DOCKET #: W3092

PROPOSED ZONING:
GI-S

EXISTING ZONING:
LI

PETITIONER:
WSFC Utilities Commission for property owned by Yellowstone Investments LLC

SCALE: 1" represents 700'

STAFF: Roberts

GMA: 3

ACRES: 35.8

NEAREST BLDG: 100' west

MAP(S): 618890
February 23, 2011

Jan McHargue  
Winston-Salem/Forsyth County Utilities Commission  
P. O. Box 2511  
Winston-Salem, NC 27102-2511

RE:  ZONING MAP AMENDMENT W-3092

Dear Ms. McHargue:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary’s Office of the date on which the Council will hear this petition.

Sincerely,

[Signature]

A. Paul Norby, FAICP  
Director of Planning

pc:  City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102  
Yellowstone Investments, c/o Tom Hammett, 1703 Vargrave Street, Winston-Salem, NC 27107
# ACTION REQUEST FORM

**DATE:** February 23, 2011  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning

## COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning map amendment of Winston-Salem/Forsyth County Utilities Commission for property owned by Yellowstone Investments, LLC

## SUMMARY OF INFORMATION:

Zoning map amendment of Winston-Salem/Forsyth County Utilities Commission for property owned by Yellowstone Investments, LLC from LI to GI-S (Borrow Site): property is located on the north side of Ziglar Road, west of US 52 (Zoning Docket W-3092).

## PLANNING BOARD ACTION:

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO
CITY ORDINANCE - SPECIAL USE

Zoning Petition of Winston-Salem/Forsyth County Utilities Commission for property owned by Yellowstone Investments, LLC, Docket W-3092

AN ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from LI to GI-S (Borrow Site) the zoning classification of the following described property:

PIN #s 6819-72-7197 and 6819-72-7881

Section 2. This Ordinance is adopted after approval of the site plan entitled EVO Property and identified as Attachment "A" of the Special Use District Permit issued by the City Council the __ day of ____________, 20__ to Winston-Salem/Forsyth County Utilities Commission for property owned by Yellowstone Investments, LLC.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the Unified Development Ordinances for a development to be known as EVO Property. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Winston-Salem/Forsyth County Utilities Commission for property owned by Yellowstone Investments, LLC, (Zoning Docket W-3092). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for GI-S (Borrow Site), approved by the Winston-Salem City Council the _____ day of ____________________, 20____" and signed, provided the property is developed in accordance with requirements of the GI-S zoning district of the Zoning Ordinance of the Unified Development Ordinances, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF ANY PERMITS**
  a. Developer shall obtain all necessary permits from the NC Division of Environment and Natural Resources (DENR) and the USA Corps of Engineers.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
  a. Developer shall obtain a driveway permit from NCDOT and the City of Winston-Salem Public Works Department; additional improvements may be required prior to issuance of driveway permit. Required improvements include:
    • Dedication of right-of-way 35’ from the center of Ziglar Road.
  b. 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.
  c. Developer shall cordon off all areas shown on the site plan as stream buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Vegetation
in all these areas shall be protected from grading encroachment in accordance with UDO requirements.

d. Developer shall record the stream buffer.

• PRIOR TO ISSUANCE OF ZONING PERMITS:
  a. Developer shall dedicate a forty (40) foot greenway easement to the City of Winston-Salem along Grassy Creek. The easement shall start 25’ from top of said creek bank
  b. All required improvements of the City of Winston-Salem/NCDOT driveway permit shall be completed.
CITY-COUNTY PLANNING BOARD  
STAFF REPORT

<table>
<thead>
<tr>
<th>PETITION INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Docket #</strong></td>
</tr>
<tr>
<td><strong>Staff</strong></td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
</tr>
</tbody>
</table>
| **Proposal**         | The petitioner is requesting to amend the Official Zoning Maps for the subject property from LI (Limited Industrial District) to GI-S (General Industrial District). The petitioner is requesting the following uses:  
  - Borrow Site  
  - According to an email received from the petitioner: “On 1-26-11 the Utilities staff held a drop-in meeting at the Hanes Landfill for those who were interested in gaining information on the rezoning of the EVO property on Ziglar Road. Two persons attended. These two people gave no indication that they were opposed to our proposed use of the property. In fact, they left the meeting satisfied”.  
  - The GI District is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of designating appropriate locations and establishing development regulations for uses which may have significant environmental impacts or which require special measures to ensure compatibility with adjoining properties. The district is established to provide locations for major developments in Growth Management Areas (GMAs) 1 (Center Cities), 2 (Urban Neighborhoods) and 3 (Suburban Neighborhoods).  
  - (R)(I) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?  
  - Yes, the site is located along a minor thoroughfare, adjacent to other industrial zoning and within GMA 3 (Suburban Neighborhoods). |

