<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 8, 2019</td>
<td>4:30 P.M.</td>
<td>Public Hearing</td>
</tr>
<tr>
<td>August 22, 2019</td>
<td>4:30 P.M.</td>
<td>Work Session</td>
</tr>
<tr>
<td>August 26, 2019</td>
<td>8:15 A.M.</td>
<td>Sign Check</td>
</tr>
<tr>
<td>September 12, 2019</td>
<td>4:30 P.M.</td>
<td>Public Hearing</td>
</tr>
<tr>
<td>September 23, 2019</td>
<td>8:15 A.M.</td>
<td>Sign Check</td>
</tr>
<tr>
<td>September 26, 2019</td>
<td>4:30 P.M.</td>
<td>Work Session</td>
</tr>
</tbody>
</table>
Rules and Procedures

• Persons supporting the zoning request have up to 12 minutes total.
• Persons opposing the rezoning request have up to 12 minutes total.
• There are no rebuttals.
• During the work session, no one is permitted to speak unless the Planning Board asks them a specific question.
• For general use zoning requests, the Planning Board must consider the full range of uses allowed in the zoning district being requested. The petitioner may not refer to a specific intended use of the property.
• For special use district zoning requests, the petitioner must identify the intended use or uses of the site and give specific details on how the site will be developed.
• Most requests listed under agenda item “B” require final action by an elected body (the City Council for cases within the City of Winston-Salem zoning jurisdiction and the Board of Commissioners for cases within Forsyth County zoning jurisdiction). As such, votes taken by the Planning Board concerning these items are recommendations which are considered by the elected bodies during their review of the requests.

Please Turn Off All Cell Phones and Two-Way Communication Devices.

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CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES
   • July 11, 2019 Public Hearing

B. PUBLIC HEARING ITEMS

1. Zoning petition of Muhammad Azam and Ifzet Saeed from RS9 to NO: property is located on the west side of Cole Road, between Waughtown Street and Sprague Street (Zoning Docket W-3415).
   CONTINUANCE HISTORY: June 13, 2019 to August 8, 2019
   a. Zoning Recommendation.

2. Site Plan Amendment of Truliant Federal Credit Union for an Office use in a CPO-S zoning district: property is located on the north side of I-40, between Hanes Mall Boulevard and Burke Mill Road (Zoning Docket W-3417).
   CONTINUANCE HISTORY: July 11, 2019 to August 8, 2019
   a. Site Plan Recommendation.

3. Zoning petition of Bobby Joe Carmichael and NCDOT from RS9 and CPO-S to CPO-S (Restaurant (without drive-through service); Banking and Financial Services; Offices; Services, A; Testing and Research Lab; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; College or University; Government Office, Neighborhood Organization or Post Office; Hospital or Health Care Center; Police or Fire Station; and School, Vocational or Professional): property is located on the west side of Burke Mill Road, north of I-40 (Zoning Docket W-3418).
   CONTINUANCE HISTORY: July 11, 2019 to August 8, 2019
   a. Zoning Recommendation.
b. Site Plan Recommendation.

4. Zoning petition of B.A.C.K. Investments, Inc. from HB-S to HB-L (Outdoor Display Retail; Storage Services, Retail; Retail Store; Services, A; Church or Religious Institution, Neighborhood Scale; and Offices): property is located on the southwest corner of North Main Street and Trulite Church Road (Zoning Docket F-1587).

a. Zoning Recommendation.

C. STAFF REPORT

D. FOR THE GOOD OF THE ORDER
RESULTS OF CITY COUNCIL AND BOARD OF COMMISSIONERS HEARINGS REGARDING PLANNING MATTERS

The City Council and the Board of Commissioners made the following decisions on Planning Board matters:

WINSTON-SALEM CITY COUNCIL

There have been no actions by the City Council on Planning Board matters since the printing of the last Agenda Book.

FORSYTH COUNTY BOARD OF COMMISSIONERS

There have been no actions by the Board of Commissioners on Planning Board matters since the printing of the last Agenda Book.
MINUTES
CITY-COUNTY PLANNING BOARD
JULY 11, 2019
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING

MEMBERS PRESENT: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman
MEMBER ABSENT: None
PRESIDING: Chris Leak

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES
   • June 13, 2019 Public Hearing
   • June 27, 2019 Work Session

MOTION: George Bryan moved approval of the minutes.
SECOND: Clarence Lambe
VOTE:
   FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Jack Steelman
   AGAINST: None
   EXCUSED: None

B. PUBLIC HEARING ITEMS

The actual order of cases considered by the Planning Board on July 11, 2019, is determined procedurally by taking consent agenda cases first, then cases for which there was a public hearing. Accordingly, the order of cases on July 11, 2019, were as follows: B.1.; B.2.; B.3.; B.4.; B.5.

Brenda Smith joined the meeting at Case W-3416, B.2.
Johnny Sigers joined the meeting at Staff Report.
1. Zoning petition of Muhammad Azam and Iffet Saeed from RS9 to NO: property is located on the west side of Cole Road, between Waughtown Street and Sprague Street (Zoning Docket W-3415) (Case starts at 6:25).

   This is automatically continued to August 8, 2019, per the applicant’s request and as per Planning Board’s By-Laws.

2. Zoning petition of Hilda Scarborough and Charles Vaughan from RS9 to RM5-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; and Residential Building, Townhouse): property is located on the east and west sides of North Cliffdale Drive, north of Country Club Road (Zoning Docket W-3416) (Case starts at 6:50).

   Desmond Corley presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe recommended the case be continued to the September 12 public hearing meeting.

SECOND: Jason Grubbs

VOTE:

   FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman
   AGAINST: None
   EXCUSED: None

3. Site Plan Amendment of Raeford Kirkman, Lynn Hayes, and Inez Motsinger for Industrial and Warehouse uses in a LI-S zoning district: property is located on the northeast corner of Wallburg Road and Sherlie Weavil Road (Zoning Docket F-1586) (Case starts at 7:38).

   Desmond Corley presented the staff report.
PUBLIC HEARING

FOR:  None

AGAINST:  None

WORK SESSION

MOTION:  Clarence Lambe recommended approval of the Site Plan Amendment.
SECOND:  Jason Grubbs
VOTE:
    FOR:  George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman
    AGAINST:  None
    EXCUSED:  None

4. Site Plan Amendment of Truliant Federal Credit Union for an Office use in a CPO-S zoning district: property is located on the north side of I-40, between Hanes Mall Boulevard and Burke Mill Road (Zoning Docket W-3417) (Case starts at 10:04).
   This is automatically continued to August 8, 2019, per the applicant's request and as per Planning Board’s By-Laws.

5. Zoning petition of Bobby Joe Carmichael and NCDOT from RS9 and CPO-S to CPO-S (Restaurant (without drive-through service); Banking and Financial Services; Offices; Services, A; Testing and Research Lab; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; College or University; Government Office, Neighborhood Organization or Post Office; Hospital or Health Care Center; Police or Fire Station; and School, Vocational or Professional): property is located on the west side of Burke Mill Road, north of I-40 (Zoning Docket W-3418) (Case starts at 10:34).
   This is automatically continued to August 8, 2019, per the applicant's request and as per Planning Board’s By-Laws.

C. ELECTION OF CHAIR AND VICE CHAIR

For the Election of Chair, Aaron King chaired the meeting.

MOTION:  Clarence Lambe nominated Chris Leak as Chair.
SECOND:  Tommy Hicks

MOTION:  Clarence Lambe moved that nominations be closed.
SECOND:  Jack Steelman
VOTE:
FOR: Unanimous
AGAINST: None

Motion to elect Chris Leak as Chair.
FOR: Unanimous
AGAINST: None

Chris Leak resumed chairing the meeting.

MOTION: George Bryan nominated Melynda Dunigan as Vice Chair.
SECOND: Clarence Lambe

MOTION: Clarence Lambe moved that nominations be closed.
SECOND: Jason Grubbs
VOTE:
FOR: Unanimous
AGAINST: None

Motion to elect Melynda Dunigan as Vice Chair.
FOR: Unanimous
AGAINST: None

D. STAFF REPORT

Desmond Corley reported four cases on the agenda for August; three that were continued from July, and one a Limited Use request.

Aaron welcomed any questions or comments from the Board regarding the 2019-2020 Work Program. With no questions or comments being heard, the Planning Board made the decision to vote on the Work Program.

MOTION: Clarence Lambe moved approval of the FY 2019-20 City-County Planning Work Program.
SECOND: Jack Steelman
VOTE:
FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman
AGAINST: None
EXCUSED: None

E. FOR THE GOOD OF THE ORDER
DOCKET #: W3415
(Continued from 6/13/2019 and 7/11/2019)

PROPOSED ZONING:
NO

EXISTING ZONING:
RS9

PETITIONER:
Muhammad Azam and Iffet Saeed

MAP(S):
6844.02

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 2

ACRES: 0.44

NEAREST BLDG: 9' south

Property included in zoning request.

500' mail notification radius. Property not in zoning request.
Southeast Winston-Salem Area Plan Update, 2013

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

**Proposed Land Use**
- Low-Density Residential (0-5 du/ac)
- Moderate-Density Residential (5-8 du/ac)
- Intermediate-Density Residential (8-18 du/ac)
- High-Density Residential (18 and over du/ac)
- Office
- Office/Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Industrial
- Institutional
- Park
- Commercial Recreation
- Utilities
- Right-of-Way; Private Road

**Special Land Use Conditions**
- Residential Opportunity Areas
- Moderate Density (up to 8 du/ac)
- High-Density Residential (18 and over du/ac)
- Activity Center
- Special Land Use Condition Area
PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3415</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Muhammad Azam and Iffet Saeed</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6844-98-6338 and a portion of PIN 6844-98-6268</td>
</tr>
<tr>
<td>Address</td>
<td>2214 Cole Road</td>
</tr>
<tr>
<td>Type of Request</td>
<td>General Use rezoning from RS9 to NO</td>
</tr>
</tbody>
</table>

Proposal

The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential, Single Family – 9,000 sf minimum lot size) to NO (Neighborhood Office).

NOTE: General, Special Use Limited, and Special Use district zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented. With a General Use request all uses in the district must be considered.

Continuance History

This request was originally submitted for the June 2019 Planning Board meeting and was continued, first to the July 2019 meeting and later to the August 2019 meeting. Because the Planning Board is required to provide the City Council with a recommendation on each rezoning request it receives within 120 days of the original filing date, the Board must make a recommendation at the August 2019 meeting.

Neighborhood Contact/Meeting

A summary of the petitioner’s neighborhood outreach is attached.

Zoning District Purpose Statement

The NO District is primarily intended to accommodate very low intensity office uses within converted single-family detached units. The district is intended to be located on the periphery of established residential areas, along major and minor thoroughfares. The district is established to provide convenient locations for offices, the size and operating characteristics of which require limited parking and which generate little traffic. Standards are designed so that this district may serve as a transitional land use between residential districts and commercial districts. This district is intended for application in GMAs 2, 3 and 4.

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)

(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

Yes. The site is within GMA 2 and located along a minor thoroughfare. The property could also be viewed as a transitional site between residentially and commercially zoned properties.

GENERAL SITE INFORMATION

<p>| Location | West side of Cole Road, between Waughtown Street and Sprague Street |
| Jurisdiction | City of Winston-Salem |
| Ward(s) | Southeast |</p>
<table>
<thead>
<tr>
<th>Site Acreage</th>
<th>± .44 acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Land Use</td>
<td>A single-family home is currently located on the site.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounded Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>HB</td>
<td>El Paisano Restaurant</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>RS9</td>
<td>Undeveloped lot and a single-family home</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>RS9</td>
<td>Single-family home</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>HB</td>
<td>Single-family home</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</th>
<th>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The nonresidential uses allowed in the NO district are compatible with the uses permitted on the adjacent HB zoned properties. Some of these nonresidential uses may be less compatible with the single-family homes permitted on the adjacent RS9 zoned properties.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Physical Characteristics</th>
<th>The developed site has a gentle slope upward toward the northeast.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to Water and Sewer</td>
<td>The site has access to public water and sewer which are both located along Cole Road.</td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>No known issues.</td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not located within a water supply watershed.</td>
</tr>
</tbody>
</table>

| Analysis of General Site Information | The site is currently developed with a single-family home and a recently expanded parking area. It is positioned between intense HB zoned properties which front on Waughtown Street and RS9 zoned properties containing other single-family homes. The site appears to have no development constraints such as steep slopes or regulated watersheds and floodplains. |

| RELEVANT ZONING HISTORIES | |
|----------------------------|------------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Case | Request | Decision & Date | Direction from Site | Acreage | Recommendation | |
| W-3004 | RS9 to HB-S | Withdrawn 2/2/2009 | 100 feet west | 1.99 | Denial | Denial |

<table>
<thead>
<tr>
<th>SITE ACCESS AND TRANSPORTATION INFORMATION</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Name</td>
<td>Classification</td>
</tr>
<tr>
<td>--------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Cole Road</td>
<td>Minor Thoroughfare</td>
</tr>
</tbody>
</table>

| Proposed Access Point(s) | Because this is a General Use request with no site plan, staff cannot determine proposed access points. However, the site currently has a single access from Cole Road. |
| Trip Generation - Existing/Proposed | Existing Zoning: RS9
0.44 acre / 9,000 = 2 units x 9.57 (SFR Trip Rate) = 19 Trips per Day  
Proposed Zoning: NO
Because there is no site plan associated with this request, staff is unable to estimate the proposed trip generation. |
| Sidewalks | Sidewalks are located along both sides of Cole Road. |
| Transit | WSTA Route 101 runs along Cole Road in front of the subject property. |
| Analysis of Site Access and Transportation Information | The site is located along a minor thoroughfare which has ample capacity and sidewalks. Cole Road is also served by transit. Due to the modest size of the subject property and the limited intensity of the NO district permitted uses, staff does not foresee any transportation related issues associated with this request. |

**CONFORMITY TO PLANS AND PLANNING ISSUES**

**Legacy 2030 Growth Management Area**
- Growth Management Area 2 - Urban Neighborhoods

**Relevant Legacy 2030 Recommendations**
- Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods.
- Encourage quality infill development on both vacant land and redeveloped sites with an emphasis on conforming to the neighborhood’s existing character and scale.
- Discourage inappropriate commercial encroachment into neighborhoods.

