July 25, 2018

Piedmont Hoist and Crane
8511 Norcross Road
Colfax, NC 27235

Re: Zoning Petition F-1579

Dear Petitioner:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners. You will be notified by the Board of Commissioner's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning and Development Services

pc: Clerk to the Board of Commissioners Forsyth County Government Center, 5th Floor, 201 N. Chestnut Street, Winston-Salem, NC 27101
FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: ________________________  AGENDA ITEM NUMBER: _______

SUBJECT:

A. Public Hearing on Site Plan Amendment of Keen Transport, Inc.; property is located on the west side of Temple School Road, north of High Point Road

B. Ordinance amending the Forsyth County Zoning Ordinance and Official Zoning Map of the County of Forsyth, North Carolina.

C. Approval of Special Use District Permit

D. Approval of Site Plan

COUNTY MANAGER’S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended Approval of the Site Plan Amendment.

ATTACHMENTS:-  X  YES  ___ NO

SIGNATURE: ___________________________________________ DATE: _________________

County Manager
COUNTY ORDINANCE - SPECIAL USE

Site Plan Amendment of Keen Transport, LLC, Docket F-1579

AN ORDINANCE AMENDING
THE FORSYTH COUNTY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE COUNTY OF FORSYTH,
NORTH CAROLINA

BE IT ORDAINED by the Board of County Commissioners of the County of Forsyth as follows:

Section 1. The Zoning Ordinance of the Unified Development Ordinances of the County of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North Carolina, are hereby amended by granting a Site Plan Amendment for property zoned GI-S (Arts and Crafts Studio; Building Materials Supply; Wholesale Trade A; Wholesale Trade B; Banking and Financial Services; Building Contractors, General; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Facility, Public; Child Care, Drop-In; Police or Fire Station; Government Offices, Neighborhood Organization, or Post Office; Postal Processing Facility; School, Vocational or Professional; Manufacturing A; Manufacturing B; Manufacturing C; Storage and Salvage Yard; Park and Shuttle Lot; Parking, Commercial; Terminal, Freight; Transmission Tower; and Utilities) and described as follows:

Being a PORTION of a tract of land in Forsyth County, North Carolina and also being referred to as a PORTION of PIN: 6864-50-7997.00, located at 3350 Temple School Road and being more particularly described as follows:

BEGINNING at an existing iron pipe in the western right-of-way line of Temple School Road, said point being the northeast corner of PIN: 6864-50-7997.00 and having NC Grid coordinates of North: 841871.1012', East: 1666385.2798'; thence from said POINT OF BEGINNING and along the western right-of-way of Temple School Road the following calls: a curve with a length of 144.57', a radius of 907.33', having a chord with a bearing of S45° 09' 00.94"W and a length of 144.42' to a point; thence S39° 07' 24.54"W, 39.34' to a point; thence S36° 02' 38.13"W, 57.12 to a point; thence S33° 28' 21.78"W, 55.14' to a point; thence S30° 08' 10.78"W, 56.35' to a point; thence S27° 16' 43.97"W, 47.89' to a point; thence S26° 16' 25.13"W, 68.27' to a point; thence S16° 10' 59.78"W, 73.06' to a
point; thence S16° 03' 15.39"W, 71.25' to a point; thence S16° 05' 54.51"W, 70.19' to a point; thence S16° 12' 57.30"W, 76.93' to a point; thence S16° 17' 50.89"W, 57.13' to a point; thence S16° 16' 14.93"W, 49.66' to a point; thence S16° 17' 25.60"W, 59.60' to a point; thence S16° 15' 13.55"W, 64.36' to a point; thence S16° 24' 20.84"W, 50.99' to a point; thence S16° 29' 34.65"W, 49.27' to a point; thence S16° 23' 00.85"W, 27.94' to a point (end of Temple School Road calls); thence S89° 25' 47.88"W, 285.81' to a point; thence N12° 36' 37.71"E, 938.86' to a point; thence N12° 36' 37.71"E, 783.62' to a point; thence S76° 54' 12.56"E, 242.98' to a point; thence S76° 56' 39.05"E, 316.56' to the POINT OF BEGINNING.

Section 2. This Ordinance is adopted after approval of the site plan entitled Piedmont Hoist and Crane, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _________________, 20_____ to Keen Transport, Inc..

