DOCKET #: W2744

PROPOSED ZONING:
Final Development Plan

EXISTING ZONING:
LI-S

PETITIONER:
UCIC 140K

MAP(S):
6864.03, 6864.04

SCALE: 1" represents 700'

STAFF: Roberts

GMA: 3

ACRES: 100.00

NEAREST BLDG: 17' west

500' mail notification radius. Property not in zoning request.
Southeast Forsyth County Area Plan, 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

Plotted: 8/24/2017

Case W2744

Union Cross Road / High Point Road

Valjean Ln

Avenue

Patsy Dr

Hwy 311

Cumby Rd

Graytuck Dr

South Fork Muddy Creek
## 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>Winston-Salem Business, Inc.</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Portion of PIN# 6864-52-5888</td>
</tr>
<tr>
<td>Address</td>
<td>There is currently no address assigned to the subject property.</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Final Development Plan for the use of Warehousing in a LI-S (Two Phase) zoning district.</td>
</tr>
<tr>
<td>Neighborhood Contact/Meeting</td>
<td>Neighborhood outreach is not required for a final development plan.</td>
</tr>
</tbody>
</table>

## GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Northwest side of Temple School Road, north of High Point 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>± 12.76 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently undeveloped.</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>LI-S</td>
<td>Undeveloped property</td>
</tr>
<tr>
<td>East</td>
<td>GI-S, LI-S</td>
<td>Farmland, and Herbalife</td>
</tr>
<tr>
<td>South</td>
<td>GI-S, LI-S, AG</td>
<td>Undeveloped property, and single family homes</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Single family homes</td>
</tr>
</tbody>
</table>

### Physical Characteristics

The site has been previously cleared. It has a gentle slope downward to the west.

### 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 located to the northwest. 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

The site appears to have no development constraints such as steep slopes, watersheds, or floodplains.

## 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>Forsyth County LI-S to Winston-Salem LI-S Two Phase</td>
<td>Approved 1-18-2005</td>
<td>Included current site</td>
<td>208.44</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>Temple School Road</td>
<td>Minor Thoroughfare</td>
<td>155’</td>
<td>3,700</td>
<td>15,800</td>
</tr>
</tbody>
</table>

### Proposed Access Point(s)

The site plan shows a proposed access onto Temple School Road.

### Planned Road Improvements

The Comprehensive Transportation Plan recommends a four lane cross section with a landscaped center median, wide outside lanes, curb and gutter and sidewalks for Temple School Road.

### Trip Generation - Existing/Proposed

Proposed Trip Generation

140,000 sf / 1,000 x 3.56 (Warehousing Trip Rate) = 498 Trips per Day

### Sidewalks

There are no sidewalks located along this section of Temple School Road.

### Transit

Route 108 serves the intersection of Union Cross Road and Willard Road located approximately 2.5 miles to the southwest.

### Analysis of Site Access and Transportation Information

The site will be accessed from a new private street which connects onto Temple School Road which is a minor thoroughfare with ample capacity. Planning staff does not foresee any transportation related 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>140,000</td>
<td>Central portion</td>
</tr>
</tbody>
</table>

### Parking

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>190 spaces</td>
<td>201 spaces</td>
</tr>
</tbody>
</table>

### Building Height

<table>
<thead>
<tr>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>70’</td>
<td>45’</td>
</tr>
</tbody>
</table>

### Impervious Coverage

<table>
<thead>
<tr>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>90%</td>
<td>63.18%</td>
</tr>
</tbody>
</table>

### UDO Sections Relevant to Subject Request

- Chapter B, Article II, Section 2-1.4 (A) Limited Industrial District

### Complies with

- (A) Legacy 2030 policies: Yes
- (B) Environmental Ord.: NA
- (C) Subdivision Regulations: Yes