**Relevant Area Plan(s)**
- *Southeast Winston-Salem Area Plan Update (2013)*

**Area Plan Recommendations**
- The subject property is shown for low-density residential use.

**Site Located Along Growth Corridor?**
- The site is located approximately 180 feet south of the Waughtown Street growth corridor.

**Site Located within Activity Center?**
- No, but the site adjoins the Southeast Plaza Activity Center.

**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 Legacy 2030?*
  - See comments below.

**Analysis of Conformity to Plans and Planning Issues**
- The subject property is developed with a single-family home and adjoins HB zoning on two sides. However, the character of this section of Cole Road (which is a minor thoroughfare) is largely residential.
- In keeping with the current use, the area plan recommends low-density
residential for the site. The NO district allows for residential uses, as well as modestly sized (4,000 square feet building maximum) office and institutional uses. The NO district also has inherent design requirements for landscaping, signage, lighting, and the location of parking, which are intended to minimize off-site impacts.

Staff concedes that due to the adjacent HB zoning, the subject property could be an appropriate transitional location for NO zoning. However, without the benefit of a site plan, it is more difficult to ensure that any future improvements to the site will not negatively impact the adjacent single-family homes. This is further emphasized in light of the Southeast Winston-Salem Area Plan Update, which recommends no change in land use.

<table>
<thead>
<tr>
<th>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Positive Aspects of Proposal</td>
</tr>
<tr>
<td>The request could provide a reasonable transition between HB zoned properties and RS9 zoned properties.</td>
</tr>
<tr>
<td>The site fronts on a minor thoroughfare with ample capacity and is served with transit and sidewalks.</td>
</tr>
</tbody>
</table>

**STAFF RECOMMENDATION:** Denial

**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.**
USES ALLOWED IN THE EXISTING RS9 ZONING DISTRICT
City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Manufactured Home, Class A
Park and Shuttle Lot
Urban Agriculture

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site\(^5\)
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower

\(^5\)SUP not required if requirements of Section B.2-5.2(A) are met
USES ALLOWED IN THE PROPOSED NO ZONING DISTRICT
City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Combined Use
Government Offices, Neighborhood Organization, or Post Office
Library, Public
Offices
Police or Fire Station
Recreation Facility, Public
Residential Building, Duplex
Residential Building, Single Family
Residential Building, Twin Home

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Child Day Care, Large Home
Limited Campus Uses
Residential Building, Multifamily
Residential Building, Townhouse
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Adult Day Care Center
Banking and Financial Services
Bed and Breakfast
Child Care, Sick Children
Child Day Care Center
Park and Shuttle Lot

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site

5SUP not required if requirements of Section B.2-5.2(A) are met
TO Whom it may concern:

Azam Properties is holding a neighborhood meeting for the property located at 2214 Cole Rd Winston Salem, NC.

We are re-zoning the property and would like to invite anyone that may have any questions or concerns. The meeting will take place on the 21st of July 2019 from 5pm-6pm. The location of the meeting will be 2214 Cole Rd Winston Salem, NC 27107.

THANK YOU

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

Mr. Roberts,

I would like to inform you in regard to rezoning case W-3415. I sent letters out on 07-10-19 to 46 addresses that were within 500 feet of the property. I held meeting at the property on the 21st of July at 5pm-6pm. Only two individuals showed up. There were no objections whatsoever. I have since then received phone calls from 2 people that were concerned what was going to be there and after explaining to them that we are just planning on putting a daycare center at the location they didn’t have a problem. If you have any questions please feel free to give me a call at 336-986-6692.

Thank you,

Waqas Azam
DOCKET #: W3417
(continued from 7/11/2019)

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
CPO-S

PETITIONER:
Truliant Federal Credit Union

SCALE: 1" represents 500'
STAFF: Roberts
GMA: 3
ACRES: 17.09
NEAREST BLDG: 30' north
MAP(S): 6814.02, 6814.04
Southwest Suburban Area Plan Update, 2015

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

Proposed Land Use
- Large-Lot Residential (over 5 Ac)
- Single-Family Residential (0-8 Du/Ac)
- Low-Density Attached Residential (0.8 DU/Ac)
- Intermediate-Density Residential (8.1-18 DU/Ac)
- Office
- Office/Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Industrial
- Institutional
- Park
- Open space
- Commercial Recreation
- Utilities
- Activity Center
- Special Land Use Condition Area

Growth Corridors
- Rural Form - Large-Lot Residential
- Suburban Form - Commercial/Office/Multifamily
### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3417</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Truliant Federal Credit Union</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6814-75-0175</td>
</tr>
<tr>
<td>Address</td>
<td>3200 Truliant Way</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Site Plan Amendment for an Office use in a CPO-S zoning district (W-2636).</td>
</tr>
</tbody>
</table>

**Proposal**
The petitioner is proposing to amend the previously approved site plan by adding a parking deck and a three-story office building. The approved uses for this site are:
- Restaurant (without drive-through service); Banking and Financial Services; Offices; Motor Vehicle, Rental and Leasing; Services, A; Testing and Research Lab; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Care Center; Police or Fire Station; School, Vocational or Professional; and Parking, Commercial

**Continuance History**
The request was automatically continued from the July 11, 2019, Planning Board meeting to the August 8 meeting.

**Neighborhood Contact/Meeting**
A summary of the petitioner’s neighborhood outreach is attached.

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>North side of Interstate 40 (I-40), between Hanes Mall Boulevard and Burke Mill Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Southwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 17.09 acres</td>
</tr>
</tbody>
</table>

**Current Land Use**
The site is developed with the Truliant Federal Credit Union corporate office.

**Surrounding Property Zoning and Use**

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>IP, CPO-S, RM8 &amp; RS9</td>
<td>Undeveloped property and the Westminster Place and Charlestowne townhomes</td>
</tr>
<tr>
<td>East</td>
<td>RS9</td>
<td>Single-family home</td>
</tr>
<tr>
<td>South</td>
<td>CPO-S, IP &amp; IP-S</td>
<td>I-40</td>
</tr>
<tr>
<td>West</td>
<td>RS9</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>

**Physical Characteristics**
Burke Creek and its associated floodplain are located in close proximity to the western edge of the site.
Proximity to Water and Sewer

The site has access to public water from Burke Mill Road. The site is served with public sewer from a line which runs through the property from Burke Mill Road to Burke Creek to the west.

Stormwater/ Drainage

The development will utilize an existing stormwater management device located in the southwestern portion of the site. A stormwater study will be required.

Watershed and Overlay Districts

The site is not located within a water supply watershed.

Analysis of General Site Information

A public sewer line with an associated 20-foot easement traverses the subject property. The proposed site plan shows a partial relocation of this line. Otherwise, the developed site appears to possess no development constraints such as steep slopes, designated floodplains, or watersheds.

RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-2636</td>
<td>RS9 &amp; RM8 to CPO-S</td>
<td>Approved 8/5/2003</td>
<td>Included current site</td>
<td>17.84</td>
<td>Approval, Approval</td>
</tr>
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</table>

SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Truliant Way</td>
<td>Local Street</td>
<td>±70 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>I-40</td>
<td>Freeway</td>
<td>1,243 feet</td>
<td>103,000</td>
<td>94,700</td>
</tr>
</tbody>
</table>

Proposed Access Point(s)

The primary access into the site will continue to be from Truliant Way, which connects to Hanes Mall Boulevard at a signalized intersection. In conjunction with a pending rezoning of adjacent property located to the east (W-3418), the request also includes an eastern extension of Truliant Way to provide a gated, employee-only access to Burke Mill Road.

Planned Road Improvements

The Burke Mill Road Corridor Study was commissioned by the City of Winston-Salem in the spring of 2019. The intent of the study is to analyze the existing traffic network along the entire Burke Mill Road Corridor.

Burke Mill Road has developed into a high-volume thoroughfare with segments that are wide and straight, causing speeding issues. There are also sections with significant curves, creating sight distance problems for the side streets. The scale and potential impacts of the subject request have resulted in the need to comprehensively analyze this corridor.

City staff, the consulting team, and the general public have worked to identify the specific locations where traffic needs are evident. Currently, the consultant is capturing traffic data and accident history at multiple locations along the corridor. The intent is to model the corridor using actual data collected to determine where and what improvements are needed. Although the study has yet to be completed, the potential for protected left-turn signals and sight distance corrections are some of the
Trip Generation - Existing/Proposed: The subject request was added to the aforementioned Burke Mill Road Corridor Study commissioned by the City. The supplement addresses traffic impacts for this request and the associated rezoning request. See comments below in the Analysis section.

Sidewalks: A sidewalk is currently located along Truliant Way and a portion of Hanes Mall Boulevard.

Transit: WSTA Routes 80, 82, and 107 serve the intersection of Truliant Way and Hanes Mall Boulevard located approximately 500 feet to the northwest.

Connectivity: See previous comments in the Proposed Access Point(s) section.

Transportation Impact Analysis (TIA): The subject request was added to the aforementioned Burke Mill Road Corridor Study commissioned by the City. The supplement addresses traffic impacts for this request and the associated rezoning request. See comments below in the Analysis section.

Analysis of Site Access and Transportation Information: The 83,750-square foot Truliant expansion project proposes one new access onto Burke Mill Road just north of the I-40 bridge, across from Stonewood Drive. Burke Mill Road is a minor thoroughfare. The average daily traffic volume along this section is approximately 14,000 vehicles per day, and the Capacity at Level of Service (LOS) “D” is 15,800 vehicles. The proposed expansion has the potential to add approximately 158 new trips in the peak hours. However, because the primary access will continue to be from Truliant Way (which has direct connection to Hanes Mall Boulevard) only about 25 percent of the total site traffic will utilize the new entrance off Burke Mill Road. This is largely due to the close proximity of Truliant Way to I-40, Salem Parkway, and Stratford Road. Upon full build-out, approximately 138 total exiting site trips are expected to use the new access point onto Burke Mill Road in the PM peak (5pm-6pm).

According to the study, improvements to Burke Mill Road are warranted and must be constructed to ensure the expansion does not negatively impact the LOS experienced today. Per the study and after WSDOT review, a southbound right turn lane with 100 feet of storage will be necessary. In addition, the center turn lane must be restriped to create a northbound left turn lane with 100 feet of storage. The traffic consultant’s traffic signal analysis for the proposed access location determined that upon build-out, the peak hour traffic signal warrant will be met. Without a traffic signal, the LOS is expected to be an “F”. With the proposed new signal metering the traffic on Burke Mill Road, the LOS for the intersection with Stonewood Drive is expected to increase to an “A” in the AM peak and a “B” in the PM peak. This signal is expected to have a platooning effect, creating more gaps for other side streets along the corridor. Platooning occurs when main line traffic is stopped to let side street traffic access the main facility, resulting in a queuing of the main line vehicles. The signal and its all-red time, accompanied by the acceleration time needed for the side street traffic, will create gaps in the main line for the vehicles on the other un-signalized intersections to pull out onto Burke Mill Road.
Burke Mill Road is a high volume road; however, WSDOT feels the proposed site access onto Burke Mill Road (with the stated improvements) will not significantly impact the traffic on that street. The access would allow the trips intended for Truliant to be serviced more efficiently, and the drivers already on Burke Mill Road will not have to make additional turns at already congested intersections to enter from Truliant Way. WSDOT will require the improvements listed above upon the issuance of a driveway permit.

