DOCKET #: W2744

PROPOSED ZONING:
Final Development Plan

EXISTING ZONING:
LI-S Two Phase

PETITIONER:
UCIC II LLC

SCALE: 1" represents 700'

STAFF: Roberts

GMA: 3

ACRES: 10.33

NEAREST BLDG: 17' west

MAP(S): 6864.03, 6864.04
Southeast Forsyth County Area Plan Update, 2013

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

**Proposed Land Use**
- Large-Lot Residential or Agricultural Program
- Low-Density Residential
- Moderate-Density Residential
- Intermediate-Density Residential
- Manufactured Housing Park
- Office/Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Industrial
- Institutional
- Park/Open Space
- Commercial Recreation
- Utilities

**Activity Center**

**Special Land Use Condition Areas**

Case W2744
# CITY-COUNTY PLANNING BOARD REPORT

## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2744</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>UCIC - II, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Portion of PIN 6864-53-6295</td>
</tr>
</tbody>
</table>

## GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Millennium Drive, north of Cumbie Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Southeast</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 10.33 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently undeveloped.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS15-S</td>
<td>Single family homes across Swaim Creek</td>
</tr>
<tr>
<td>East</td>
<td>LI-S</td>
<td>Large scale industrial building</td>
</tr>
<tr>
<td>South</td>
<td>AG and LI-S</td>
<td>Undeveloped property</td>
</tr>
<tr>
<td>West</td>
<td>LI-S</td>
<td>Undeveloped property</td>
</tr>
</tbody>
</table>

## 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-2744</td>
<td>LI-S Final Development Plan</td>
<td>Approved 3/8/2018</td>
<td>Directly east</td>
<td>100</td>
<td>Approval</td>
</tr>
</tbody>
</table>

- Analysis of General Site Information: The site has access to public water and sewer service and appears to have no development constraints such as steep slopes or regulated watersheds and floodplains.

- Physical Characteristics: The majority of the site does not appear to have been previously cleared and is wooded. The site has a moderate slope downward to the north.

- Proximity to Water and Sewer: Public water and sewer are available to the site.

- Stormwater/Drainage: The site plan illustrates the use of an offsite stormwater management facility to the north. A stormwater study will be required.

- Watershed and Overlay Districts: The site is not within a water supply watershed.
<table>
<thead>
<tr>
<th>Location</th>
<th>Description</th>
<th>Date Approved</th>
<th>Reference Points</th>
<th>Approval Date</th>
<th>Approval Details</th>
<th>Approval Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-2744 - LI-S Final Development Plan</td>
<td>Approved 9/14/2017, 500 feet southeast of LI-S site</td>
<td>9/14/2017</td>
<td>LI-S to Winston-Salem LI-S (Two Phase)</td>
<td>1/18/2005</td>
<td>Includes current site</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2744 - Forsyth County LI-S to Winston-Salem LI-S (Two Phase)</td>
<td>Approved 1/18/2005, Includes current site</td>
<td>1/18/2005</td>
<td>LI-S to Winston-Salem LI-S (Two Phase)</td>
<td>9/14/2017</td>
<td>Approval</td>
<td>Approval</td>
</tr>
<tr>
<td>F-1391 - AG &amp; RS20 to LI-S</td>
<td>Approved 9/8/2003, Includes current site</td>
<td>9/8/2003</td>
<td>Forsyth County LI-S to Winston-Salem LI-S (Two Phase)</td>
<td>1/18/2005</td>
<td>Approval</td>
<td>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>Millennium Drive</td>
<td>Local Street</td>
<td>± 744 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

#### Proposed Access Point(s)
The site plan shows three access points from Millennium Drive.

#### Trip Generation - Existing/Proposed
- **Proposed Trip Generation:** 100,000 sf / 1,000 x 3.82 (Manufacturing Trip Rate) = 382 Trips per Day

#### Sidewalks
Sidewalk is located along the opposite side of Millennium Drive.

#### Transit
WSTA Route 108 serves the intersection of Union Cross Road and Willard Road approximately 2.5 miles southwest.