### Analysis of Site Plan Compliance with UDO Requirements

The site plan submitted with this request proposes a 140,000sf warehouse building located on the central portion of the site with parking and loading areas located around all four sides. The site plan does comply with minimum UDO requirements and with the approved first phase conditions of W-2744.
## CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th><strong>Legacy 2030 Growth Management Area</strong></th>
<th>Growth Management Area 3 - Suburban Neighborhoods</th>
</tr>
</thead>
</table>
| 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. |
| Relevant Area Plan(s) | *Southeast Forsyth Area Plan Update (2013)* |
| Area Plan Recommendations | - The Proposed Land Use Map shows the subject property for industrial land use.  
- The plan recommends the consolidation of industrial uses at existing locations as well as the development of possible new industrial sites.  
- A large 640-acre industrial area is designated along Temple School Road. |
| 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** | The new address will be 3290 Temple School Road unless the proposed access will serve future development, then a street name will need to be assigned. |
| 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 | This final development plan request is consistent with the area plan’s recommendation for industrial land use. This request complies with all first phase conditions including lighting limitations and berming adjacent to residential zoning and a condition pertaining to building materials. The new private street which will link the site to Temple School Road will have large variety street trees lining both sides and it will include a sidewalk along one side. |
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 which has been industrially zoned since 2003.</td>
<td>The request will increase traffic in the general area.</td>
</tr>
<tr>
<td>This request complies with all first phase conditions including lighting limitations and berming adjacent to residential zoning and a condition pertaining to building materials.</td>
<td></td>
</tr>
<tr>
<td>The request is consistent with the recommendations of the area plan.</td>
<td></td>
</tr>
<tr>
<td>The site is already zoned for industrial use.</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 residually 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 NCDOT/City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit. Required improvements include:
     - Dedication of right-of-way along Temple School Road fifty five (55) feet from centerline.
     - Provide sidewalk along one side of new street.

- **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 along the northern elevation. All HVAC equipment shall be screened from view of the adjacent public/private streets.
  b. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25’ or less and no more than 0.5 foot-candles along the property lines which are adjacent to AG zoning.
  c. All utilities on the site and along the new street shall be underground.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. Lighting shall be installed per approved lighting plan and certified by an engineer.
  b. Developer shall complete all requirements of the driveway permit.
c. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.
d. 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.
e. Large Variety trees of the same species shall be planted along both sides of the new street and spaced fifty (50) feet apart.
f. 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.
CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-2744  
SEPTEMBER 14, 2017  

Gary Roberts presented the staff report

PUBLIC HEARING

FOR:

Bob Leak, 1080 W. Fourth Street, Winston-Salem, NC, 27101  
• I am the President of Winston-Salem Business, Inc. which owns the subject property.  
• This property was assembled as part of a 200-acre tract back in the early 2000s. It became home to Dell Computer and then Herbalife.  
• They split off 100 acres of that site and we purchased that because we have a severe shortage of industrial land and industrial buildings in Forsyth County.  
• We have partnered with a regional developer to construct a speculative building on this site. That is what the site plan shows.  
• We believe this is important to the economic development efforts for this area.  
• Please support this request.

AGAINST:

Myrna Gatrost, 4161 Graytuck Drive, Winston-Salem, NC  27107  
• Our home is one of five which will be visible to this huge building.  
• At a meeting in August, I was told it was approximately three stories tall, approximately 140,000 square feet, and will be a visual monster.  
• I've been on Graytuck since 2000 and have been through countless meetings with Dell, Caterpillar, Keen Trucking, and now this. Enough is enough.  
• We are only five houses. We moved there to be in the country. We're not in the country any more. We've been annexed into the City.  
• I am opposed to this building at the end of Graytuck and Temple School Road.

Cynthia Woods, 4147 Graytuck Drive, Winston-Salem, NC 27107  
• We are the very last house on Graytuck Drive. We have a one story home near where they are proposing a 32 foot high building, with a 50 foot wide buffer. My driveway is 325feet long so 50 feet to me is really not enough buffer between that high of a building. It goes from the edge of our property all the way to the edge of the adjoining rear properties of the houses on Cumbie.
We are concerned about quite a few things with this construction. First of all it is a speculative warehouse. They intend on building a warehouse that may accommodate up to two companies, with up to four bays that will accommodate tractor trailers. The tractor trailer bay will be approximately 160 feet from our property. That's pretty close for a tractor trailer.

We are all on well water and that is a huge concern. We have taken all of the area that is a natural area and put impervious material there. We are concerned about the integrity of our well water. The property value in general is a big concern. No matter if you build a berm and have green spaces the pure height of the building alone will allow it to be see from the end of the road. We are concerned about noise from whatever company may come in because there is such a short buffer zone and we’re not sure if this is going to be in a higher plane then the adjoining properties. In other words, our land on Graytuck Drive is the highest and it slowly slopes downward.

