PROPOSED ZONING:
Site Plan Amendment and SIDA

EXISTING ZONING:
LI-S and SIDA

PETITIONER:
Raeford Kirkman, Lynn Hayes, and Inez Motsinger

SCALE: 1" represents 700'

STAFF: Roberts

GMA: 4

ACRES: 93.13

NEAREST BLDG: 62' west

MAP(S): 6863.01, 6863.02, 6863.03, 6863.04
PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>F-1586</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Raeford Kirkman, Lynn Hayes, and Inez Motsinger</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PINs 6863-44-1717, 6863-45-2154, 6863-45-6988, and 6863-55-7021</td>
</tr>
<tr>
<td>Address</td>
<td>4035, 4075, and 4089 Wallburg Road</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Site Plan Amendment for LI-S zoned property (F-1583)</td>
</tr>
</tbody>
</table>

Proposal

The petitioner is proposing to amend the previously approved site plan by adding three buildings and one access from Wallburg Road. The approved uses for this site are:
- Building Materials Supply; Wholesale Trade A; Wholesale Trade B; Building Contractors, General; Offices; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Warehousing; School, Vocational or Professional; Manufacturing A; Manufacturing B; Park and Shuttle Lot; Parking, Commercial; Transmission Tower; and Utilities

Neighborhood Contact/Meeting

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

GENERAL SITE INFORMATION

| Location | Northeast corner of Wallburg Road and Sherlie Weavil Road |
| Jurisdiction | Forsyth County |
| Site Acreage | ± 93.13 acres |
| Current Land Use | Two single-family homes and their associated accessory buildings are currently located along the Wallburg Road frontage of the site. The remainder of the subject property is a combination of farmland and heavily wooded areas. |

<table>
<thead>
<tr>
<th>Surrounding Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>GI-S &amp; AG</td>
<td>A former golf driving range and undeveloped property</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Undeveloped property</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>Undeveloped property and single-family homes</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>LI-S, AG, and RS40</td>
<td>Union Cross Business Park, single-family homes, and undeveloped property</td>
<td></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 approved uses are not proposed to change and they are compatible with the uses permitted on the adjacent LI-S and GI-S zoned properties. They are less compatible with some of the uses (low-density residential) permitted on the adjacent AG and RS40 zoned properties.
Physical Characteristics

The western portion of the site along both Wallburg Road and Sherlie Weavil Road includes a large area of farmland. This area also includes a wooded ravine where an identified wetland is located. This wetland drains to the east where Mary Reich Creek and another stream converge in the southeastern corner of the site. The site plan shows a 50-foot undisturbed buffer and a 100-foot building setback along all streams and wetlands.

The majority of the eastern portion of the site is heavily wooded and includes some steep topography. The site plan does not include any improvements in this area. The subject property does not include any regulatory floodplain areas.

Proximity to Water and Sewer

Public water is available along both Wallburg Road and Sherlie Weavil Road. There is currently no gravity-fed public sewer service on this side of Wallburg Road available to the site. The request proposes to extend the existing gravity line within the Union Cross Business Park approximately 200 feet eastward. Sewage from the subject property would then be pumped via private force main to this extension.

Stormwater/Drainage

The site plan depicts two surface stormwater management facilities and one underground facility. Because a request for a Special Intense Development Allocation (SIDA) was granted previously for this site, stormwater controls based on the Stormwater Quality Management Permit requirements of Section C.3-6 of the Unified Development Ordinances must be utilized.

Watershed and Overlay Districts

The site is located within the balance area of the Abbotts Creek WS III Water Supply Watershed. The built-upon area within the balance area is limited to 24 percent unless a SIDA is granted by the County Commissioners. A SIDA was granted on January 24, 2019, as part of the initial LI-S rezoning. Because the proposed site plan shows less impervious coverage than the approved plan (30.98 percent compared to 38.28 percent), a revised SIDA application is not required.

Analysis of General Site Information

The subject property is predominately undeveloped and includes several streams and some challenging topography, particularly on the eastern half of the site. The site does not include any regulatory floodplain areas. As noted, the property lies within the Abbotts Creek watershed. A SIDA request was approved in conjunction with the most recent zoning approved for the subject property (F-1583). The developers will also be responsible for obtaining the necessary permits regarding any potential wetland disturbance.