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>122,000 existing + 38,000 previously approved + 83,750 proposed = 243,750 total</td>
<td>Central and eastern portions of the site</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>813</td>
<td>872</td>
<td>Combination of conventional surface parking and a parking deck for 193 spaces</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>60 feet</td>
<td>Three stories</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>80 percent</td>
<td>57.29 percent</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>• Chapter B, Article II, Section 2-1.3 (C) Corporate Park Office District</td>
<td></td>
</tr>
<tr>
<td>• Chapter B, Article II, Section 2-1.6 (B) TO Thoroughfare Overlay District</td>
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</table>

<table>
<thead>
<tr>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
<th>(A) Legacy 2030 policies:</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>(B) Environmental Ord.</td>
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</tr>
<tr>
<td></td>
<td>(C) Subdivision Regulations</td>
<td>N/A</td>
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</tbody>
</table>

### Analysis of Site Plan Compliance with UDO Requirements

The proposed site plan illustrates the existing Truliant corporate campus, including the approved not-yet-constructed 38,000-square foot addition to the existing building. The plan also includes a 193 space parking deck on the western end of the site and a new three-story, 83,750-square foot building on the eastern end of the site. Because the site is adjacent to I-40, it must comply with the requirements of the Thoroughfare Overlay District.

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy 2030 Growth Management Area**

Growth Management Area 3 – Suburban Neighborhoods

**Relevant Legacy 2030 Recommendations**

- Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.
- Promote the use of moderate-density residential and office as transitional uses between intense business and residential uses.
- Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods.

**Relevant Area Plan(s)**

*Southwest Suburban Area Plan Update (2015)*

**Area Plan Recommendations**

- Office use is recommended for the subject property.
- Office uses typically have few negative impacts on adjacent land uses and can provide services to area residents, making them an appropriate transitional use between residential uses and more intense uses.
- All new and redeveloped commercial and office uses should be designed and developed to be compatible with nearby residential uses.
- Neighborhoods should be protected from inappropriate residential, commercial, industrial and institutional encroachment.

**Site Located Along Growth Corridor?**

The site is not located along a growth corridor.

**Site Located within Activity Center?**

The site is not located within an activity center.

**Analysis of Conformity to Plans and Planning Issues**

The request (in conjunction with the associated rezoning request) would facilitate a significant expansion of the existing Truliant campus, which is consistent with the office land use recommendation of the *Southwest Suburban Area Plan Update*.

Both *Legacy* and the area plan recommend nonresidential development take place in a manner which is sensitive to nearby residential areas. The subject property directly adjoins two townhome communities along its northern property line. The homes located within both the Westminster Place and Charlestowne neighborhoods would be impacted by the new employee access onto Burke Mill Road. The homes within the Charlestowne neighborhood would be most directly impacted by the proposed three-story building and new employee access onto Burke Mill Road at the eastern end of the site. Presently, this portion of the subject property is heavily wooded with large hardwood trees. The approved plan shows a triangular section of these trees “to remain”. However, the proposed site plan shows grading and tree removal to within 10 feet of the common property line. To mitigate this tree removal, the petitioner has agreed to provide a minimum Type III bufferyard within this area, along with a mutually agreed upon 20-foot easement to maintain the existing vegetation on the adjacent Charlestowne neighborhood property.

The petitioner has also agreed to provide additional off-site plantings along the Burke Mill Road frontage between the proposed new entrance and the Charlestowne entrance.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The request is consistent with the office land use recommendation of the area plan.</td>
<td>The request would result in the removal of some mature trees adjacent to the Charlestowne neighborhood which were shown on the approved plan as “to remain”.</td>
</tr>
<tr>
<td>The request (in conjunction with the associated rezoning request) would facilitate a significant expansion of an existing corporate headquarters and employment center.</td>
<td></td>
</tr>
<tr>
<td>The primary access to the site would continue to be from Hanes Mall Boulevard.</td>
<td>The request would place more traffic onto Burke Mill Road.</td>
</tr>
<tr>
<td>The site plan includes additional off-site screening along the Burke Mill Road frontage of the adjacent Charlestowne neighborhood.</td>
<td></td>
</tr>
</tbody>
</table>

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

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

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
  b. Developer shall apply for a driveway/traffic signal permit within twelve months of approval from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit. Required improvements include:
     - Installation of a traffic signal at the intersection of the new entrance onto Burke Mill Road opposite Stonewood Drive, to include standard pedestrian crosswalks to Stonewood Drive;
     - Construction of a southbound right turn lane on Burke Mill Road with 100 feet of storage;
     - Restriping of the center turn lane on Burke Mill Road to create a northbound left turn lane with one hundred (100) feet of storage; and
     - A concrete apron or driveway with a concrete strip indicating the end of the public right-of-way.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. Developer shall record a twenty (20) foot wide landscaping easement on the Charlestowne Homeowners Association property along the common property line and along the Burke Mill Road frontage as shown on the site plan.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. Developer shall complete all requirements of the driveway permit.
b. All bufferyard, streetyard, motor vehicle surface area, and Thoroughfare Overlay plantings shall be installed, including those required to be installed as replacements due to prior development activity.

c. Developer shall install a double staggered row of Nellie Stevens Hollies, planted twelve (12) feet on center with a minimum height of eight (8) feet at the time of planting, along the Burke Mill Road frontage between the proposed new entrance and the Charlestowne entrance. Supplemental shrubs shall be installed along the same frontage at a rate of fifteen (15) per one hundred (100) linear feet. All plantings shall be installed within the recorded landscape easement as shown on the site plan.

d. Freestanding signage on Burke Mill Road shall be limited to one monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. This sign shall not be internally illuminated.

• OTHER REQUIREMENTS:
  a. The new entrance onto Burke Mill Road opposite Stonewood Drive shall be an employee only gated access, other than a temporary construction access, and shall not permit a public access between Burke Mill Road and Hanes Mall Boulevard.
  b. Developer shall maintain the existing fence along the northern property line required as part of the original rezoning request (W-2636).

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.
Sketch Plan Review comments are intended to be preliminary. A site visit and/or an in-depth analysis by the Interdepartmental Committee members has not taken place. It is expected that additional comments will be made as new information is received, and a formal submittal and review takes place. Please do not construe these comments as assurance of approval or denial. All proposals must still go through a formal submittal and review before an official staff recommendation is made.

Open Issues: 16

**Building**

12. **W-S Building B**

- City of Winston-Salem
- Tracy Phillips
- 336-727-2133
- tracyp@cityofws.org
- 4/25/19 8:10 AM
- 01.01) Sketch Plan Review

  for required accessible parking spaces see NC Building code ch 11 Table 1106.1

**Engineering**

**General Issues**

11. **Driveway Permit required**
A City driveway permit will be required for the proposed connection to Burke Mill Road. Driveway shall be a 6" concrete apron (Class A, 3,000 psi) over 6" ABC from the edge of pavement on Burke Mill Road to the ROW line per the City’s Infrastructure Development Standards. Apron will need to provide ADA accessible ramps for the existing sidewalk along Burke Mill Road.

Gated entrance should provide a turnaround space and adequate stacking off of Burke Mill Road.

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

As part of your construction plan submittal, include the calculated fire flow for this project and indicate the approved method used for that construction. Refer to Section 507 of the 2018 NC Fire Code and to https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf for further information. Note: Appendix B of the 2018 NC Fire Code contains an approved method of needed fire flow calculation. Emergency responder radio coverage shall meet the requirements of Section 510 of the 2018 NC Fire Code for this project. Consider how these requirements, including any systems necessary to bring radio coverage into compliance with this section, may impact your plans.
Indicate fire hydrant locations so that no portion of the building's exterior is more than 500 feet from a hydrant, measured along approved travel routes ("as the hose would lay").

Fire apparatus access roads may be gated only if the fire department is provided with approved means of access and if the gate does not obstruct clear width requirements.

-Grading plan with tree save area summary calculations table will be required.
-Outdoor light standards of UDO-286 may apply.
-Parking calculations for Banking and Financial Services with Depository Service is based on 1 space per 225 square feet. Parking for Non-Depository Service is 1 space per 350 square feet.
-Parking adjacent to the sidewalk will require anchored wheel stops unless the sidewalk is a minimum of 7' wide.
-A 5’ pedestrian walkway from the principal building to the sidewalk designated public street is required.
-A streetyard may be required if parking lot is located within 100’ of a street right-of-way or vehicular right-of-way.
-MVSA plantings will be required.
-Signage will require separate permit and must be 1.5’ out of the right-of-way and out of the 10’ X 70’ site triangle.

Addresses will be assigned at permitting.
<table>
<thead>
<tr>
<th>1. CAC/Greenway</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Amy Crum</td>
</tr>
<tr>
<td>336-747-7051</td>
</tr>
<tr>
<td><a href="mailto:amyc@cityofws.org">amyc@cityofws.org</a></td>
</tr>
<tr>
<td>4/22/19 2:28 PM</td>
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<table>
<thead>
<tr>
<th>3. Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Gary Roberts</td>
</tr>
<tr>
<td>336-747-7069</td>
</tr>
<tr>
<td><a href="mailto:garyr@cityofws.org">garyr@cityofws.org</a></td>
</tr>
<tr>
<td>4/22/19 4:39 PM</td>
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<table>
<thead>
<tr>
<th>7. CPAD</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Kirk Ericson</td>
</tr>
<tr>
<td>336-747-7045</td>
</tr>
<tr>
<td><a href="mailto:kirke@cityofws.org">kirke@cityofws.org</a></td>
</tr>
<tr>
<td>4/23/19 10:51 AM</td>
</tr>
<tr>
<td>01.01) Sketch Plan Review - 1</td>
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<table>
<thead>
<tr>
<th>9. Historic Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Heather Bratland</td>
</tr>
<tr>
<td>336-727-8000</td>
</tr>
<tr>
<td><a href="mailto:heatherb@cityofws.org">heatherb@cityofws.org</a></td>
</tr>
<tr>
<td>4/23/19 3:59 PM</td>
</tr>
<tr>
<td>01.01) Sketch Plan Review - 1</td>
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</table>

<table>
<thead>
<tr>
<th>10. Rezoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>David Reed</td>
</tr>
<tr>
<td>336-747-7043</td>
</tr>
<tr>
<td><a href="mailto:davidr@cityofws.org">davidr@cityofws.org</a></td>
</tr>
<tr>
<td>4/25/19 11:56 AM</td>
</tr>
<tr>
<td>01.01) Sketch Plan Review - 1</td>
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</tbody>
</table>

Sanitation

18-256 Sketch Plan Review.pdf [4 redlines]

16. Dumpster
Bulk Containers: All surfaces constructed for the placement of bulk containers shall be constructed of concrete with a thickness of at least eight inches. All surfaces constructed for the placement of bulk containers shall be at least 16 feet in length and at least 12 feet in width.

Location and placement: Bulk containers shall be located to provide easy ingress and egress by a container tender truck to the containers. The location of the container shall be free from any overhanging wires or other obstructions which have less than 35 feet of vertical clearance and 40 feet linear clearance of overhead obstruction in the dumping area. All screens or enclosures shall be open on one side for easy access and provide a three-foot clearance on all sides from the bulk container.

### General Comments

Submit sewer relocation plans to Utilities Plan Review for permitting/approval. Water interior to the site is private. Be aware of the Utilities System Development Fees that take affect 05-01-2019 if you require new meter purchase. Backflow preventer required on all water connections.

**NOTE:** NO REVISIONS ACCEPTED FOR PRELIMINARY REVIEWS.
The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Wednesday the week before (8 days prior to) the Planning Board meeting.

Open Issues: 27

Addressing

18-256 SPA Submittal SIGNED.pdf [13 redlines] (Page 1)

21. Text Box

Forsyth County Government
Gloria Alford
3367032178
alfordgd@forsyth.cc
6/11/19 2:19 PM
01.13a) PC Review - 2

3210 Truliant Way
[Ver. 2] [Edited By Gloria Alford]

Building

18-256 SPA Submittal SIGNED.pdf [13 redlines] (Page 1)

24. W-S Building
### Engineering

#### General Issues

<table>
<thead>
<tr>
<th>25. Driveway Permit required</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City of Winston-Salem</strong></td>
</tr>
<tr>
<td><strong>Ryan Newcomb</strong></td>
</tr>
<tr>
<td>336-727-8000</td>
</tr>
<tr>
<td><a href="mailto:ryancn@cityofws.org">ryancn@cityofws.org</a></td>
</tr>
<tr>
<td>6/17/19 3:49 PM</td>
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<td>01.13a) PC Review - 2</td>
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A City driveway permit will be required for the proposed connection to Burke Mill Road. Driveway shall be a 6" concrete apron (Class A, 3,000 psi) over 6" ABC from the edge of pavement on Burke Mill Road to the ROW line per the City’s Infrastructure Development Standards. Apron will need to provide ADA accessible ramps for the existing sidewalk along Burke Mill Road.

### Erosion Control

#### General Issues

<table>
<thead>
<tr>
<th>22. Erosion Control Plan Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City of Winston-Salem</strong></td>
</tr>
<tr>
<td><strong>Matthew Osborne</strong></td>
</tr>
<tr>
<td>336-747-7453</td>
</tr>
<tr>
<td><a href="mailto:matthewo@cityofws.org">matthewo@cityofws.org</a></td>
</tr>
<tr>
<td>6/11/19 2:54 PM</td>
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<tr>
<td>01.13a) PC Review - 2</td>
</tr>
</tbody>
</table>

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

### Fire/Life Safety

#### General Issues

<table>
<thead>
<tr>
<th>19. Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Winston-Salem Fire Department</strong></td>
</tr>
<tr>
<td><strong>Michael Morton</strong></td>
</tr>
<tr>
<td>336-747-6935</td>
</tr>
<tr>
<td><a href="mailto:michaelcm@cityofwsfire.org">michaelcm@cityofwsfire.org</a></td>
</tr>
<tr>
<td>6/11/19 12:59 PM</td>
</tr>
<tr>
<td>01.13a) PC Review - 2</td>
</tr>
</tbody>
</table>

As part of your construction plan submittal, include the calculations for needed fire flow for this project and indicate the approved method of calculation in use. Refer to Section 507 of the 2018 NC Fire Code and to [https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf](https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf) for further information. Approved calculation methods include those in the ISO Fire Suppression Rating Schedule and in Appendix B of the 2018 NC Fire Code.