Bryce Porter, 3069 Cumbie Road, Winston-Salem, NC 27107

- I am concerned about safety issues such as trucks pulling in, backing up and run-away trucks that may not be managed correctly and could cause severe impact to my home. The sound of trucks backing up and possibly runaway trucks are a concern.
- The property has been graded and that grading has caused significant impact to my property already. The catch pond directing water directly through my property turns my land into a swamp. My property becomes a swamp for three days every time it rains.
- I don’t believe sufficient research has been done to determine the potential impact that this development could cause. I don’t believe environment research has been done.
- I believe fencing should be put up to preserve the privacy of our house.
- I request that this not be approved.

WORK SESSION

George Bryan: I’m impressed that there is a berm here and then a buffer on top of that, but you still don’t think that will block the view?
Cynthia Woods: I don’t because they graded part of that property. They removed all of the volunteer trees.

Melynda Dunigan: Can you explain why you wanted to put this warehouse in the lower portion of this site?
Bob Leak: The idea is to develop the whole parcel.
Melynda Dunigan: During the community meeting, was there any attempt to satisfy some of the concerns that they raised with respect to the berm, the plantings and what kind of buffer yard there would be?

Robin Team 206 West 4th Street, Winston-Salem, NC, 27101

- I am part of the development company that is doing a joint venture with Winston-Salem Business Inc. to develop this 100 acre parcel.
- It has been zoned like this for fourteen years. There have been a lot of concerns raised and I understand those concerns; I’m sympathetic to those concerns. One of the biggest thing that everybody is worried about is the storm water run-off. Right now you have a large 13 acre parcel that was graded and seeded based on code and the stormwater just sheetflows off. It may cause some run-off issues to the back or to the left of that property.
Once this property is developed, every square foot of that run-off is going to be channeled into a proper storm water basin. So storm water run-off is going to be much more effectively managed post development than it has been pre-development. All of that water is going to be channeled to the north and would be completely directed away from the adjacent residents.

Melynda Dunigan: Did you negotiate anything with the neighbors in terms of the plantings and those kinds of issues that they raised?

Robin Team: We did not, we complied with the zoning that was in place.

Melynda Dunigan: You are not showing a stormwater pond on your site plan, where would that be?

Robin Team: Looking at the site plan that is been projected right now, is north of the subject property.

Brenda Smith: Can the site be designed so that the loading docks are away from the residents?

Robin Team: That is a great question and one that we considered up front. You have to take the natural contours of the land into consideration. The truck dock is going to be four feet lower than the pad level.

George Bryan: They also brought up the issue with security. Have you thought about that?

Robin Team: We have not thought about security fencing nor have we thought about cameras because as it’s been pointed out it’s a speculative building to recruit new industry hopefully to employ lots of our unemployed workers in the city limits and we really don’t know who is going to go in there yet.

Chris Leak: What was the tone of the neighborhood meeting?

Robin Team: We really did not have a neighborhood meeting. Once this was publicized I think my coworker, Mr. Team here had a few telephone conversations with neighbors.

Gary Roberts: Neighborhood meetings are not a requirement with Final Development Plans. They are certainly encouraged. They are required for site plan amendments but not Final Development Plans.

Arnold King: Paul Norby, can you explain what we are looking at?

Paul Norby: This is a Final Development Plan not a rezoning. The actual rezoning setting the allowed uses for this property and the constraints under which they could be developed with those special use conditions; that was all decided with the rezoning that happened in 2003. This was a LI-S Two Phase zoning which requires you to bring in what’s called a Final Development Plan which in essence is a site plan approval for that. Because the original rezoning did not show any buildings there, Two Phase allows you to have a basic site plan with your buffer shown and the conditions for developing not require putting in footprints of proposed buildings because in 2003 it was not known whether this was going to be a business park that had lots of little parcels and smaller buildings or whether there was going to be larger buildings or whether there was
going to be a combination of each. So, it was impossible at that point to speculate on a site plan, which is why they chose LI-S Two Phase with the idea that the Final Development Plan would have to fall under the conditions that were set in the first phase which Gary made reference to in the staff presentation. They have to follow those designated conditions that were in the original rezoning.