#### Connectivity
A “potential access easement” is shown to access the LI-S site to the west.

#### Analysis of Site Access and Transportation Information
The site will be accessed from Millennium Drive, which will be extended approximately 360 feet to fully serve the site. Millennium Drive connects with Temple School Road, a minor thoroughfare with ample capacity. Staff does not foresee any transportation issues associated with this request.

### 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>80,000 + 20,000 future expansion</td>
<td>South central portion</td>
</tr>
<tr>
<td>Parking</td>
<td>Required</td>
<td>Proposed</td>
</tr>
<tr>
<td></td>
<td>241 spaces</td>
<td>241 spaces</td>
</tr>
<tr>
<td>Building Height</td>
<td>Maximum</td>
<td>Proposed</td>
</tr>
<tr>
<td></td>
<td>70 feet</td>
<td>45 feet</td>
</tr>
<tr>
<td>Impervious Coverage</td>
<td>Maximum</td>
<td>Proposed</td>
</tr>
<tr>
<td></td>
<td>90 percent</td>
<td>39.94 percent</td>
</tr>
</tbody>
</table>

#### UDO Sections Relevant to Subject Request
- Chapter B, Article II, Section 2-1.4 (A) Limited Industrial District
<table>
<thead>
<tr>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
<th>(A) Legacy 2030 policies:</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>(B) Environmental Ord.</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>(C) Subdivision Regulations</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

### Analysis of Site Plan Compliance with UDO Requirements

The site plan proposes an 80,000-square foot manufacturing building with a potential expansion of 20,000 square feet. Employee parking is located along the southern and eastern sides of the building, closer to Millennium Drive. Tractor trailer access and loading docks are proposed along the northern side. The request complies with the requirements of the UDO and with the approved first phase conditions which address building materials and additional screening in the form of a four-foot berm within the bufferyard adjacent to the AG property.

### 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.
- Encourage reuse of vacant and underutilized commercial and industrial sites.
- Promote compatible infill development that fits with the context of its surroundings.

#### Relevant Area Plan(s)

- *Southeast Forsyth Area Plan Update (2013)*

#### Area Plan Recommendations

- The Proposed Land Use Map shows the subject property for industrial use.
- The plan recommends consolidation of industrial uses at existing locations as well as the development of possible new industrial sites.

#### 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.

#### 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?**
  - Yes. Two large scale industrial buildings have recently been constructed along Millennium Drive in close proximity to the subject property.

- **(R)(4) - Is the requested action in conformance with Legacy 2030?**
  - Yes
Analysis of Conformity to Plans and Planning Issues

This Final Development Plan is for a 100,000-square foot industrial building in an area which has experienced significant new industrial investment in recent years. Millennium Drive would be extended to serve the site (along with large variety street trees on both sides).

The Southeast Forsyth Area Plan Update recommends industrial use for the subject property and Legacy encourages the reuse of vacant and underutilized commercial and industrial sites.

A portion of this development is within the jurisdiction of Forsyth County and is currently zoned AG. A tandem request for rezoning to LI-S has been filed for that portion of the site (F-1585). The proposal is contingent upon approval of both this Final Development Plan and the associated rezoning.

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 would enable the development of an undeveloped site a majority of which has been industrially zoned since 2003.</td>
<td>The request will increase traffic in the general area.</td>
</tr>
<tr>
<td>The request is consistent with the recommendations of the area plan and Legacy.</td>
<td></td>
</tr>
<tr>
<td>This request will comply with first phase conditions, including a condition pertaining to building materials.</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 rezoning approval from the Forsyth County Board of Commissioners for the adjacent parcel (PIN 6864-42-8429) prior to Final Development Plan approval taking effect. If rezoning is not approved, approval of the Final Development Plan 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 obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit. Required improvements include:
   - Extension of Millennium Drive to public street standards including sidewalk along the eastern side and street trees to match the existing trees along both sides.

• PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
  a. The proposed building plans shall ensure that no exposed concrete block or prefabricated metal shall be used and all HVAC equipment shall be screened from view of Millennium Drive as verified by Planning staff.
  b. All utilities on the site and along Millennium Drive shall be underground.

• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
  a. Developer shall complete all requirements of the driveway permit.
  b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
  c. Freestanding signage shall be limited to one (1) monument sign with a maximum height of twelve (12) feet and a maximum copy area of sixty (60) square feet.
  d. Large Variety trees of the same species shall be planted along both sides of Millennium Drive and spaced fifty (50) feet apart.
  e. Any chain link fencing shall be black vinyl coated.

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.
Desmond Corley presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe recommended approval of the Final Development Plan.
SECOND: George Bryan
VOTE:

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

____________________________
Aaron King
Director of Planning and Development Services
Wednesday, April 24, 2019

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: 14**

**Engineering**

**General Issues**

**16. Street and drainage design**

City of Winston-Salem  
Ryan Newcomb  
336-727-8000  
ryancn@cityofws.org  
4/17/19 4:14 PM  
01.05) Final Development Plan Approval - 2

Street and drainage design for the extension of Millennium Drive will need to be submitted to and approved by the City Engineering department.
Driveway aprons will need to meet City standards. The driveway for proposed truck traffic should have an 8\" 4,000 psi concrete apron over 6\" ABC installed to the R/W line. The other access points can have a 6\" concrete apron over 6\" ABC.

**Erosion Control**

**General Issues**

**14. Erosion Control Plan Needed**

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
4/15/19 9:16 AM
01.05) Final Development Plan Approval - 2

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**

**11. Notes**

City of Winston-Salem (Fire)
Douglas Coble
(336) 734-1290
douglasc@cityofwsfire.org
4/11/19 7:18 AM
01.05) Final Development Plan Approval - 2

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](https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf) for further information.

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.

**MapForsyth Addressing Team**

**General Issues**

**12. Addressing & Street Naming**

Forsyth County Government
Gloria Alford
3367032178
alfordgd@forsyth.cc
4/11/19 2:01 PM
01.05) Final Development Plan Approval - 2

4911 Millennium Dr is the assign address.
### 8. CPAD

City of Winston-Salem  
Kirk Ericson  
336-747-7045  
kirke@cityofws.org  
4/10/19 11:34 AM  
01.05) Final  
Development Plan  
Approval - 2

**CPAD**

City of Winston-Salem  
Kirk Ericson  
336-747-7045  
kirke@cityofws.org  
4/10/19 11:34 AM  
01.05) Final  
Development Plan  
Approval - 2

---

### 9. CAC/Greenway

City of Winston-Salem  
Amy Crum  
336-747-7051  
amyc@cityofws.org  
4/10/19 12:10 PM  
01.05) Final  
Development Plan  
Approval - 2

**CAC/Greenway**

City of Winston-Salem  
Amy Crum  
336-747-7051  
amyc@cityofws.org  
4/10/19 12:10 PM  
01.05) Final  
Development Plan  
Approval - 2

---

### 13. Historic Resources

City of Winston-Salem  
Heather Bratland  
336-727-8000  
heatherb@cityofws.org  
4/11/19 3:39 PM  
01.05) Final  
Development Plan  
Approval - 2

**Historic Resources**

City of Winston-Salem  
Heather Bratland  
336-727-8000  
heatherb@cityofws.org  
4/11/19 3:39 PM  
01.05) Final  
Development Plan  
Approval - 2

---

### 15. Design

City of Winston-Salem  
Gary Roberts  
336-747-7069  
garyr@cityofws.org  
4/17/19 3:25 PM  
01.05) Final  
Development Plan  
Approval - 2

**Design**

City of Winston-Salem  
Gary Roberts  
336-747-7069  
garyr@cityofws.org  
4/17/19 3:25 PM  
01.05) Final  
Development Plan  
Approval - 2

Provide lateral sidewalk connection from the Building to Millennium Drive even though sidewalk is on the opposite side of Millenium. Correct adjacent zoning on the lot to the north from LI-S to RS15-S. How will the remainder of the subject property to the west (PIN 6864-53-6295) be accessed?