Emergency responder radio coverage shall meet the requirements of Section 510 of the 2018 NC Fire Code for this project. Consider how these requirements, including any systems necessary to bring radio coverage into compliance with this section, may impact your plans.

18-256 SPA Submittal SIGNED.pdf [13 redlines] (Page 1)
<table>
<thead>
<tr>
<th>Topic</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>01.13a</td>
<td>One-way fire apparatus roads must have a clear width of not less than 13 feet.</td>
</tr>
<tr>
<td>17. WS - Fire/Life Safety</td>
<td>Gates across fire apparatus access roads must be approved by the fire department. Means of emergency access through the gates must be provided.</td>
</tr>
<tr>
<td>18. WS - Fire/Life Safety</td>
<td>Indicate locations of fire hydrants to demonstrate compliance with fire code requirements and COWS development standards. Indicate the location of FDCs, ensuring no FDC is more than 100 feet from a hydrant.</td>
</tr>
</tbody>
</table>

**IDTP**

**18-256 SPA-1Signed Reduced.pdf [20 redlines] (Page 1)**

| City of Winston-Salem | PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR COUNCIL MEMBER PRIOR TO YOUR REQUIRED NEIGHBORHOOD OUTREACH MEETING. |
| Bryan Wilson | 336-747-7042 |
| bryandw@cityofws.org | 6/5/19 9:07 AM |
| Pre-Submittal Workflow - 1 | |
| Stimmel Associates, PA | We contacted the council person(s) before the neighborhood meeting |
| Gaines Hunter | (336)7231067 |
| ghunter@stimmelpa.com | 6/10/19 3:30 PM |
| Pre-Submittal Workflow - 1 | |

**Inspections**

**General Issues**

| 30. Zoning Use | |
- Grading plan with tree save area summary calculations table will be required. If a tree stand method is utilized to meet tree save requirements (as indicated in the tree save area legend), this will need to be shown on the grading plan.

- Outdoor lighting standards of UDO-286 will apply.

- Parking adjacent to the sidewalk will require anchored wheel stops unless the sidewalk is a minimum of 7’ wide.

- A 5’ pedestrian walkway from the principal building to the sidewalk designated public street is required.

- A Special Use District Fee will be due with the grading permit.

- Retaining walls require separate permits.

- Developer shall save as many trees as possible along the northern property line and will supplement as necessary to comply with the required type II buffer yard.

<table>
<thead>
<tr>
<th>Landscaping</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>27. Preserve Existing Vegetation</strong></td>
</tr>
<tr>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>336-727-8000</td>
</tr>
<tr>
<td><a href="mailto:desmondc@cityofws.org">desmondc@cityofws.org</a></td>
</tr>
<tr>
<td>6/24/19 11:40 AM</td>
</tr>
<tr>
<td>01.13a) PC Review - 2</td>
</tr>
</tbody>
</table>

| **34. Adjacent Residential Properties** |
| City of Winston-Salem | Desmond Corley |
| 336-727-8000 |
| desmondc@cityofws.org |
| 6/26/19 11:39 AM |
| 01.13a) PC Review - 2 |

| **38. Thoroughfare Overlay** |
| City of Winston-Salem | Desmond Corley |
| 336-727-8000 |
| desmondc@cityofws.org |
| 6/26/19 11:44 AM |
| 01.13a) PC Review - 2 |

| **NCDOT** |
| **General Issues** |
| **29. NCDOT Comments** |

- **NCDOT Division 9**
  - Victoria Kildea
  - 336-747-7900
  - vrikildea@ncdot.gov

- No comments

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Created with idPlans Review</td>
</tr>
<tr>
<td>6/26/19</td>
</tr>
</tbody>
</table>
### General Issues

#### 12. CPAD

City of Winston-Salem  
Kirk Ericson  
336-747-7045  
kirke@cityofws.org  
6/11/19 11:23 AM  
01.13a) PC Review - 2

City of Winston-Salem  
Amy Crum  
336-747-7051  
amyc@cityofws.org  
6/11/19 12:45 PM  
01.13a) PC Review - 2

City of Winston-Salem  
Heather Bratland  
336-727-8000  
heatherb@cityofws.org  
6/13/19 7:56 AM  
01.13a) PC Review - 2

#### 15. CAC/Greenway

City of Winston-Salem  
Amy Crum  
336-747-7051  
amyc@cityofws.org  
6/11/19 12:45 PM  
01.13a) PC Review - 2

City of Winston-Salem  
Heather Bratland  
336-727-8000  
heatherb@cityofws.org  
6/13/19 7:56 AM  
01.13a) PC Review - 2

#### 23. Historic Resources

City of Winston-Salem  
Heather Bratland  
336-727-8000  
heatherb@cityofws.org  
6/13/19 7:56 AM  
01.13a) PC Review - 2

#### 18-256 SPA Submittal SIGNED.pdf [13 redlines]

**33. Design**

City of Winston-Salem  
Desmond Corley  
336-727-8000  
desmondc@cityofws.org  
6/26/19 11:37 AM  
01.13a) PC Review - 2

Given the massing and proposed location of the new building, staff does not feel that a 10-foot streeyard, regardless of berm height, is sufficient to lessen the impacts to views along Burke Mill Road. Please consider widening the landscaped area along that property boundary and utilizing additional landscaping (more than is required for a typical streetscape) to soften such impacts.

**35. Site Plan Amendment**

City of Winston-Salem  
Desmond Corley  
336-727-8000  
desmondc@cityofws.org  
6/26/19 11:42 AM  
01.13a) PC Review - 2

[Ver. 2] [Edited By Desmond Corley]

Considering the intended phasing of this project, staff will look over the proposed conditions to determine feasibility and appropriateness of enforcement. Additionally, please consider a condition limiting the size of signage at the new driveway entrance.

**36. Design**

City of Winston-Salem  
Desmond Corley  
336-727-8000  
desmondc@cityofws.org  
6/26/19 11:41 AM  
01.13a) PC Review - 2

Please consider a different layout for the building and proposed drive that does not bring either development so close to the neighboring residential properties.
Please submit a revised plan showing site data for the Site Plan Amendment, the rezoning, and the overall development separately. You may submit the same site plan for both requests, as long as the property to be rezoned is distinguished visually.

Sanitation

General Issues

20. Dumpster location

Dumpster placement is good.

All surfaces constructed for the placement of bulk containers shall be constructed of concrete with a thickness of at least eight inches. All surfaces constructed for the placement of bulk containers shall be at least 16 feet in length and at least 12 feet in width.

Location and placement: Bulk containers shall be located to provide easy ingress and egress by a container tender truck to the containers. The location of the container shall be free from any overhanging wires or other obstructions which have less than 35 feet of vertical clearance and 40 feet linear clearance of overhead obstruction in the dumping area. All screens or enclosures shall be open on one side for easy access and provide a three-foot clearance on all sides from the bulk container.

Stormwater

General Issues

13. Stormwater Management Permit Required
A post construction Stormwater management permit will be required for this project. The site will have to manage for both the high density water quality and water quantity requirements. This includes treatment of the first inch of runoff in an approved Stormwater control measure and also attenuation of the 2, 10 and 25 year post developed peak rates to at or below the pre developed rates and also attenuation of the 25 year volume increase. For any Stormwater management system that is permitted the developer must provide at the time of permitting a non refundable financial surety equal to 4% of the construction cost of the system and also have an Operation and Maintenance Agreement approved by the City and recorded at The Forsyth County Register of Deeds office.

Remove "potential". A device will be required.

Submit sewer relocation plans to Utilities Plan Review for permitting/approval. Water meters purchased through COWS. Be aware of the New System Development Fees that begin May 1, 2019.
This is Jean Thomas, president of the Charlestowne HOA. Attached is our letter of support for rezoning the Carmichael property to business. It directly impacted our property. Our property runs parallel to the Trulent property and the Carmichael property which is up for rezoning at your next meeting. We did not make our decision to support Trulent lightly. We did our own research and we listened. We feel strongly that a well landscaped employee driveway is in our best interest. After attending many public meetings and meeting numerous times with Trulent it was obvious that the main opposition to to Trulent's proposal is traffic on Burke Mill Road and London Lane. The traffic problems are purely a City problem and not a Trulent problem. The City expects traffic to increase by 1 percent a year. Trulent will add maybe 50 cars a day. It's time the City figured out another route from Ebert to Burke Mill.
July 3rd, 2019

To: The City of Winston-Salem Planning Board and City Council:

The Charlestowne Home Owners Association hereby supports the Truliant zoning docket request for items W-3417 & W-3418. Our Homeowners Association and Board have met with representatives of Truliant on three occasions to work together toward a mutual solution. We realize that Truliant is not responsible for the existing traffic issues on Burke Mill Road and many Truliant employees already travel Burke Mill Road to get to and from work. Our neighborhood is the closest neighborhood to the proposed improvements and impacted more than any other. After removing all the emotion out of the discussion and basing our decisions on facts, we support the Truliant rezoning for the following reasons:

1. Truliant is a proven entity that has been a good corporate neighbor for twelve years. maintain their facilities and grounds to the highest standard.

2. Truliant is a good buffer between our neighborhood and Interstate 40. The future building and landscaping will help buffer the noise between us created by the Interstate.

3. Based on Traffic Projections by John Davenport, who is contracted by the city to complete a traffic study, reported that traffic at the peak hour volume will be approximately 1% of the daily volume on Burke Mill Road with the majority of the trips used by Truliant employees living in the Burke Mill Road area. Truliant employees already utilize Burke Mill Road and a new access will take them off Burke Mill sooner.

4. Truliant has agreed to work with our HOA to do the following things that shall be added as conditions to the above zoning cases as follows:

   a. Work together with Charlestowne and Stonewood to request from the City of Winston-Salem a Traffic Signal at the new 'Private Gated Employee Access Drive' aligning with Stonewood Drive. We feel the light would create gaps in peak traffic flow and allow residents from Stonewood and those entering and leaving Hospice a signal access to allow safer turns in and out of these areas.
b. Add an additional landscape buffer along Burke Mill Road from the new private drive to our existing entrance drive. The additional buffer will consist of a double staggered row of Nellie Stevens Hollies installed at 8' height at the time of planting. Additional supplemental shrubs will be installed at a rate of 15 per 100 feet. Locations to be determined subject to final utility locations. This final language shall be worked out with Charlestownne HOA, Truliant and the City.

c. Add a 30' wide landscape buffer meeting the 15' Type II Bufferyard requirements adjacent to the new private drive for a distance of 250' from Burke Mill Road. The buffer shall supplement existing trees where trees / saplings cannot be saved. Petitioner is willing to install the buffer to 30' feet wide, provided Charlestownne allows the petitioner an access easement where the drive is less than 30' wide near Burke Mill Road. (Note: the drive is located closer than 30' near Burke Mill Road so the entrances can align properly with Stonewood).

Thank you for your time and consideration. Charlestownne is the closest neighborhood to this rezoning petition and we support the rezoning.

Sincerely,

Jean R. Thomas
President, Charlestownne HOA
From: Tammy Walston <frontdesk@stimmelpa.com>
Sent: Wednesday, July 31, 2019 2:13 PM
To: Aaron King; Desmond Corley; Tarra Jolly
Subject: Letter of support-Truliant rezoning
Attachments: Truliant Letter of support_Bob Leak_WSBI.pdf

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

Attached is a letter in support of the Truliant rezoning.

---

Tammy Walston Administrative Assistant

336.723.1067 x1100
601 N. Trade St. Suite 200 | Winston-Salem, NC 27101
www.stimmelpa.com

Serving the Southeast for over 30 years,
with offices in Winston-Salem & Charlotte!

Stimmel Associates P.A. E-mail Disclaimer
July 17, 2019

Mayor Allen Joines and the Winston-Salem City Council
P. O. Box 2511
Winston-Salem, NC 27102

Dear Mayor and City Council Members,

I’m writing in support of Truliant Federal Credit Union’s request for rezoning and long-term master plan for its headquarters campus on Hanes Mall Boulevard. Founded in Winston-Salem in 1952, Truliant has more than 240,000 member-owners, with more than $2.5 billion in assets. In the last five years it has added more than 50,000 members and 15 new locations, for a total of 33 branches. Truliant employs more than 700 associates, with over 435 at Truliant Way across from Hanes Mall. The Credit Union needs room to expand— and wants to expand— allowing for at least 450 additional employees at its current headquarters.