<table>
<thead>
<tr>
<th>GENERAL SITE INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location</strong></td>
</tr>
<tr>
<td><strong>Jurisdiction</strong></td>
</tr>
<tr>
<td><strong>Ward(s)</strong></td>
</tr>
<tr>
<td><strong>Site Acreage</strong></td>
</tr>
<tr>
<td><strong>Current Land Use</strong></td>
</tr>
<tr>
<td>Surrounding Property Zoning and Use</td>
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**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 use of Borrow Site is compatible with the permitted uses on the adjacent LI and GI-S zoned properties. The site plan includes a 100’ Type IV bufferyard along the perimeter of the site. This bufferyard, along with the *Unified Development Ordinances* (UDO) use conditions, help to reduce the potential impact of this request on the adjacent RS-9 zoned properties to the west.

**Physical Characteristics**

The periphery of the site includes some mature vegetation. The property is bounded on the east by Grassy Creek and on the north by a tributary of Grassy Creek. Both of which include associated wetland and floodplain areas. The interior of the site has a moderate to steep slope downward to the north, east and south.

**Proximity to Water and Sewer**

Public water and sewer are available to the site.

**Stormwater/Drainage**

A stormwater study will be required.

**Watershed and Overlay Districts**

The site is not within a water supply watershed.

**Analysis of General Site Information**

The northern and eastern edges of the site are impacted by the floodplain of Grassy Creek and one of its tributaries. However, the proposed earth moving activity is not shown to occur within these areas.

## SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ziglar Road</td>
<td>Minor Thoroughfare</td>
<td>1,279’</td>
<td>1,600</td>
<td>16,100</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

One full access point onto Ziglar Road.

**Planned Road Improvements**

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

**Trip Generation - Existing/Proposed**

Existing Zoning: LI

No trip rate is available for the existing zoning which has no site plan.

Proposed Zoning: GI-S

No trip generation is available for the proposed use of Borrow Site.
<table>
<thead>
<tr>
<th>Sidewalks</th>
<th>Sidewalks are not being required along Ziglar Road, which is a minor thoroughfare, because no buildings are being proposed.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transit</td>
<td>The closest available transit is located approximately three quarters of a mile from the subject property at the intersection of Hanes Mill Road and University Parkway (Routes 10 and 44).</td>
</tr>
<tr>
<td>Traffic Impact Study (TIS)</td>
<td>A TIS is not required.</td>
</tr>
<tr>
<td>Analysis of Site Access and Transportation Information</td>
<td>The proposed Borrow Site activity will result in the transporting of dirt between the subject property and the existing sanitary landfill located directly across Ziglar Road. Staff does not anticipate any negative transportation impacts from this request.</td>
</tr>
</tbody>
</table>

### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy GMA</th>
<th>Growth Management Area 3 - Suburban Neighborhoods</th>
</tr>
</thead>
</table>
| Relevant Legacy Recommendations | • Provide landfill sites for waste generated and use new solid waste disposal technologies to reduce the amount of land filling required.  
• Protect residential areas from inappropriate commercial and industrial encroachment. |
| Relevant Area Plan(s) | North Suburban Area Plan (2005)                                                                                      |
| Area Plan Recommendations | • The site is shown as a portion of Site R (Industrial Zoned Site North of Hanes Mill Road Landfill) on Map 6-Proposed Land Use  
  Two options are proposed for Site R:  
  ○ Option 1. This property is currently zoned LI and is being marketed as a potential industrial site. While somewhat isolated, this site will eventually have decent access, albeit on a two-lane road, to Interstate 74 via Bethania-Rural Hall Road. Option 1 is to keep this property under its existing zoning of LI.  
  ○ Option 2. Given its somewhat isolated location, the potential of the Landfill as a future open space park and the potential of a future greenway along Grassy Creek, this site may be better suited to moderate-density residential use. |
| Greenway Plan Information | The proposed Grassy Fork Creek Greenway runs along the eastern edge of the site. Therefore a 40’ easement, starting 25’ from top of said creek bank is requested and is shown on the site plan. |
| Addressing            | There are no addressing or street naming concerns.                                                                      |
| 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?  
See comments below |
The site is located directly north of the Hanes Mill Road Sanitary Landfill. The soils located on the subject property are intended for use in said landfill's liner and cap construction. This helps ensure that the community's landfill has the proper environmental controls to prevent groundwater contamination and reduce greenhouse gas emissions. Obtaining soil from a nearby location reduces cost and vehicle emissions related to hauling soils from a remote site. The subject property will in turn receive soil from said adjacent sanitary landfill; however, it will not itself be used as a sanitary landfill. No trash will be taken to this site.