### 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></td>
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</tr>
<tr>
<td>F-1583</td>
<td>AG to LI-S and SIDA</td>
<td>Approved 1/24/2019</td>
<td>Included current site</td>
<td>92.66</td>
<td>Approval</td>
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<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>F-1483</td>
<td>AG to LI &amp; LI-S</td>
<td>Approved 6/25/2007</td>
<td>Directly west</td>
<td>5.68</td>
<td>Approval</td>
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F-1586 Staff Report 2 July 2019
<table>
<thead>
<tr>
<th>F-1348</th>
<th>AG to GI-S</th>
<th>Approved 11/12/2001</th>
<th>Directly north</th>
<th>22.8</th>
<th>Approval</th>
<th>Approval</th>
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<tbody>
<tr>
<td>F-1175</td>
<td>AG to LI &amp; LI-S</td>
<td>Approved 11/11/1996</td>
<td>Directly west</td>
<td>398.98</td>
<td>Approval</td>
<td>Approval</td>
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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>Wallburg Road</td>
<td>Major Thoroughfare</td>
<td>1,975 feet</td>
<td>12,000</td>
<td>15,800</td>
</tr>
<tr>
<td>Sherlie Weavil Road</td>
<td>Local Street</td>
<td>1,650 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

Both the approved and the proposed site plans include a primary access at the existing signalized intersection of Wallburg Road and Business Park Drive. Business Park Drive would be extended eastward as a public street into the site. The *proposed* site plan would add a second access onto Wallburg Road and remove one of the driveways onto Sherlie Weavil Road.

**Planned Road Improvements**

The *Comprehensive Transportation Plan* recommends a three-lane cross section with wide outside lanes, curb and gutter, and sidewalks for Wallburg Road.

**Trip Generation - Existing/Proposed**

*Existing Zoning: AG*

93.13 acres x 43,560 sf / 40,000 = 101 units x 9.57 (SFR Trip Rate) = 967 trips per day

*Proposed LI-S Site Plan Amendment:*

The revised Transportation Impact Analysis (TIA) retains the previously anticipated trip generation of approximately 2,246 trips per day.

**Sidewalks**

A sidewalk is currently located along the opposite side of Wallburg Road from Business Park Drive north toward Union Cross Road. Sidewalks will be provided along the subject property frontage of Wallburg Road and the new extension of Business Park Drive.

**Transit**

Transit is not available in the vicinity of the subject property.

**Connectivity**

The request includes an eastward extension of Business Park Drive which is intended to facilitate comprehensive development of a larger area as recommended in the *Southeast Forsyth County Area Plan Update.* Planning and WSDOT staff have recommended an internal connection between the northern and southern portions of the site. The petitioners have chosen not to make this connection.

**Transportation Impact Analysis (TIA)**

A TIA was required in association with the initial LI-S rezoning request for the subject property. A revised TIA was submitted for the current request. See comments from NCDOT and WSDOT below.

**Analysis of Site Access and Transportation Information**

This manufacturing site is proposed to have two (2) access locations off of Wallburg Road and two (2) onto Sherlie Weavil Road. The proposed Site Access 1 should align with the existing signalized intersection opposite Business Park Drive. This new public roadway will then be extended approximately 450 feet into the site with the opportunity for
further extension to the east in the future. The developer will be required
to modify the existing traffic signal. The westernmost driveway onto
Sherlie Weavil Road will be for employee parking, and the easternmost
driveway will be used for truck access and loading. Improvements to
Sherlie Weavil Road will be required to accommodate the large vehicles,
two-way traffic, and proper alignment with Enterprise Park Boulevard.

The estimated trip generation from the existing AG zoning is
approximately 967 trips per day compared to 2,246 trips (modeled for
worst case) with the proposed zoning as per the TIA. While this
represents a substantial increase, this section of Wallburg Road (which is
classified as a major thoroughfare) has extra capacity and the developer
will be required to make significant roadway improvements as detailed
below.

With the proposed development, the Level of Service (LOS) is expected
to decrease slightly. The northernmost access at Business Park Drive is
expected to go from a LOS “B” to a LOS “C” with the traffic signal
improvements. The driveways onto Sherlie Weavil Road will have an
impact at the un-signalized intersection with Wallburg Road. The
intersection of Sherlie Weavil Road and Wallburg Road is expected to
show a decrease in the LOS as well. The eastbound and westbound
approach could experience extended delay in the peak hours as they are
expected to operate at LOS E and LOS D, respectively. The increased
delay is not expected to impact Wallburg Road, as the proposed turn lanes
should result in a LOS A, based on the traffic analysis. In addition, both
eastbound and westbound movements have secondary access to exit their
respective sites.