Additionally, Truliant will soon be the largest financial institution headquartered in Winston-Salem. The organization recently announced plans to retrofit a shopping center near its headquarters that has been vacant for several years. The long-term campus plan you are considering brings desirable long-term economic benefits to our city and region.

- **It brings capacity for 450 additional jobs.** While that’s an incentive for area contractors and the labor force, Truliant’s plan would develop infrastructure to support growth that creates synergy for even more economic development and jobs.

- **It adds significantly to the city and county’s tax income.** Truliant’s current annual building, campus and personal property tax bill is more than $516,000 and they intend to invest more than $40 million dollars on the new expansion. Therefore, if facilities are built as planned and rates remain constant, Truliant would add an additional $5 million in revenues over a decade. Truliant is not asking for incentives to build this project.

- **The campus is a gateway to our city.** Truliant is a thoughtful corporate citizen. Its current campus is a tastefully designed complex that serves as a gateway to Winston-Salem off Interstate 40, with attractive signage and a fenced perimeter.

As you review Truliant’s request, I ask that you treat its rezoning request as a priority for the sake of our region, our jobs, and our future. Please add my support to Truliant’s proposed rezoning request to the Winston-Salem City Council.

Sincerely,

[Signature]

Robert E. Leak, Jr.
President
Winston-Salem Business Inc.
As of July 29, 2019, Truliant has held seven (7) neighborhood meetings with extensive phone and email communication with surrounding neighborhood residents and Homeowners Associations.

NOTE: THE ADJACENT NEIGHBORHOOD HOMEOWNER ASSOCIATION BOARDS OF CHARLESTOWN & STONEWOOD HAVE PLEDGED THEIR SUPPORT FOR TRULIANT’S REZONING. (see attached letter by Jean Thomas, President of Charlestown HOA - Stonewood letter of support is being drafted).

Listed below are the neighborhood meetings:

1. **MEETING #1** May 30, 2019: NEIGHBORHOOD DROP - IN SESSION at Forsyth Tech West Campus from 5:30 to 7:30 pm.
   - 304 Properties were sent notices of meeting. (See attached “Owner Exhibit”)
   - 13 Residential Properties attended with a total of 16 people.
   - 7 Properties from Westminster Place (including HOA President Anna Messina)
   - 3 Properties from Charlestowne (including HOA President Jean Thomas)
   - 3 Properties from Stonewood (No HOA Board Members)
   - 2 Properties signed petition of support.
   - The turnout was light considering all the notices that went out. Several folks came in opposed and emotional, but after reviewing the limitations on the “Private Gated Employee Access Only”, calmed down and seemed relieved. We had good discussions with the folks and in general most of them were relieved that this was a “Gated Employee Entrance”, not to be used by retail customers or cut thru traffic. The gated drive would be limited to employees who primarily live in the general area and would come to work this way from various neighborhoods near Burke Mill.

2. **MEETING #2** June 17, 2019: Westminster Place HOA Board of Directors Meeting at Miller Park Recreation Center: 8 Neighbors & 4 Board Members attended.

3. **MEETING #3** June 19, 2019: Charlestowne Second Meeting HOA Board Members Meeting: 2 HOA Board Members attended.

4. **MEETING #4** June 25, 2019: Charlestowne Third Meeting – Charlestowne HOA Supports the Rezoning

5. **MEETING #5** June 25, 2019: 1 British Woods HOA Board Member/ 1 Williamsburg Square HOA Board Member/ 2 residents from Stonewood (Non-Board Members)

6. **MEETING #6** July 24, 2019: Council Member Dan Besse held a Q&A Neighborhood Meeting:
   - Residential homeowners from Ardmore to British Woods/London Lane etc… were invited.
   - Approximately 40-45 residents attended the meeting with the majority of the participants being from the British Woods/London Lane area.
   - (note: Council Member Dan Besse has the sign-in list)

7. **MEETING #7** July 29, 2019: Stonewood HOA Meeting – The president of the HOA invited all 103 residents of the Stonewood development to a Neighborhood Meeting. 11 Residents attended. STONEWOOD HOA BOARD agreed to draft a letter of support.
MEETING SUMMARY: The two (2) Homeowner’s associations in the closest proximity to Truliant’s site, have pledged their HOA Board’s support for these rezoning cases. Charlestowne HOA & Stonewood HOA. The major issue in all the meetings is the “Employee Only – Private Gated drive access to Burke Mill Road. The overwhelming majority of the opposition has been from the British Woods /London Lane residents who have had traffic problems for 25+ years. Please refer to the attached sheet of “Truliant : Volunteered conditions/Concessions dated 7/24/19.

Respectfully submitted,

Doug Stimmel, ASLA CEO
Stimmel Associates, PA
1. Agreed To No Public Access Allowed To Burke Mill Road: Private Gated Employee Entrance Only

2. Agreed To No Retail Customers Allowed Thru Private Gated Employee Entrance

3. Agreed To Support New Traffic Signal & Turn Lanes At Stonewood & Truliant, If The “Employee Entrance” Is Approved

4. Agreed To Add A Zoning Condition That: A Future Public Access Road Shall **NOT** Be Allowed To Connect Hanes Mall Blvd. And Burke Mill Road

5. Agreed To Create An Additional Type III Bufferyard 35’ Wide To Screen Any Parking Or View From Burke Mill Road

6. Agreed To Shift The Future Truliant Office Building 250’ +/- From Burke Mill Road And Give Up 8 Parking Spaces To Expand The Width Of The Bufferyard (No Building Shall Be On The Former Charmichael Lot And Shift The Building Away From Charlestowne)

7. Agreed To Additional 40' Bufferyard Between Charlestowne & Proposed Private Drive

8. Agreed To Additional Buffer Fronting Charlestowne & Burke Mill Road. A Double Staggered Row Of Nellie Stevens Hollies 12’ O.C. At 8’ Height At Planting Plus Additional Shrubs

9. Agreed To Install New Private Gated Employee Entrance At The Time Of Building Permits For The 38,000 SF +/- Building Addition
<table>
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<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
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<tbody>
<tr>
<td>Beay Stamea</td>
<td>1940 Stonewood</td>
<td></td>
<td><a href="mailto:luche123@yahoo.com">luche123@yahoo.com</a></td>
</tr>
<tr>
<td>Tom Brown</td>
<td>1881 Stonewood</td>
<td></td>
<td><a href="mailto:tom@tcsnc.com">tom@tcsnc.com</a></td>
</tr>
<tr>
<td>Jay English</td>
<td>1932 Stonewood Dr.</td>
<td></td>
<td></td>
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<tr>
<td>Kimberley Bokhoven</td>
<td>1985 Stonewood</td>
<td></td>
<td><a href="mailto:Kimberley.bokhoven@gmail.com">Kimberley.bokhoven@gmail.com</a></td>
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<td>Joan Ewen</td>
<td>2015 Stonewood</td>
<td></td>
<td><a href="mailto:janewren0@gmail.com">janewren0@gmail.com</a></td>
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<tr>
<td>Claudia Volkman</td>
<td>1908 Stonewood</td>
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<td></td>
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<tr>
<td>Cheryl Jeffries</td>
<td>1816 Stonewood Dr.</td>
<td></td>
<td><a href="mailto:cjaffi143@aol.com">cjaffi143@aol.com</a></td>
</tr>
<tr>
<td>Edie Spain</td>
<td>1929 Stonewood Dr.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Daryl Ball</td>
<td>1933 Stonewood</td>
<td></td>
<td><a href="mailto:dball0705830@gmail.com">dball0705830@gmail.com</a></td>
</tr>
<tr>
<td>Johannie Mideyette</td>
<td>1833 Stonewood</td>
<td></td>
<td><a href="mailto:jimidytette@tried.rr.com">jimidytette@tried.rr.com</a></td>
</tr>
<tr>
<td>Sean Bokhoven</td>
<td>1985 Stonewood Dr.</td>
<td></td>
<td><a href="mailto:seanbokhoven@gmail.com">seanbokhoven@gmail.com</a></td>
</tr>
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<td>Name</td>
<td>Address</td>
<td>Phone</td>
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</tr>
<tr>
<td>Keshav Neupane</td>
<td>2906 Saint Mark's St.</td>
<td>336-371-6164</td>
<td><a href="mailto:keshav_neupane@hotmail.com">keshav_neupane@hotmail.com</a></td>
</tr>
<tr>
<td>Jo Sapp</td>
<td>2966 Saint Mark's C</td>
<td>336-768-3315</td>
<td><a href="mailto:johsapp@bellsouth.net">johsapp@bellsouth.net</a></td>
</tr>
<tr>
<td>Bob Sapp</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tom Bailey</td>
<td>124 Charleston Ave.</td>
<td>336-671-7138</td>
<td><a href="mailto:tobailey@tried.net">tobailey@tried.net</a></td>
</tr>
<tr>
<td>Johanie Midgee</td>
<td>1833 Stonewood Dr.</td>
<td>336-661-5755</td>
<td><a href="mailto:jmidyette@tried.net">jmidyette@tried.net</a></td>
</tr>
<tr>
<td>Benay Freeman</td>
<td>1940 Stonewood Dr.</td>
<td>336-784-0330</td>
<td></td>
</tr>
<tr>
<td>Rico Harris</td>
<td>161 Charleston Cir</td>
<td>336-765-3547</td>
<td></td>
</tr>
</tbody>
</table>
# Neighborhood Meeting Attendance

**Truliant - Preliminary Campus Masterplan**  
Winston-Salem, NC

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
</table>
| Frank Amenzie     | 119 Brookstown Ave  
Winston-Salem NC | 706-254-4642 | famenzie@dawnforwomen.org |
| Heidi Combs       | 2252 Sherwood Drive  
Winston-Salem NC | 336-442-5736 | hecombs6782@gmail.com     |
| Robert (Bob) West | 2966 D South Meadow Rd  
Winston-Salem NC | 336-978-5761 | jwozykristad@rr.com       |
| Jean Nichols      | 17 Charlestown Ave  
Winston-Salem NC | 336-774-662 | raynor.jean@gmail.com     |

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*05.30.2019*
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<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dan Stahl</td>
<td>2950 A Saint Marks Rd</td>
<td>336-269-4765</td>
<td>devieed.cool.com</td>
</tr>
<tr>
<td>Danny Bibb</td>
<td>2958 C St. Marks Rd</td>
<td>336-692-4199</td>
<td><a href="mailto:carefor@juno.com">carefor@juno.com</a></td>
</tr>
<tr>
<td>Bob Sym Noll</td>
<td>2958 D St. Marks Rd</td>
<td>336-694-4798</td>
<td><a href="mailto:MOOSESKINS@gmail.com">MOOSESKINS@gmail.com</a></td>
</tr>
<tr>
<td>Anna Messina</td>
<td>2926 E St. Marks Rd (new address)</td>
<td>0-SNC 2103</td>
<td></td>
</tr>
<tr>
<td>Elaine Browne</td>
<td>1925 Stonewood Dr.</td>
<td>336-399-0369</td>
<td></td>
</tr>
</tbody>
</table>

05.30.2019
By signing the petition below, I support the Rezoning for the new parcel from RS9 to CPO-S for the Trulliant Campus at the intersection of Burke Mill Road and Interstate 40.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Keshav Neupane</td>
<td>2906 Saint Markes Rd # C</td>
</tr>
<tr>
<td></td>
<td>LS NC 27103</td>
</tr>
</tbody>
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| 9                |                                |
| 10               |                                |
| 11               |                                |
| 12               |                                |
By signing the petition below, I support the Rezoning for the new parcel from RS9 to CPO-S for the **Truliant Campus** at the intersection of Burke Mill Road and Interstate 40.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Debbie Smith</td>
<td></td>
</tr>
<tr>
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<td>9</td>
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<tr>
<td>11</td>
<td></td>
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<tr>
<td>12</td>
<td></td>
</tr>
</tbody>
</table>
Tarra Jolly

From: Aaron King
Sent: Friday, August 02, 2019 11:05 AM
To: Tarra Jolly
Subject: FW: Truliant- Stonewood HOA Board Letter of Support W3417 & W3418
Attachments: SWHOA Truliant Rezoning Support Letter - signed.pdf

Aaron King
City-County Planning and Development Services Director
100 E. 1st Street, Suite 225
Winston-Salem, NC 27101
Phone: (336)-747-7068
Fax: (336)-748-3163

From: Doug Stimmel <DStimmel@stimmelpa.com>
Sent: Friday, August 02, 2019 11:00 AM
To: Aaron King <aaronk@cityofws.org>; Desmond Corley <desmondc@cityofws.org>; Gary Roberts <garyr@cityofws.org>
Subject: Truliant- Stonewood HOA Board Letter of Support W3417 & W3418

All:
Please add this to your reports for Planning Board & City Council.