---

### Stormwater

**Stormwater**

**General Issues**

**10. Stormwater Permitting Required**
This development will require a stormwater management permit to be applied for and issued that meets all of the applicable provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance. The plans state that there is more than 24% built upon area proposed and so the high density water quality provisions of the ordinance will apply. This requires management of the first inch of runoff in approved Stormwater management device(s). There is also more than 20,000 sq.ft. of new impervious area proposed and therefore the water quantity provisions of the ordinance will also apply. They require management of the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration to be at or below the pre developed rates and also management of the 25 year volume increase.

For any Stormwater management devices designed and permitted, as part of the permitting process the developer must also provide the City with a non-refundable financial surety equal to 4% of the construction cost of the Stormwater management system and also have approved and recorded an Operation and Maintenance Agreement.

Please Note: There are currently no Stormwater management devices shown on the plan or areas specified as been set aside for them. The developer may be thinking that this development is exempt from having to obtain a Post Construction Stormwater Management permit based on a prior Stormwater Management master plan approval in place for the overall UCIC site. However, based upon examination of this current plan there is a substantial area of this development currently under review that falls outside of the drainage area limits approved in that prior UCIC master plan and therefore this current entire site needs to be looked at as a stand alone project and permitted as such from a Stormwater management point of view.

Utilities

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Submit water extension 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. Separate taps required for fire, domestic and irrigation. Backflow preventer required on all water connections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joe Fogarty</td>
<td></td>
</tr>
<tr>
<td>336-747-6961</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:josephf@cityofws.org">josephf@cityofws.org</a></td>
<td></td>
</tr>
<tr>
<td>4/10/19 2:00 PM</td>
<td></td>
</tr>
<tr>
<td>01.05) Final Development Plan Approval - 2</td>
<td></td>
</tr>
</tbody>
</table>

Zoning

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Charles Jones</td>
<td></td>
</tr>
<tr>
<td>336-727-8000</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:charlesj@cityofws.org">charlesj@cityofws.org</a></td>
<td></td>
</tr>
<tr>
<td>4/22/19 9:25 AM</td>
<td></td>
</tr>
<tr>
<td>01.05) Final Development Plan Approval - 2</td>
<td></td>
</tr>
</tbody>
</table>
- A standard Site Plan legend with applicable information, such as proposed zoning use and parking calculations will be required on the submitted scaled Site Plan [http://www.cityofws.org/portals/0/pdf/planning/ddr/forms/Site_Plan_Legend_20080522.pdf](http://www.cityofws.org/portals/0/pdf/planning/ddr/forms/Site_Plan_Legend_20080522.pdf).

- Tree Save Area legend with calculations and TSA landscape plan will be required with an erosion control permit application for the City of Winston-Salem jurisdiction limits of disturbance of the site plan: [http://www.cityofws.org/portals/0/pdf/planning/ddr/forms/Tree_Save_Legend_20091008.pdf](http://www.cityofws.org/portals/0/pdf/planning/ddr/forms/Tree_Save_Legend_20091008.pdf).

- Show any proposed on premise freestanding signage with 10’ x 70’ sight triangles.

- Proposed dumpster(s) must meet screening requirements per UDO 3-4.5.

- Parking calculations need to reflect all proposed use(s) onsite based on the GFA.

- Warehouse parking calculations are 10 spaces + 1 space per employee on the largest shift + 1 space per vehicle use in the operation.

- Manufacturing A or B parking calculations are 0.67 spaces per employee on the largest shift + 1 space per vehicle used in the operation.

- See UDO 3-5.3 (A) for bufferyard location and design requirements.

- UDO-286 text amendment will apply to this site unless otherwise addressed in Special Use zoning docket requirements.

20. Consistency

It is our understanding that this site is proposed for inclusion in the existing adjacent industrial park. The applicant will be expected to propose and meet conditions significantly and substantially similar to those approved for the existing development.

21. Site Plan

Staff recommends relocating the required streetyard from the right-of-way edge to the perimeter of the parking areas adjacent to said right-of-way.

