmont-Triad with the growth coming from the work on the 421 Corridor and the Carolina CORE.
- [West Edge Shopping Center off Robinhood Road](#)
- [NC Chamber Presentation](#)
- [NC - Fastest Growing States](#)
- [NC Population Growth](#)
- [North Carolina Population Growth Bouncing Back | NC OSBM](#)
- [Why the Carolina Core | Economic Development | Central North Carolina \(nccarolinacore.com\)](#)

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CAROLINA CORE MAP



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## Chapter 4 Zoning Districts

Section 4.5 General Residential Zoning District Standards

### 4.5.12 RM-8 RESIDENTIAL MULTIFAMILY DISTRICT

#### A. PURPOSE

1. The RM-8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre.
2. This district is appropriate for GMAs 2 and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

#### B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.5.12: GENERAL DIMENSIONAL REQUIREMENTS IN THE RM-8 DISTRICT									
ZONING DISTRICT/ USE	MINIMUM ZONING LOT		MINIMUM SETBACKS					MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT)
	AREA (SF)	WIDTH (FT) [2]	FRONT (FT) [3] [4]	REAR (FT)	SIDE [1]				
					ONE SIDE (FT)	COMBINED (FT)	STREET (FT) [4]		
RM-8	8,000	70	25	25	7	20	20	70	45

NOTES:

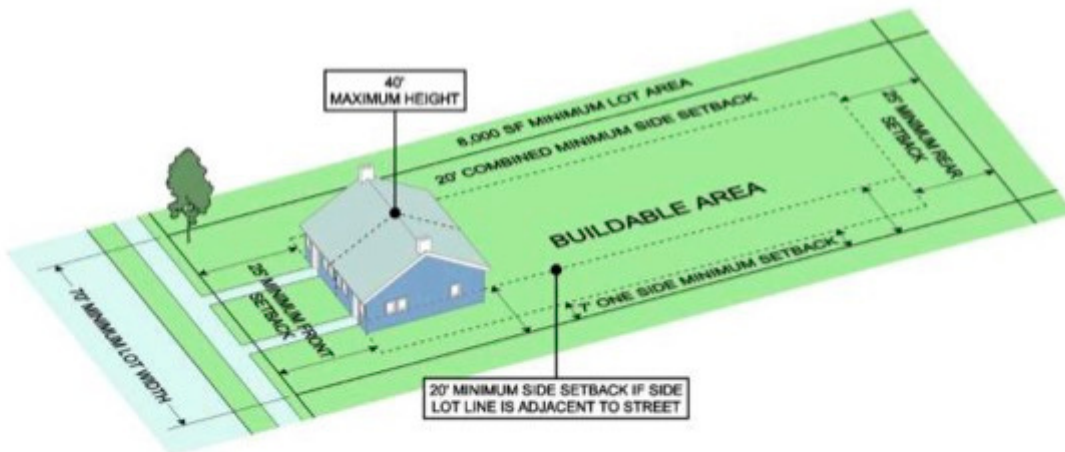
[1] Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.

[2] Cul-de-sac lots shall be exempt from lot width requirements.

[3] Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than ten (10) feet from the requirements of the zoning district in which the lot is located.

[4] Residential structures in GMA 2 shall meet the requirements of Section 6.4.2, Supplementary Standards For Residential Development In GMA 2 (W).

FIGURE 4.5.12.B: GENERAL DIMENSIONAL REQUIREMENTS – RM-8 DISTRICT



WINSTON-SALEM/FORSYTH COUNTY UDO  
*Italics text: Applicable in Winston-Salem only*

4-51

LAST UPDATED: 3.30.23  
*Underlined text: Applicable in Forsyth County only*



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BALDWIN PROPERTIES

# Site Submission Report



2023



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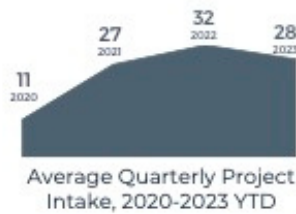
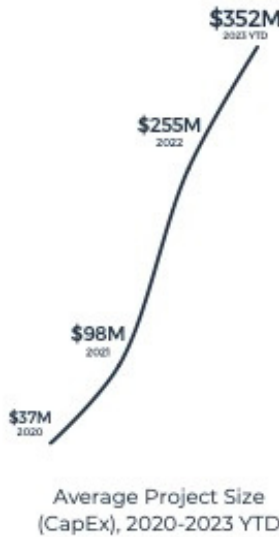
# Overall Activity

Forsyth County

## Project Pipeline



## Intake & Trends



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