Thanks,

stimmel
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

Doug Stimmel, RLA, ASLA CEO
336.723.1067 | cell: 336.978.0192
601 N. Trade St. Suite 200 | Winston-Salem, NC 27101
619 S. Cedar Street, Suite. L | Charlotte, NC 28202
www.stimmelpa.com

Serving the Southeast for over 30 years,
with offices in Winston-Salem & Charlotte!
Stimmel Associates, P.A. E-mail Disclaimer
Stonewood Homeowners Association

July 31, 2019

To: City of Winston Salem Planning Board & City Council

Re: Proposed Truliant / Burke Mill Rezoning items W-3417 & W-3418

To Whom It May Concern:

The Stonewood Homeowners Association Board of Directors does declare their support of the proposed rezoning. Truliant has been a good neighbor over the years and both builds and maintains immaculate grounds and facilities. With the proposed buffer of a raised berm, tall trees, shrubs, etc. we think it will add to the overall appearance of the street and community. It is our belief that a traffic light is a much needed addition to help with traffic flow on Bolton / Burke Mill as well as surrounding intersections. A traffic light would make turning left out of Stonewood onto Burke Mill both easier and safer.

We would like to implement the following conditions:

1) The stop light will be installed as soon as possible. It is our understanding that Truliant may not actually build the parking lots or buildings until they deem ready. We would like the stop light be installed as soon as permits allow.

2) The stop light will also include a pedestrian crosswalk where feasible. Many families with children and dog-owners walk to Bolton Park daily. This is currently rather dangerous to cross there.

3) The current house on the Carmichael property will be razed and landscaping be established as soon as possible. The house and grounds on the current Carmichael property are in a declining state of dishevel. That condition will only degrade over time and become a blight on the neighborhoods.

4) Limit the hours of employee access to the gate to reasonable work hours Monday through Friday.

Sincerely,

Stonewood Homeowner’s Association Board of Directors

Kimberly Bokhoven
President

Cheryl J. Hare
Secretary

Joan Eeo
Vice President
DOCKET #: W3418
(continued from 7/11/2019)

PROPOSED ZONING:
CPO-S

EXISTING ZONING:
CPO-S and RS9

PETITIONER:
Bobby Joe Carmichael and NCDOT

SCALE: 1" represents 400'
STAFF: Roberts
GMA: 3
ACRES: 1.15
NEAREST BLDG: 0' east
MAP(S): 6814.04
Southwest Suburban Area Plan Update, 2015

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

**Proposed Land Use**

- Large-Lot Residential (over 5 Ac)
- Single-Family Residential (0-8 Du/Ac)
- Low-Density Attached Residential (0-8 DU/Ac)
- Intermediate-Density Residential (8.1-18 DU/Ac)
- Office
- Office/Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Industrial
- Institutional
- Park
- Open space
- Commercial Recreation
- Utilities

- High-Density Residential (over 18 DU/Ac)

**Special Land Use Condition Area**

- Activity Center

**Growth Corridors**

- Rural Form - Large-Lot Residential
- Suburban Form - Commercial/Office/Multifamily

**Case W3418**

Southwest Area Plan

Southwest Suburban Area Plan

Proposed land uses shown are generalized. See area plan for specific recommendations.
Truliant-Burke Mill Road

The Site Plan for rezoning petition W-3418 is included with the proposed Site Plan Amendment W-3417.
PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3418</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Bobby Joe Carmichael and NCDOT</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6814-74-9951 and property acquired from NCDOT as described in the Docket</td>
</tr>
<tr>
<td>Address</td>
<td>1718 Burke Mill Road</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use rezoning from RS9 and CPO-S to CPO-S</td>
</tr>
</tbody>
</table>

Proposal

The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential, Single Family – 9,000 sf minimum lot size) and CPO-S (Corporate Park Office – Special Use - Restaurant (without drive-through service); Banking and Financial Services; Offices; Motor Vehicle, Rental and Leasing; Services, A; Testing and Research Lab; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Care Center; Police or Fire Station; and School, Vocational or Professional) to CPO-S (Corporate Park Office – Special Use). The petitioner is requesting the following uses:

- Restaurant (without drive-through service); Banking and Financial Services; Offices; Services, A; Testing and Research Lab; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Care Center; Police or Fire Station; and School, Vocational or Professional |

Continuance History

The request was automatically continued from the July 11, 2019, Planning Board meeting to the August 8 meeting.

Neighborhood Contact/Meeting

A summary of the petitioner’s neighborhood outreach is attached.

Zoning District Purpose Statement

The CPO District is primarily intended to accommodate office and research and development uses in a planned, campus-like setting compatible with adjacent residential uses. Auxiliary assembly and warehousing activities may be permitted as part of a total project. The district may contain limited commercial uses within employment centers. The district is intended for large sites with direct access to thoroughfares which provide locations for major development in GMAs 1, 2, 3 and 4 and Metro Activity Centers.
**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)**

<table>
<thead>
<tr>
<th>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes. The subject request would facilitate the expansion of an adjacent CPO-S zoned site which is developed in a campus-like setting and has direct access onto a thoroughfare, Hanes Mall Boulevard.</td>
</tr>
</tbody>
</table>

---

**GENERAL SITE INFORMATION**

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Burke Mill Road, north of Interstate 40 (I-40)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Southwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 1.15 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>A single-family home is currently located on the property.</td>
</tr>
</tbody>
</table>

**Surrounding Property Zoning and Use**

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CPO-S, RS9, &amp; RM12</td>
<td>Undeveloped property and Charlestowne townhomes</td>
</tr>
<tr>
<td>East</td>
<td>RS9</td>
<td>Undeveloped property</td>
</tr>
<tr>
<td>South</td>
<td>IP-S</td>
<td>I-40</td>
</tr>
<tr>
<td>West</td>
<td>CPO-S</td>
<td>Truliant Federal Credit Union corporate office</td>
</tr>
</tbody>
</table>

**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? | The proposed mixture of uses is essentially the same as the approved uses for the adjacent CPO-S zoned site. These uses are typically less compatible with the residential uses permitted on the properties to the north and east. However, considering the additional streeyard treatment on the subject property and the additional screening to the north proposed with the associated Site Plan Amendment, the proposed uses are generally compatible with the adjacent uses. |

**Physical Characteristics**

The developed site has a gentle to moderate slope downward toward the west. The western half of the site includes some mature trees. The southern border adjoins the right-of-way for I-40.

**Proximity to Water and Sewer**

The site has access to public water from Burke Mill Road. The site is served with public sewer from a line which runs through the property from Burke Mill Road to Burke Creek to the west.

**Stormwater/Drainage**

The development will utilize an existing off-site stormwater management device located approximately 1,100 feet to the west. A stormwater study will be required.

**Watershed and Overlay Districts**

The site is not located within a water supply watershed.

**Analysis of General Site Information**

A public sewer line with an associated 20-foot wide easement traverses the subject property. The proposed site plan shows a relocation of this line. Otherwise, the site appears to have no development constraints such as steep slopes, designated floodplains, or watersheds.
### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-2636</td>
<td>RS9 &amp; RM8 to CPO-S</td>
<td>Approved 8/5/2003</td>
<td>Directly west and north of current site</td>
<td>17.84</td>
<td>Approval Approval</td>
</tr>
</tbody>
</table>

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burke Mill Road</td>
<td>Minor Thoroughfare</td>
<td>260 feet</td>
<td>14,000</td>
<td>15,800</td>
</tr>
<tr>
<td>I-40</td>
<td>Freeway</td>
<td>410 feet</td>
<td>103,000</td>
<td>94,700</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

In conjunction with a pending Site Plan Amendment for adjacent property located to the west (W-3417), access to the site will be provided by an extension of Truliant Way. Truliant Way (which connects with Hanes Mall Boulevard at a signalized intersection) would be extended through the subject property to a gated, employee-only access from Burke Mill Road.

**Planned Road Improvements**

The Burke Mill Road Corridor Study was commissioned by the City of Winston-Salem in the spring of 2019. The intent of the study is to analyze the existing traffic network along the entire Burke Mill Road Corridor.

Burke Mill Road has developed into a high-volume thoroughfare with segments that are wide and straight, causing speeding issues. There are also sections with significant curves, creating sight distance problems for the side streets. The scale and potential impacts of the subject request have resulted in the need to comprehensively analyze this corridor.

City staff, the consulting team, and the general public have worked to identify the specific locations where traffic needs are evident. Currently, the consultant is capturing traffic data and accident history at multiple locations along the corridor. The intent is to model the corridor using actual data collected to determine where and what improvements are needed. Although the study has yet to be completed, the potential for protected left-turn signals and sight distance corrections are some of the recommendations one may expect from this study.

**Trip Generation - Existing/Proposed**

Existing Zoning: RS9 and CPO-S

1.15 acres / 9,000 = 5 units x 9.57 (SFR trip rate) = 48 Trips per Day

Note: The small amount of CPO-S zoned property is inconsequential from a trip generation standpoint.

Proposed Zoning: CPO-S

The proposed site plan does not include buildings. No trips would be attributed solely as a result of constructing the proposed parking area or new access onto Burke Mill Road.
<table>
<thead>
<tr>
<th><strong>Sidewalks</strong></th>
<th>Sidewalk is currently located along Burke Mill Road. A lateral connection is proposed to connect this sidewalk to the building entrance proposed on the adjacent property.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Transit</strong></td>
<td>WSTA Routes 80, 82, and 107 serve the intersection of Truliant Way and Hanes Mall Boulevard located approximately 1,800 feet to the northwest.</td>
</tr>
<tr>
<td><strong>Connectivity</strong></td>
<td>See previous comments in the Proposed Access Point(s) section.</td>
</tr>
<tr>
<td><strong>Transportation Impact Analysis (TIA)</strong></td>
<td>The subject request was added to the aforementioned Burke Mill Road Corridor Study commissioned by the City. The supplement addresses traffic impacts for this request and the associated Site Plan Amendment request. See comments below in the Analysis section.</td>
</tr>
<tr>
<td><strong>Analysis of Site Access and Transportation Information</strong></td>
<td>The site is currently accessed from a driveway onto Burke Mill Road. The proposal is to combine the subject property with the existing Truliant Federal Credit Union campus and construct a new employee entrance from Burke Mill Road opposite of Stonewood Drive. The 83,750-square foot Truliant expansion project proposes one new access onto Burke Mill Road just north of the I-40 bridge, across from Stonewood Drive. Burke Mill Road is a minor thoroughfare. The average daily traffic volume along this section is approximately 14,000 vehicles per day and the Capacity at Level of Service (LOS) “D” is 15,800 vehicles. The proposed expansion has the potential to add approximately 158 new trips in the peak hours, However, because the primary access will continue to be from Truliant Way (which has direct connection to Hanes Mall Boulevard) only about 25 percent of the total site traffic will utilize the new entrance off Burke Mill Road. This is largely due to the close proximity of Truliant Way to I-40, Salem Parkway, and Stratford Road. Upon full build-out, approximately 138 total exiting site trips are expected to use the new access point onto Burke Mill Road in the PM peak (5pm-6pm). According to the TIA, improvements to Burke Mill Road are warranted and must be constructed to ensure the expansion does not negatively impact the LOS experienced today. Per the TIA and after WSDOT review, a southbound right turn lane with 100 feet of storage will be necessary. In addition, the center turn lane must be restrriped to create a northbound left turn lane with 100 feet of storage. The traffic consultant’s traffic signal analysis for the proposed access location determined that upon build-out, the peak hour traffic signal warrant will be met. Without a traffic signal, the LOS is expected to be an “F”. With the proposed new signal metering the traffic on Burke Mill Road, the LOS for the intersection with Stonewood Drive is expected to increase to an “A” in the AM peak and a “B” in the PM peak. This signal is expected to have a platooning effect, creating more gaps for other side streets along the corridor. Platooning occurs when main line traffic is stopped to let side street traffic access the main facility, resulting in a queuing of the main line vehicles. The signal and its all-red time accompanied by the acceleration time needed for the side street traffic, will create gaps in the main line for the vehicles on the other un-signalized intersections to pull</td>
</tr>
</tbody>
</table>
Burke Mill Road is a high volume road; however, WSDOT feels the proposed site access onto Burke Mill Road (with the stated improvements) will not negatively impact the traffic on that street. The access would allow the trips intended for Truliant to be serviced more efficiently, and the drivers already on Burke Mill Road will not have to make additional turns at already congested intersections to enter from Truliant Way. WSDOT will require the improvements listed above upon the issuance of a driveway permit.

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
<th>Compliance with</th>
<th>Legacy 2030 policies:</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapter B, Article II, Section 2-1.3 (C) Corporate Park Office District</td>
<td>(B) Environmental Ord.</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Chapter B, Article II, Section 2-1.6 (B) TO Thoroughfare Overlay District</td>
<td>(C) Subdivision Regulations</td>
<td>N/A</td>
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</tr>
</tbody>
</table>

#### Analysis of Site Plan Compliance with UDO Requirements

The site plan for the subject property includes parking and a new access from Burke Mill Road. These improvements are associated with a proposed expansion of the Truliant campus on the adjacent CPO-S zoned property. No buildings are included on the subject property. An underground stormwater management device is shown within the parking area. Because the site is adjacent to I-40, the site must comply with the requirements of the Thoroughfare Overlay.

### CONFORMITY TO PLANS AND PLANNING ISSUES

#### Legacy 2030 Growth Management Area

Growth Management Area 3 – Suburban Neighborhoods

#### Relevant Legacy 2030 Recommendations

- Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods.
- Promote the use of moderate-density residential and office as transitional uses between intense business and residential uses.
- Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.