Although the requested zoning is GI-S (because of its affiliation with the landfill) the proposed use of the property and eventual restoration of the property is consistent with the surrounding area. According to City/County Utilities staff: “Construction and earth-moving activity on the site will be intermittent and relatively short in duration, and at other times the site will be re-vegetated and will serve as green space. When compared to residential or industrial development, this proposed use will generate less traffic, noise, and general activity over the period the property is used for borrow soil. This use also does not necessarily prevent future uses of the land that are industrial or residential (subject to rezoning). Once the proposed borrow activity is complete (± 20 years), the land could potentially be used for a wide variety of purposes.”

While the current request is not consistent with the North Suburban Area Plan, which recommends either retaining the LI zoning or the development of moderate density residential, staff offers the following reasons for its support: the relatively isolated position of the property in relation to residential properties; the current LI zoning and the single use aspect of the request; the unique location of the site in close proximity to the existing sanitary landfill; and, its comparatively short term use of the site.

### 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-2295</td>
<td>RS-9, LI, LI-S, &amp; GI to GI-S</td>
<td>Approved 6-7-99</td>
<td>Directly south</td>
<td>231.23</td>
<td>Approval Tract 1 - Denial Tract 2 - Approval</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>100%</td>
<td>.4%</td>
</tr>
</tbody>
</table>

**UDO Sections Relevant to Subject Request**
- Chapter B, Article II, Section 2-1.4 (C) General Industrial District
- Chapter B, Article II, Section 2-5.11 Borrow Site Use Conditions
<table>
<thead>
<tr>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) <em>Legacy policies:</em> Yes</td>
</tr>
<tr>
<td>(B) <em>Environmental Ord.</em> NA</td>
</tr>
<tr>
<td>(C) <em>Subdivision Regulations</em> NA</td>
</tr>
</tbody>
</table>

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

- No buildings are proposed and no parking is required. The site plan complies with the requirements of the UDO.

**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 will allow for the adjacent sanitary landfill to receive fill dirt from a close location.</td>
<td>The request is not consistent with the <em>North Suburban Area Plan.</em></td>
</tr>
<tr>
<td>When compared to more permanent residential or industrial development, this proposed use will generate less traffic, noise, and general activity.</td>
<td></td>
</tr>
<tr>
<td>This use does not prevent future uses of the land once the borrow activity ceases.</td>
<td></td>
</tr>
<tr>
<td>The 100’ Type IV bufferyard Borrow Site use conditions reduce the potential impact on the adjacent RS9 zoned properties to the west.</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 obtain all necessary permits from the NC Division of Environment and Natural Resources (DENR) and the USA Corps of Engineers.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
  a. Developer shall obtain a driveway permit from NCDOT and the City of Winston-Salem Public Works Department; additional improvements may be required prior to issuance of driveway permit. Required improvements include:
     - Dedication of right-of-way 35’ from the center of Ziglar Road.
  b. 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.
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d. Developer shall record the stream buffer.

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a. Developer shall dedicate a forty (40) foot greenway easement to the City of Winston-Salem along Grassy Creek. The easement shall start 25’ from top of said creek bank
b. All required improvements of the City of Winston-Salem/NCDOT driveway permit shall be completed.

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-3092
FEBRUARY 10, 2011

PUBLIC HEARING
FOR: None
AGAINST: None

WORK SESSION
During discussion by the Planning Board, the following points were made:

1. Lynne Mitchell noted that she was not wild about this request, but is supporting it because it because the building is there and she'd rather see it used than vacant.