George Bryan: There are probably future plans to fill up this spot. The public needs to understand the zoning occurred in 2003 and the full thought was to fill this up with as much industrial as you can put on there in order to employ people and get industrial going.

Paul Norby: Mr. Leak mentioned the shortage of industrial land. The planning staff did an inventory of our industrial land a few years ago and saw that compared to other cities of our size, we are short several thousand acres of industrially zoned land for our future needs, our future economy and future population growth. So making use of what’s already zoned is certainly paramount but also we made some recommendations about other areas that made sense in the city and the county to designate as industrial land.

MOTION: Clarence Lambe moved approval of the Final Development Plan. SECOND: Jason Grubbs VOTE: FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Brenda Smith, Allan Younger AGAINST: None EXCUSED: None

A. Paul Norby, FAICP Director of Planning and Development Services
### INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

**Project Case Number:** W-2744

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#### PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

**Note:** City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests, Subdivisions, and Planning Board Review items; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

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#### PROJECT CASE NUMBER: W-2744  PROJECT TITLE: UCIC 140K  DATE: August 30, 2017

**PROJECT DESCRIPTION:** Northwest side of Temple School Road, north of High Point Road (Southeast Ward)

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**NCDOT (Wright Archer)- Phone # - 336.747.7900 Email: warcher@ncdot.gov**

NCDOT driveway permit is required and NCDOT encroachment agreement is needed for any utility ties inside right-of-way.

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**WSDOT (Connie James)- Phone # - 336.747.6872 Email: conniej@cityofws.org**

Show drive aisle widths on the plan. Dedicate R/W 55’ on Temple School Rd and widen 25’ from center with standard C&G and sidewalk. Will access road be public? If so, it will need to be a minimum of 60’ R/W with the road centered within. Sidewalk will be required along one side of the access rd.

---

**Engineering (Al Gaskill)- Phone # - 336.747.6846 Email: albertcg@cityofws.org**

1. City driveway permit req’d for access to new road.
2. 8” concrete (4000 psi) aprons req’d at all driveways.
3. NCDOT DW permit req’d for access to Temple School Rd.
4. Engineering to review/approve all road designs.
5. May need to widen Temple School Rd. similar to Herbalife widening.
6. Sidewalk is required on one side of new road. Extend on site sidewalk to the public sidewalk.
7. Industrial road needs 60’ R/W and road shall be centered in the R/W.

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**Inspections - Phone # - Aaron King - 336.747.7068 Email: aaronk@cityofws.org**

See Planning

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**Erosion Control (Matt Osborne)- Phone # - 336.747.7453 Email: matthewo@cityofws.org**

Erosion Control Plan has been submitted for permitting, and is currently under review at this time.

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**Stormwater Division (Joe Fogarty)- Phone # - 336.747.6961 Email: josephf@cityofws.org**

Stormwater Study Required

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**City Fire- (Doug Coble) - Phone # - 336.734.1290 Email: douglasc@cityofwsfire.org**

Locate FDC within 100 feet of fire hydrant.
Utilities (Jack Fitzgerald)- Phone # - 336.747.7309 Email: jackf@cityofws.org
Submit water/sewer extension plans to Utilities Plan Review for permitting/approval.

Sanitation (Johnnie Taylor)- Phone # - 336.748.3080 Email: johnniet@cityofws.org
No Comment

Planning (Aaron King)- Phone # - 336.747.7068 Email: aaronk@cityofws.org
Label street as public or private; Provide Large Variety street trees of the same species spaced 50’ apart along both sides of street; Signage where shown may be problematic; Lighting condition against residential zoning; 20’ streetyard required; Request shall comply with the 1st phase conditions- the western property line which abuts residential zoning needs to include a berm averaging 4’ in height; the northern building elevation needs to exclude exposed concrete block and prefabricated metal; any chain link fencing shall be black vinyl coated; all utilities shall be underground; exterior mechanical devices shall be screened from view of public streets.

Street Names/Addresses (Stacy Tolbert) -336. 747.7497 Email: tolbersv@mapforsyth.org
Address issued – 3290 Temple School Rd. unless new street will serve future development, then a street name would need to be approved.

Forsyth County Health Department - 336.703-3110 Email: rakescd@forsyth.cc
No Comment

Vegetation Management -336.748.3020 Email: keithf@cityofws.org
No Comment