#### Relevant Area Plan(s)

*Southwest Suburban Area Plan Update (2015)*

#### Area Plan Recommendations

- Office use is recommended for the subject property.
- Office uses typically have few negative impacts on adjacent land uses and can provide services to area residents, making them an appropriate transitional use between residential uses and more intense uses.
- All new and redeveloped commercial and office uses should be designed and developed to be compatible with nearby residential
Uses.
- Neighborhoods should be protected from inappropriate residential, commercial, industrial and institutional encroachment.

<table>
<thead>
<tr>
<th>Site Located Along Growth Corridor?</th>
<th>The site is not located along a growth corridor.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Located within Activity Center?</td>
<td>The site is not located within an activity center.</td>
</tr>
<tr>
<td>Addressing</td>
<td>The new address assignment will be 3210 Truliant Way.</td>
</tr>
<tr>
<td>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</td>
<td>(R)(3) - Have changing conditions substantially affected the area in the petition? No (R)(4) - Is the requested action in conformance with Legacy 2030? Yes</td>
</tr>
<tr>
<td>Analysis of Conformity to Plans and Planning Issues</td>
<td>The request (in conjunction with the associated Site Plan Amendment request) would facilitate a significant expansion of the existing Truliant campus. Both of these requests are consistent with the office land use recommendation of the Southwest Suburban Area Plan Update. Both Legacy and the area plan recommend nonresidential development take place in a manner which is sensitive to nearby residential areas. Because this section of Burke Mill Road is predominately residential in character, the petitioner has agreed to provide an enhanced streetyard. This consists of a four (4) foot berm, 35 feet wide, with a row of primary evergreen shrubs. The standard streetyard is 10 feet wide and does not include a berm. Also, a six-foot monument sign is proposed at the new entrance, as opposed to an eight-foot sign (the maximum height allowed in the CPO district). Along the frontage of I-40, the plan includes the required 20-foot Thoroughfare Overlay plantings.</td>
</tr>
</tbody>
</table>

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The request is consistent with the office land use recommendation of the area plan.</td>
<td>The request (in conjunction with the associated Site Plan Amendment request) may have visual and audible impacts to the adjacent Charlestowne neighborhood.</td>
</tr>
<tr>
<td>The request (in conjunction with the associated Site Plan Amendment request) would facilitate a significant expansion of an existing corporate headquarters and employment center.</td>
<td>The request (in conjunction with the associated Site Plan Amendment request) would increase traffic on Burke Mill Road.</td>
</tr>
<tr>
<td>Includes the condition for a traffic signal at the Burke Mill Road/Stonewood Drive intersection, which will improve the LOS at the PM peak.</td>
<td></td>
</tr>
<tr>
<td>The site plan includes additional screening along Burke Mill Road.</td>
<td></td>
</tr>
</tbody>
</table>
### Site-Specific Recommended Conditions of Approval

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

**Prior to the Issuance of Any Permits:**
- **a.** Developer shall receive Site Plan Amendment approval from the Winston-Salem City Council for the adjacent parcel (PIN 6814-75-0175) prior to rezoning approval taking effect. If said Site Plan Amendment is not approved, approval of the rezoning becomes null and void.

**Prior to the Issuance of Grading Permits:**
- **a.** Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
- **b.** Developer shall apply for a driveway/traffic signal permit within twelve (12) months of approval from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit. Required improvements include:
  - Installation of a traffic signal at the intersection of the new entrance onto Burke Mill Road opposite Stonewood Drive, to include standard pedestrian crosswalks to Stonewood Drive;
  - Construction of a southbound right turn lane on Burke Mill Road with 100 feet of storage;
  - Restriping of the center turn lane on Burke Mill Road to create a northbound left turn lane with 100 feet of storage; and
  - A concrete apron or driveway with a concrete strip indicating the end of the public right-of-way.

**Prior to the Issuance of Occupancy Permits:**
- **a.** Developer shall complete all requirements of the driveway permit.
- **b.** Freestanding signage on Burke Mill Road shall be limited to one monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. This sign shall not be internally illuminated.
- **c.** Developer shall install the required thirty-five (35) foot streetyard with a four (4) foot berm meeting the Type III bufferyard requirements along Burke Mill Road as shown on the approved site plan. Primary evergreen plants shall be a row of Nellie Stevens Hollies planted twelve (12) feet on center, each with a minimum height of eight (8) feet at the time of planting.

**Other Requirements:**
- **a.** The new entrance onto Burke Mill Road opposite Stonewood Drive shall be an employee only gated access, other than a temporary construction access, and shall not permit a public access between Burke Mill Road and Hanes Mall Boulevard.
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.
The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Wednesday the week before (8 days prior to) the Planning Board meeting.

### Open Issues: 20

<table>
<thead>
<tr>
<th>Building</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>13. W-S Building</strong>  B</td>
</tr>
<tr>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Tracy Phillips</td>
</tr>
<tr>
<td>336-727-2133</td>
</tr>
<tr>
<td><a href="mailto:tracyp@cityofws.org">tracyp@cityofws.org</a></td>
</tr>
<tr>
<td>6/17/19 1:39 PM</td>
</tr>
<tr>
<td>Interdepartmental Review</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Engineering</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Issues</td>
</tr>
<tr>
<td><strong>14. Driveway Permit required</strong></td>
</tr>
</tbody>
</table>
A City driveway permit will be required for the proposed connection to Burke Mill Road. Driveway shall be a 6” concrete apron (Class A, 3,000 psi) over 6” ABC from the edge of pavement on Burke Mill Road to the ROW line per the City’s Infrastructure Development Standards. Apron will need to provide ADA accessible ramps for the existing sidewalk along Burke Mill Road.

11. Erosion Control Plan Needed

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

Please address all issues listed under W-3417.
16. Zoning Use

City of Winston-Salem
Jeff Hunter
336-727-2626
jeffph@cityofws.org
6/24/19 2:15 PM
Interdepartmental Review

- Grading plan with tree save area summary calculations table will be required. If a tree stand method is utilized to meet tree save requirements (as indicated in the tree save area legend), this will need to be shown on the grading plan.
- Outdoor lighting standards of UDO-286 will apply.
- Parking adjacent to the sidewalk will require anchored wheel stops unless the sidewalk is a minimum of 7’ wide.
- A 5’ pedestrian walkway from the principal building to the sidewalk designated public street is required.
- A Special Use District Fee will be due with the grading permit.

Landscaping

18-256 REZN Submittal SIGNED-r.pdf [4 redlines]

19. Preserve Existing Vegetation

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
6/26/19 11:45 AM
Interdepartmental Review

Existing vegetation in the 15-foot bufferyard shown on the northern portion of the subject property should be preserved where feasible.

20. Adjacent Residential Properties

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
6/26/19 11:46 AM
Interdepartmental Review

Please consider enhanced buffering along the northern property line, possibly including acquiring a landscape easement from the neighboring residential association.

21. Thoroughfare Overlay

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
6/26/19 11:46 AM
Interdepartmental Review

Please adjust the note for the Thoroughfare Overlay so that it does not imply that all requirements of the Thoroughfare Overlay are currently met. There needs to be a note indicating that the existing overlay must be planted to meet UDO standards as a result of vegetation removal.

MapForsyth Addressing Team

General Issues

10. Addressing & Street Naming
Forsyth County Government
Gloria Alford
3367032178
alfordgd@forsyth.cc
6/11/19 2:17 PM
Interdepartmental Review

Address assigned is 3210 Truliant Way.

NCDOT

General Issues

18. NCDOT Comments

NCDOT Division 9
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
6/24/19 2:29 PM
Interdepartmental Review

- Acquisition of NCDOT right-of-way is in progress.

Planning

General Issues

5. CPAD

City of Winston-Salem
Kirk Ericson
336-747-7045
kirke@cityofws.org
6/11/19 11:25 AM
Interdepartmental Review

no comments

8. CAC/Greenway

City of Winston-Salem
Amy Crum
336-747-7051
amyc@cityofws.org
6/11/19 12:46 PM
Interdepartmental Review

No comment.

12. Historic Resources

City of Winston-Salem
Heather Bratland
336-727-8000
heatherb@cityofws.org
6/13/19 7:55 AM
Interdepartmental Review

No comments

18-256 REZN Submittal SIGNED-r.pdf [4 redlines]

22. Design
Given the massing and proposed location of the new building, staff does not feel that a 10-foot streeyard, regardless of berm height, is sufficient to lessen the impacts to views along Burke Mill Road. Please consider widening the landscaped area along that property boundary and utilizing additional landscaping (more than is required for a typical streetscape) to soften such impacts.

23. Design

Please consider a different layout for the building and proposed drive that does not bring either development so close to the neighboring residential properties.

24. Site Plan Amendment

Considering the intended phasing of this project, staff will look over the proposed conditions to determine feasibility and appropriateness of enforcement. Additionally, please consider a condition limiting the size of signage at the new driveway entrance.

25. Site Plan Amendment

Please submit a revised plan showing site data for the Site Plan Amendment, the rezoning, and the overall development separately. You may submit the same site plan for both requests, as long as the property to be rezoned is distinguished visually.

### Stormwater

#### General Issues

6. Post Construction Stormwater Permit Required

A post construction Stormwater management permit will be required for this project. The site will have to manage for both the high density water quality and water quantity provisions of the of the City of Winston-Salem's Post Construction Stormwater Management ordinance. This includes treatment of the first inch of runoff in an approved Stormwater control measure and also attenuation of the 2, 10 and 25 year post developed peak rates to at or below the pre developed rates and also attenuation of the 25 year volume increase. For any Stormwater management system that is permitted the developer must provide at the time of permitting a non-refundable financial surety equal to 4% of the construction cost of the system and also have an Operation and Maintenance Agreement approved by the City and recorded at The Forsyth County Register of Deeds office.
<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Remove 'potential&quot;. A device will be required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joe Fogarty</td>
<td>336-747-6961</td>
</tr>
<tr>
<td><a href="mailto:josephf@cityofws.org">josephf@cityofws.org</a></td>
<td>6/11/19 12:10 PM</td>
</tr>
<tr>
<td>Interdepartmental</td>
<td>Review</td>
</tr>
</tbody>
</table>
USES ALLOWED IN THE EXISTING RS9 ZONING DISTRICT
City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Manufactured Home, Class A
Park and Shuttle Lot
Urban Agriculture

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site\(^5\)
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower

\(^5\)SUP not required if requirements of Section B.2-5.2(A) are met
Truliant-Burke Mill Road Outreach

A summary of neighborhood outreach and letters of support and/or opposition are included with the proposed Site Plan Amendment W-3417.
PROPOSED ZONING:
HB-L

EXISTING ZONING:
HB-S

SCALE:
1" represents 300'

STAFF:
Colyer

GMA:
4

ACRES:
3.30

NEAREST PETITIONER:
B.A.C.K. Investments, Inc.

DOCKET #: F1587

MAP(S):
6882.02

Property included in zoning request.

500' mail notification radius. Property not in zoning request.
Southeast Forsyth County Update, 2014
(Proposed land uses shown are generalized. See area plan for specific recommendations.)

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

**Map Area**
- **Horneytown Road / High Point Road**
- **High Point**
- **Case F1587**
- **Davidson County**
- **Forsyth County**
- **Guilford County**

**Map Key**
- HIGH POINT RD
- N MAIN ST
- THOMAS RD
- SKEET CLUB RD
- MOWERY DR
- HORNEYTOWN RD
- MONTERAY CR
- BROOKS FARM DR
- MILLERHILL RD
- NC 66 SOUTH
- BARNEY RD
- RICHFORK CREEK DR
- CEDARWOOD TL
- RICHFORK CREEK

See the area plan for specific recommendations.
### CITY-COUNTY PLANNING BOARD
### DRAFT STAFF REPORT

<table>
<thead>
<tr>
<th><strong>PETITION INFORMATION</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Docket #</strong></td>
<td>F-1587</td>
</tr>
<tr>
<td><strong>Staff</strong></td>
<td>Elizabeth Colyer</td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
<td>B.A.C.K. Investments, Inc.</td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
<td>Same</td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
<td>PIN 6882-86-1068</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>4003, 4005 and 4007 North Main Street</td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
<td>Special Use Limited rezoning from HB-S to HB-L</td>
</tr>
</tbody>
</table>
| **Proposal** | The petitioner is requesting to amend the Official Zoning Maps for the subject property from HB-S (Highway Business – Special Use) to HB-L (Highway Business – Special Use Limited). The petitioner is requesting the following uses:  
• Outdoor Display Retail; Storage Services, Retail; Retail Store; Services, A; Church or Religious Institution, Neighborhood Scale; and Offices |
| **NOTE:** | Special Use district zoning was discussed with the petitioner(s) who decided to pursue the rezoning as presented. |
| **Neighborhood Contact/Meeting** | The petitioner’s summary of neighborhood outreach is attached. |
| **Zoning District Purpose Statement** | The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in GMAs 2, 3 and 4. |
| **Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)** | (R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?  
Yes. The subject site is developed with nine (9) buildings that provide retail, business and personal services in GMA 4. |

### GENERAL SITE INFORMATION

| **Location** | Southwest corner of the intersection of North Main Street and Trulite Church Road |
| **Jurisdiction** | Forsyth County |
| **Site Acreage** | ± 3.27 acres |
| **Current Land Use** | Self-storage, recreational vehicle storage, offices and barbershop |
### Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>West</td>
<td>HB</td>
<td>Vacant single-family home, vacant land</td>
</tr>
<tr>
<td>North</td>
<td>RS20</td>
<td>Single-family homes</td>
</tr>
<tr>
<td>East</td>
<td>HB-S</td>
<td>Single-family home and a vehicle paint and body shop</td>
</tr>
<tr>
<td>South</td>
<td>RS20</td>
<td>Neighborhood scale church</td>
</tr>
</tbody>
</table>

**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 subject property is located adjacent to high-intensity commercial zoning and uses across Trulite Church Road. Rezoning the property for additional uses would impose more stringent screening and planting requirements than are currently required, which would mitigate impacts of the request to the surrounding residential uses.