MOTION: Clarence Lambe moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.
SECOND: Paul Mullican
VOTE:
FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger
AGAINST: None
EXCUSED: None

A. Paul Norby, FAICP
Director of Planning
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS
Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. Further, please note that additional information may be forthcoming from Departments that indicate "See Emailed Comments" or other similar phrase. 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.

<table>
<thead>
<tr>
<th>PROJECT CASE NUMBER: W-3092</th>
<th>PROJECT TITLE: EVO Property</th>
<th>DATE: January 26, 2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT DESCRIPTION: North side of Ziglar Road, West of US 52 (North Ward)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

NCDOT- Phone # - 336.703.6600 Email: jprhyne@ncdot.gov
"Obtain driveway permit, No off road trucks, 1 Year driveway permit, Strengthen pavement"
(per email from John Rhyne)

WSDOT- Phone # - 336.747.6872 Email: connie@cityofws.org
"Check sight distance for driveway. Dedicate Right of Way 35' from center."
(per email from Connie Curtis)

City Engineer- Phone # - 336.747.6846 Email: albertcg@cityofws.org
"Temporary driveway permit req’d."
(per email from Al Gaskill)

City Streets Division- Phone # - 336.734.1550 Email: robbyst@cityofws.org
"No comment."
(per email from Robby Stone)

Inspections (Zoning)- Phone # - 336.727.2626 Email: jeffv@cityofws.org
"Show security fencing/gates if depth is greater than 5’. Call Fred Holbrook (336-747-7427) reference the following: Use flood plan/stream buffer for tree save. Show tree protection fencing. Label description of each tree type and diameter."
(per email from Jeff Vaughn)

Inspections (Erosion Control)- Phone # - 336.727.2388 Email: jeffk@cityofws.org
"Erosion Control plan approval from DENR Land Quality. Flag buffers prior to disturbing"
(per email from Jeff Kopf)
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Stormwater Division- Phone # - 336.747.6961 Email: josephf@cityofws.org
“Stormwater Study Required”
(per email from Joe Fogarty)

Fire (City)- Phone # - 336.747.7359 Email: jone@cityofwsfire.org
“No comments.”
(per email from Jon Canupp)

Utilities- Phone # - 336.747.7499 Email: billis@cityofws.org
“No Comments”
(per email from Bill Shookman)

Sanitation- Phone # - 336.748.3080 Email: chriscte@cityofws.org

Planning- Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org
“Potential for fence along the north and east property lines?”
(per email from Aaron King)

Forsyth County Health Department - 336.703-3110 Email: rakescd@forsyth.cc

Vegetation Management -336.748.3020 Email: keithf@cityofws.org

Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org
“No addressing or street naming concerns.”
(per email from Ben Stamey)
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Academic Biomedical Research Facility
Academic Medical Center
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Broadcast Studio
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
College or University
Fish Hatchery
Fuel Dealer
Government Office, Neighborhood Organization, or Post Office
Hospital or Health Center
Kennel, Indoor
Manufacturing A
Manufacturing B
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
Recreation Facility, Public
Recreation Services, Indoor
Recycling Center
School, Vocational or Professional
Services, A
Services, B
Signs, Off-Premises
EXISTING LI USES ALLOWED
City of Winston-Salem Jurisdiction Only

Storage Services, Retail
Terminal, Bus or Taxi
Testing and Research Lab
Utilities
Warehousing
Wholesale Trade A
Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Borrow Site
Dirt Storage
Helistop
Solid Waste Transfer Station

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Shelter for Homeless
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3092
(WINSTON-SALEM/FORSYTH COUNTY UTILITIES COMMISSION)

The proposed special use zoning map amendment from LI (Limited Industrial District) to GI-S (General Industrial District) with its added conditions is consistent with the Legacy Comprehensive Plan and is reasonable and in the public interest because:

1. The site has no apparent constraints and it appears suitable for development within the proposed GI-S District;

2. The proposed use is compatible with the permitted uses of adjacent LI and GI zoned properties;

3. The request will allow for the adjacent sanitary landfill to receive fill dirt from a close location; and

4. The 100' Type IV bufferyard and Borrow Site use conditions reduce the potential impact on the adjacent RS-9 properties to the west of the subject property.