According to the revised TIA, WSDOT, and NCDOT, the following road
improvements would be required:

- Modification of the existing traffic signal at Business Park Drive to
  add a fourth leg and provide a two-lane approach at this intersection
  consisting of an exclusive left turn lane and a shared through-right
  lane. The cross-section should directly align with the existing leg of
  Business Park Drive, and NCDOT must approve signal design;

- Striping of a southbound left turn lane into Site Access 1 with a
  minimum of 200 feet of storage. In addition, a northbound right turn-
  lane with 100 feet of storage and appropriate taper will be required at
  Site Access 1;

- Dedication of additional right-of-way along the frontage of Wallburg
  Road, widening of Wallburg Road to three lanes beginning a
  minimum of 200 feet north of Business Park Drive, and installation
  of curb and gutter and sidewalks along Wallburg Road;
Provision of exclusive southbound left turn and northbound right turn lanes on Wallburg Road at Business Park Drive (Site Access 1), as well as provision of a minimum of 200 feet of full left turn storage and 100 feet of full right turn storage in addition to appropriate taper lengths;

Striping of the center turn lane for a southbound left turn into Site Access 2 with 150 feet of storage. In addition, a northbound right turn lane with 100 feet of storage and appropriate taper will be required at Site Access 2;

Realignment of Sherlie Weavil Road to intersect opposite Enterprise Park Boulevard and provision of a three-lane section on Sherlie Weavil Road from Wallburg Road to a minimum of 100 feet past the easternmost truck entrance;

Extension of the southbound left turn lane and provision of an exclusive right turn lane on Wallburg Road at Sherlie Weavil Road, as well as provision of a minimum of 150 feet of full left turn storage and 100 feet of full right turn storage with appropriate taper lengths; and

Internal connectivity to provide a secondary point of egress to the traffic signal, ensuring a minimum 150-foot throat is maintained at Site Access 1 and 2.

This site should not have a significant impact on the adjacent transportation network. Proposed turn lanes should provide adequate storage not to impede through movements on Wallburg Road. Various intersection approaches will experience extended delay, but the proposed site offers a secondary point of egress under traffic signal control. With the recommended improvements, WSDOT supports the development.

### 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>658,300</td>
<td>Western portion of the site</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking 300 spaces, plus 12 loading spaces</td>
<td>315 spaces, plus 217 loading spaces</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Height 70 feet</td>
<td>70 feet</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impervious Coverage 70 percent with SIDA</td>
<td>30.98 percent</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapter B, Article II, Section 2-1.4 (A) Limited Industrial District</td>
<td></td>
</tr>
<tr>
<td>Chapter B, Article II, Section 2-5.49.1 Manufacturing B Use Conditions</td>
<td></td>
</tr>
<tr>
<td>Chapter C, Article IV, Watershed Protection</td>
<td></td>
</tr>
</tbody>
</table>

| Complies with (A) Legacy 2030 policies: | Yes |
### Analysis of Site Plan Compliance with UDO Requirements

The approved site plan depicted one 660,000-square foot warehousing/distribution building with its associated parking and loading areas.

The proposed site plan includes a total of four warehousing/distribution buildings with a combined square footage of 659,300. The three new buildings are located on the western portion of the site, with two of them positioned directly along Wallburg Road. In the central portion of the site, the approved plan showed a portion of the larger building and trailer storage. This area is now proposed for stream preservation. A series of 10-foot retaining walls is proposed throughout the site. No development is shown east of Mary Reich Creek.

As noted previously, the site is located within the balance area of the Abbotts Creek watershed and a SIDA was previously granted by the County Commissioners.

### CONFORMITY TO PLANS AND PLANNING ISSUES

#### Legacy 2030 Growth Management Area

Growth Management Area 4 – Future Growth Area

#### Relevant Legacy 2030 Recommendations

- Protect planned industrial areas by following the recommendations of the Planning Department’s industrial sites study.

#### Relevant Area Plan(s)

*Southeast Forsyth County Area Plan Update (2014)*

#### Area Plan Recommendations

- The subject property is part of a larger 250-acre area within the southeast quadrant of the US 311/I-74 and Union Cross Road interchange. The recommended land use (large lot residential and commercial recreational) is consistent with the existing zoning unless public sewer is provided, in which case this area would be suitable for business park development.

#### 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.

#### Addressing

Addresses will be assigned at the time of permitting.

#### Applicable Rezoning Consideration from Chapter B, Article VII, Section 7-5.3

- **(R)(3) - Have changing conditions substantially affected the area in the petition?**
  - No

- **(R)(4) - Is the requested action in conformance with Legacy 2030?**
### Article VI, Section 6-2.1(R)

<table>
<thead>
<tr>
<th>Analysis of Conformity to Plans and Planning Issues</th>
<th>Yes</th>
</tr>
</thead>
</table>

The site is presently undeveloped with the exception of two single-family homes. The proposed site plan reduces the area of the primary distribution warehouse by 160,000 square feet, while adding three smaller warehouse buildings. The result is a slight reduction in total building area by 700 square feet. The approved list of uses (which is relatively limited) would remain the same.