### Physical Characteristics

The site is fully developed with nine (9) existing buildings and parking. The site’s topography gradually slopes downward from the northwest to the southeast.

### Proximity to Water and Sewer

Public water and sewer are not available to the site.

### Stormwater/Drainage

There are no known stormwater or drainage issues associated with the site.

### Watershed and Overlay Districts

The site is not located within a protected watershed nor in any overlay districts.

### Analysis of General Site Information

The site was developed according to an approved site plan and is located adjacent to a commercial site. It is surrounded by residential, institutional, and commercial uses. The site will be required to meet the current standards of the UDO, including provisions relating to bufferyards, screening and streetyards.

### Relevant Zoning Histories

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
<th>Staff</th>
<th>CCPB</th>
</tr>
</thead>
<tbody>
<tr>
<td>F-1393</td>
<td>LB and RM12 to HB-S</td>
<td>Approved 10/17/2003</td>
<td>Current site</td>
<td>3.27</td>
<td>Approval</td>
<td>Approval</td>
<td></td>
</tr>
<tr>
<td>F-1369</td>
<td>RS20 to HB-S</td>
<td>Approved 10/10/2002</td>
<td>63 feet east</td>
<td>1.17</td>
<td>Denial</td>
<td>Approval</td>
<td></td>
</tr>
<tr>
<td>F-1077</td>
<td>R6 to LB-S</td>
<td>Approved 7/11/1994</td>
<td>372 feet south</td>
<td>1.8</td>
<td>Denial</td>
<td>Denial</td>
<td></td>
</tr>
</tbody>
</table>

### Site Access and Transportation Information

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Main Street</td>
<td>Unclassified</td>
<td>335 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Trulite Church Road</td>
<td>Unclassified</td>
<td>424 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Proposed Access Point(s)</strong></td>
<td>Because this is a Limited Use request with no site plan, staff cannot determine proposed access points. However, the site has existing access from North Main Street and Trulite Church Road.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Planned Road Improvements</strong></td>
<td>The applicant has not proposed any improvements with this request.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| **Trip Generation - Existing/Proposed** | **Existing Zoning: HB-S**  
33,200 square feet (storage area) / 1,000 square feet x 2.5 (Mini-warehouse trip rate) = 83 trips per day  
5,127 square feet (office space) /1,000 square feet x 11.01 (General office building trip rate) = 56.4 trips per day  
Because there is no site plan associated with this request, staff is unable to estimate the proposed trip generation. |
| **Sidewalks** | There are no sidewalks in the vicinity. |
| **Transit** | This site is not served by transit. |
| **Connectivity** | Staff is unable to determine the overall connectivity of the site, as no site plan was submitted with this request. However, there may be opportunities to provide connections to the vacant site to the west. |
| **Analysis of Site Access and Transportation Information** | The site has existing internal circulation and access onto both North Main Street and Trulite Church Road. |

**CONFORMITY TO PLANS AND PLANNING ISSUES**

<table>
<thead>
<tr>
<th><strong>Legacy 2030 Growth Management Area</strong></th>
<th>Growth Management Area 4 – Future Growth Area</th>
</tr>
</thead>
</table>
| **Relevant Legacy 2030 Recommendations** |  ● Recycle and reuse land and buildings.  
● Promote compatible infill development that fits with the context of its surroundings.  
● Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.  
● Discourage inappropriate commercial encroachment into neighborhoods.  
● Make efficient use of Forsyth County’s limited land capacity. |
| **Relevant Area Plan(s)** | *Southeast Forsyth County Area Plan Update (2013)* |
| **Area Plan Recommendations** | The area plan recommends commercial use of the subject property, encouraging the redevelopment of existing undeveloped and underutilized sites and calling for the improvement of existing commercial areas so as to blend with existing development and not infringe on nearby neighborhoods. The subject property is within a Special Land Use Conditions area that recommends against expanding the commercially zoned area to other adjacent lots. |
| **Site Located Along Growth Corridor?** | The site is not located along a Growth Corridor. |
Site Located within Activity Center? | No; however, the site is located 1,500 feet southeast of the Horney Town Road/High Point Road Activity Center.
---|---
Addressing | Addresses have been assigned to the existing buildings.
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 Legacy 2030?
---|---
| Yes
Analysis of Conformity to Plans and Planning Issues | The rezoning request would add permitted uses to an existing developed site with no proposed expansion of any building or parking area. Both Legacy and the Southeast Forsyth County Area Plan are supportive of such development, and the area plan recommends the site for continued commercial use.

### CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposal would allow for utilization of an existing site to provide uses not currently allowed, with no expansion of the site’s development.</td>
<td>One of the proposed uses is more intense than other existing uses.</td>
</tr>
<tr>
<td>The uses proposed would require that the site meet more stringent provisions in the UDO with regard to site layout and design.</td>
<td></td>
</tr>
<tr>
<td>The <em>Southeast Forsyth County Area Plan</em> shows continued commercial use of the subject property.</td>
<td></td>
</tr>
</tbody>
</table>

### 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.

- **OTHER REQUIREMENTS:**
  a. Developer shall install a ten (10) foot wide streetyard along North Main Street and Trulite Church Road.
  b. Developer shall provide screening for any outdoor storage area(s) visible from North Main Street or Trulite Church Road, in accordance with UDO standards for such screening.
  c. One on-premise freestanding sign shall be permitted on North Main Street, to be no taller than six (6) feet.

**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.
SERVICES, A. An establishment primarily engaged in providing a service(s) to business and individuals. All merchandise and rental equipment is stored inside enclosed buildings. Services A includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):

<table>
<thead>
<tr>
<th>SIC Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>7212</td>
<td>Garment Pressing and Agents for Laundries and Drycleaners</td>
</tr>
<tr>
<td>7215</td>
<td>Coin-Operated Laundries and Cleaning</td>
</tr>
<tr>
<td>7216</td>
<td>Drycleaning Plants, Except Rug</td>
</tr>
<tr>
<td>7217</td>
<td>Carpet and Upholstery Cleaning</td>
</tr>
<tr>
<td>722</td>
<td>Photographic Studios, Portrait</td>
</tr>
<tr>
<td>723</td>
<td>Beauty Shops</td>
</tr>
<tr>
<td>724</td>
<td>Barber Shops</td>
</tr>
<tr>
<td>725</td>
<td>Shoe Repair and Shoeshine Parlors</td>
</tr>
<tr>
<td>729</td>
<td>Miscellaneous Personal Services</td>
</tr>
<tr>
<td>733</td>
<td>Mailing, Reproduction, Commercial Art and Photography</td>
</tr>
<tr>
<td>735</td>
<td>Equipment Rental and Leasing (only with inside storage of equipment)</td>
</tr>
<tr>
<td>737</td>
<td>Computer Programming, Data Processing and other Computer Related Services (Except Computer Programming, 7371; Prepackaged Software, 7372; and, Computer System Design, 7373)</td>
</tr>
<tr>
<td>738</td>
<td>Miscellaneous Business Services</td>
</tr>
<tr>
<td>762</td>
<td>Electrical Repair Shops</td>
</tr>
<tr>
<td>763</td>
<td>Watch, Clock, and Jewelry Repair</td>
</tr>
<tr>
<td>764</td>
<td>Reupholstery and Furniture Repair</td>
</tr>
<tr>
<td>7699</td>
<td>Uses from SIC 7699 primarily engaged in providing repair and other services to business and individuals, that by the nature of their operation have little impact on adjoining property due to noise, odor, vibration, and/or air or water pollution. All repair items and supplies are stored in enclosed buildings. These uses include repair of small or precision equipment, such as medical, dental laboratory or drafting equipment, and the repair of personal use property such as cameras, musical instruments, and bicycles, and other services, including locksmiths and custom picture framing.</td>
</tr>
</tbody>
</table>
On July 2, 2019, we sent out letters to 17 of our surrounding neighbors informing them of our intent to rezone our location to include usage as a used vehicle sales center. We are happy to report we have received no feedback whatsoever. Attached is a copy of the correspondence we sent.
Many thanks for your assistance.
Sincerely,
Ken and Amy Rush

Sent from my iPhone

Begin forwarded message:

**Date:** July 25, 2019 at 3:28:46 PM EDT
**To:** Amy <amyrush58@gmail.com>
Dear Property Owner:

We would like to reach out to make you aware of our rezoning application, in regards to the property located at:

4005 N. Main Street, High Point NC 27265

B.A.C.K. Investments has applied for a Special Use Limited District Rezoning with Forsyth County. We are filing this rezoning to add the approved uses which are: Outdoor Display Retail, Storage Services, Retail, Retail Store, Services, and offices. Currently this location already functions as AAA Self Storage, this will continue. The rezoning is being filed to allow the location to also sell used vehicles. Our plans for this are to add an office that will function as an approved North Carolina DMV auto dealer. Our goal is to always be the best neighbor possible so, please let us know if you have any questions and we will be glad to answer.

Sincerely,

Kenneth Rush
Elizabeth

Here is the list of names and addresses of the people we sent letters to. Thanks for all your help and if you need anything else just let me or Amy know.

Ken

<table>
<thead>
<tr>
<th>Name/Trust</th>
<th>Address 1</th>
<th>Address 2</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trulite Baptist Church</td>
<td>4001 Trulite Church RD</td>
<td>High Point NC 27265</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moorefield Doris J</td>
<td>4023 N Main ST</td>
<td>High Point NC 27265</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auman Ruby P</td>
<td>3914 N Main ST</td>
<td>High Point NC 27265</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Trulite Baptist Church</td>
<td>4001 Trulite Church RD</td>
<td>High Point NC 27265</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hedgecock Christopher Mark</td>
<td>3911 N Main ST</td>
<td>High Point NC 27265</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alfred Lee Scott Revocable Trust</td>
<td>108 Mowery DR</td>
<td>HIGH POINT NC 27265</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auman Barbara N</td>
<td>3910 N Main ST, TRLR 2</td>
<td>High Point NC 27265</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gibson Ralph Scott</td>
<td>PO BOX 5207</td>
<td>HIGH POINT NC 27262</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B.A.K. INVESTMENTS INC</td>
<td>4539 JOHNSON ST</td>
<td>COLFAX NC 27235</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>David Allen &amp; Jackie J Montgomery Revoc Trust</td>
<td>3903 N Main ST</td>
<td>High Point NC 27265</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>High Point Hebrew Cemet Assoc</td>
<td>PO BOX 1780</td>
<td>High Point NC 27261</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cecil Janet Groome</td>
<td>4019 N Main ST</td>
<td>High Point NC 27265</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Grimes Robert W</td>
<td>9765 Woodruff RD</td>
<td>Kernersville NC 27284</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gibson Beverely Woodard</td>
<td>3906 N Main ST</td>
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<tr>
<td>High Point Hebrew Cemet Assoc</td>
<td>PO BOX 1780</td>
<td>High Point NC 27261</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ROBERTS SANDRA N</td>
<td>PO BOX 6412</td>
<td>HIGH POINT NC 27262</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Callahan Donald W</td>
<td>1621 Staley RD</td>
<td>High Point NC 27265</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SOUTH DARIEN L</td>
<td>4015 N MAIN ST</td>
<td>HIGH POINT NC 27265</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AUMAN MOBILE HOME PARK LLC</td>
<td>3910 N MAIN ST TRLR 2</td>
<td>HIGH POINT NC 27265</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kennedy Robert M</td>
<td>15110 Toni Ter</td>
<td>Hudson FL 34669</td>
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</tr>
<tr>
<td>Auman Ruby P</td>
<td>3914 N Main ST</td>
<td>High Point NC 27265</td>
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</tbody>
</table>
Planning Board Members:

Chris Leak, Chairman  
Melynda Dunigan, Vice Chair  
George Bryan  
Jason T. Grubbs  
Tommy Hicks  
Clarence Lambe, Jr.  
Johnny Sigers  
Brenda Smith  
Jack Steelman

The mission of the City-County Planning Board of Forsyth County and Winston-Salem is to assert visionary leadership in the comprehensive, creative planning for our urban and rural community and responsible stewardship of the natural environment.

We value a beautiful, livable, harmonious, and economically successful community.