Please verify whether there is any development intended to the west of this site. If so, the proposed plan will need to show access to the west through this site.
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.

Gary,

Thank you so much for getting back to me. Unfortunately we both have to work today and were not able to secure time off for the hearing. So I would greatly appreciate it if someone could read the letter at the hearing on our behalf.

I hope you know that I wasn’t implying that we were intentionally not notified last year, just that we would have commented earlier if we had been. When printing multiple letters and labels I can certainly see an omission happening unintentionally.

The lighting issue is much easier to swallow compared to the destruction and plowing of trees. Our primary concern is the destruction and plowing of trees that has already occurred, with apparently more to be plowed and destroyed if this proposal is approved. We are also concerned about the likely decrease in the value of our home.

Again, thank you so much for your help and for passing our concerns on to the Board.

Sincerely,
Stephanie Whaley

On May 9, 2019, at 10:21, Gary Roberts wrote:

Hello Shaun and Stephanie Whaley,
Thank you for expressing your concerns. I did look back to see if we notified you last year. At least as per the attached record, we did send a letter to you at 6133 Glen Way Drive.

Even though the area plan recommends industrial land use for this site (see attached) and the portion near you has been zoned LI-S since 2003, I hear your concerns. I did go out yesterday and took some more pictures which highlight your proximity to this project (see images below).

Regarding lighting impacts, the City Council fortunately passed an ordinance amendment this January (see attached) which should help to minimize off site lighting impacts more than was done with the previous buildings.

As you saw from the email response from Tarra Jolly, your concerns have been passed along to the Planning Board who will hold a hearing today. Are you planning on attending to voice your concerns?
Thank you,
Gary

<image002.png>

<image001.png>

From: stephanie.clarkson@gmail.com
Sent: Tuesday, May 07, 2019 3:53 PM
To: Gary Roberts
Subject: Zoning Docket W-2744

Dear Members of the City-County Planning Board,

We are residents of Glen Way Dr and reside within 500 feet of the property included in the zoning request. We have concerns about this proposal.

This is the first we are formally hearing of this development from a recently received “courtesy notice” in the mail. We have been residents of Glen Way Dr since July of 2017. Apparently there was a related request for case W-2744 that was approved on 3/8/18. We were not informed of that request/proposal (although we believe our residence may have been in the required notification zone), and therefore did not have a chance to review it. We only know of the construction noise and clearing of trees that has been taking place since that time, which is both visible and audible from our backyard. Where we saw trees before, we now see a large lit building when pulling into the neighborhood and unsightly cleared dirt areas and construction equipment from our backyard.
The only negative aspect of the proposal noted in the proposal report is that “the request will increase traffic in the general area.” There are other negative aspects of the proposal for nearby residents that appear not to have been considered. The construction of a 100,000 square foot industrial manufacturing building will have a significant impact on those who call this area home. Tractor trailer access and loading docks are planned for the north side, which backs up to our neighborhood.

The proposal map notes “existing trees to remain where feasible.” As residents of Glen Way Dr, we do not believe this has been honored thus far, so we are highly skeptical it will be honored in the future. Loud and visible construction has been taking place for quite some time, and a significant amount of trees have been plowed down and destroyed behind Glen Way Dr already. Where we saw trees before, we now see a large lit building when pulling into the neighborhood and unsightly cleared dirt areas from our backyard. The phrase “where feasible” is also overly broad and does not confer any type of accountability on the developer.

We would strongly prefer that you do not approve this proposal. At the very least, please do not plow down or destroy any more trees in this area that are visible from the houses on Glen Way Dr. The backdrop of woods was a major reason we purchased our home on Glen Way Dr. Not only will this affect residents’ enjoyment of their backyards, but it may also decrease the value of our homes. Please put yourselves in our shoes and imagine if this was your home and backyard.

We truly appreciate your consideration.

Sincerely,
Shaun and Stephanie Whaley

City of Winston-Salem
ONE TEAM
Committed to Excellence

All e-mails including attachments sent to and from this address are subject to being released to the media and the public in accordance with the North Carolina Public Records Law.

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