The request maintains the approved berming and landscaping treatments along Wallburg Road and Sherlie Weavil Road. This is intended to emulate and compliment the landscaping treatment provided along the opposite side of Wallburg Road for the Union Cross Business Park. This will help to visually screen the proposed large-scale industrial developments from public view. While no building elevations were submitted, the petitioners have agreed to a condition similar to what has been successfully implemented with the recently approved large-scale industrial buildings along Millennium Drive, north of the subject property. Likewise, to minimize visual impacts, the formerly approved signage condition will be carried forward. The previously approved lighting condition is no longer necessary with the adoption of UDO-286.

The request remains consistent with the *Southeast Forsyth County Area Plan Update*, which identifies the subject property as being within a larger area suitable for business park/industrial development, provided public sewer service is extended. This recommendation is based upon the site’s proximity to the Union Cross/ US 311/I-74 interchange and its location across the street from the Union Cross Business Park.

## 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 recommendations of <em>Legacy 2030</em> and the <em>Southeast Forsyth Area Plan Update</em>.</td>
<td>The request would generate additional traffic in the area.</td>
</tr>
<tr>
<td>The site is located along a major thoroughfare with extra capacity and it is within close proximity to an interstate interchange.</td>
<td>The request will result in the loss of approximately 19.5 acres of farmland.</td>
</tr>
<tr>
<td>The request would initiate the eastward extension of Business Park Drive.</td>
<td></td>
</tr>
<tr>
<td>The approved berming and landscaping treatment along Wallburg Road and Sherlie Weavil Road are included.</td>
<td></td>
</tr>
<tr>
<td>A SIDA has been approved for the site.</td>
<td></td>
</tr>
<tr>
<td>The request would facilitate additional industrial development and associated job creation as well as tax base expansion.</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 obtain a Watershed Permit from the Erosion Control Officer.
  b. Developer shall obtain all necessary permits (including stormwater and wetlands impacts) from the North Carolina Department of Environmental Quality (NCDEQ) and/or the US Army Corp of Engineers.
  c. Developer shall obtain a driveway permit from NCDOT. Improvements shall include:
     - Dedication of right-of-way for the extension of Business Park Drive to the eastern property line. Dedicated right-of-way should align with the adjacent, existing right-of-way;
     - Dedication of additional right-of-way along the frontage of Wallburg Road, including widening Wallburg Road to three lanes beginning a minimum of 200 feet north of Business Park Drive, and installation of curb and gutter and sidewalks along Wallburg Road;
     - Modification of the existing traffic signal at Business Park Drive to add a fourth leg and provide a two-lane approach at the intersection consisting of an exclusive left turn lane and a shared through-right lane. The cross-section should directly align with the existing leg of Business Park Drive. NCDOT must approve signal design;
     - Stripping of a southbound left turn lane into Site Access 1 with a minimum of 200 feet of storage. In addition, a northbound right turn lane with 100 feet of storage and appropriate taper will be required at Site Access 1;
     - Provision of an exclusive southbound left turn and northbound right turn lanes on Wallburg Road at Business Park Drive (Site Access 1), including a minimum of 200 feet of full left turn storage and 100 feet of full right turn storage in addition to appropriate taper lengths;
     - Stripping of the center turn lane for a southbound left turn into Site Access 2 with 150 feet of storage. In addition, a northbound right turn-lane with 100 feet of storage and appropriate taper will be required at Site Access 2.
     - Realignment of Sherlie Weavil Road to intersect opposite Enterprise Park Boulevard and provision of a three-lane section on Sherlie Weavil Road from Wallburg Road to a minimum of 100 feet past the easternmost truck entrance;
     - Extension of the southbound left turn lane and provision of an exclusive right turn lane on Wallburg Road at Sherlie Weavil Road, as well as provision of a minimum of 150 feet of full left turn storage and 100 feet of full right turn storage with appropriate taper lengths; and
     - An internal connection with a minimum 150-foot throat to provide a secondary point of egress to the traffic signal.

- **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 Wallburg Road and Sherlie Weavil Road, as verified by Planning staff.
  b. All utilities on the site shall be underground.
• **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. Developer shall complete all requirements of the driveway permit.
  b. All NCDEQ requirements shall be completed.
  c. Freestanding signage shall be limited to two (2) monument signs along Wallburg Road with a maximum height of eight (8) feet and a maximum copy area of seventy five (75) square feet.
  d. Chain link fencing shall not be visible from any public right-of-way.
  e. Building shall be constructed in substantial conformance with approved building elevations.

• **OTHER REQUIREMENTS:**
  a. Developer shall install fourteen (14) Primary Evergreens per 100 linear feet along all street frontage berms.
  b. Developer shall continue the berm and street frontage plantings east along Sherlie Weavil Road to tie into the required bufferyard to fully screen the site from Sherlie Weavil Road.

**STAFF RECOMMENDATION:**
Zoning: **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.