Section 3. The Board of Commissioners 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 Piedmont Hoist and Crane. 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.
COUNTY, SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Keen Transport, LLC (Zoning Docket F-1579). 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 Site Plan Amendment (Arts and Crafts Studio; Building Materials Supply; Wholesale Trade A; Wholesale Trade B; Banking and Financial Services; Building Contractors, General; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Facility, Public; Child Care, Drop-In; Police or Fire Station; Government Offices, Neighborhood Organization, or Post Office; Postal Processing Facility; School, Vocational or Professional; Manufacturing A; Manufacturing B; Manufacturing C; Storage and Salvage Yard; Park and Shuttle Lot; Parking, Commercial; Terminal, Freight; Transmission Tower; and Utilities), approved by the Forsyth County Board of Commissioners 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 of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from NCDOT. Improvements shall include:
     • Dedication of right-of-way along Temple School Road fifty-five (55) feet from centerline.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. 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 Temple School Road frontage.
  b. All utilities on the site 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. Freestanding signage along Temple School Road 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. Any chain link fencing shall be black vinyl coated.
  e. Developer shall install additional primary evergreen plantings on the existing berm along Temple School Road as shown on site plan.
### CITY-COUNTY PLANNING BOARD
### STAFF REPORT

#### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>F-1579</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Keen Transport, Inc.</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Portion of PIN# 6864-50-7997</td>
</tr>
<tr>
<td>Address</td>
<td>3350 Temple School Road</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Site plan amendment for a Manufacturing B use in a GI-S zoning district.</td>
</tr>
<tr>
<td>Proposal</td>
<td>The approved uses from the previously approved zoning case (F-1526) for this site are: Arts and Crafts Studio; Building Materials Supply; Wholesale Trade A; Wholesale Trade B; Banking and Financial Services; Building Contractors, General; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Facility, Public; Child Care, Drop-In; Police or Fire Station; Government Offices, Neighborhood Organization, or Post Office; Postal Processing Facility; School, Vocational or Professional; Manufacturing A; Manufacturing B; Manufacturing C; Storage and Salvage Yard; Park and Shuttle Lot; Parking, Commercial; Terminal, Freight; Transmission Tower; and Utilities.</td>
</tr>
<tr>
<td>Neighborhood Contact/Meeting</td>
<td>See Attachment A for a summary of the petitioner’s neighborhood outreach.</td>
</tr>
</tbody>
</table>

#### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Temple School Road, north of High Point Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Forsyth County</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 13.65 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently unoccupied. It was last used by Keen Transport for the storage of axles.</td>
</tr>
</tbody>
</table>

<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></td>
<td>North</td>
<td>LI-S</td>
<td>Manufacturing/warehousing under construction</td>
</tr>
<tr>
<td></td>
<td>East</td>
<td>AG</td>
<td>Farmland</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>AG</td>
<td>South Fork Muddy Creek and associated floodplain</td>
</tr>
<tr>
<td></td>
<td>West</td>
<td>GI-S</td>
<td>Undeveloped property</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Physical Characteristics</th>
<th>The developed site has a gentle to moderate slope downward toward the south.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to Water and Sewer</td>
<td>Public water and sewer are available to the site.</td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>A stormwater management facility is currently located at the southern end of the site. A stormwater study will be required.</td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not located within a water supply watershed.</td>
</tr>
</tbody>
</table>
## Analysis of General Site Information
The site was rezoned to from AG to GI-S in 2011. It was subsequently developed in order to accommodate Keen Transport. The site appears to have no development constraints.

## 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-3345</td>
<td>LI-S to GI-S</td>
<td>Approved 10-16-2017</td>
<td>Directly west</td>
<td>5.21</td>
<td>Denial Approval</td>
</tr>
<tr>
<td>F-1569</td>
<td>GI-S Site Plan Amendment</td>
<td>Approved 11-9-2017</td>
<td>Current site</td>
<td>13.65</td>
<td>Approval Approval</td>
</tr>
<tr>
<td>F-1526</td>
<td>AG to GI-S</td>
<td>Approved 8-29-2011</td>
<td>Current site</td>
<td>13.65</td>
<td>Approval Approval</td>
</tr>
</tbody>
</table>

## Site Access and Transportation Information

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temple School Road</td>
<td>Minor Thoroughfare</td>
<td>1,872’</td>
<td>3,700</td>
<td>15,800</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
The site will continue to use its existing access onto Temple School Road. This site will also provide access to the adjacent GI-S zoned parcel to the west as shown on the previously approved site plans (F-1569 and W-3345).

### Trip Generation - Existing/Proposed
**Existing Zoning: GI-S**
32,150sf / 1,000 x 1.5 (General Heavy Industrial Trip Rate) = 48 Trips per Day

Proposed Trip Generation:
111,280sf / 1,000 x 1.5 (General Heavy Industrial Trip Rate) = 167 Trips per Day

**Sidewalks**
There are no sidewalks located in the general area.

**Connectivity**
The site plan shows an internal connection to the adjacent site to the west.

**Analysis of Site Access and Transportation Information**
The site will continue to use its existing access onto Temple School Road which is a minor thoroughfare with ample capacity. The proposed site plan (as with the approved plan) shows a connection to the GI-S zoned site located directly the west. While that site is not part of the current request, staff does note that when said adjacent site was rezoned in 2017 by the Winston-Salem City Council, it was approved with the condition that there would be no access onto Graytuck Drive which is a residential street. Because the current request does not involve that site, said condition would remain in place and that site would continue to have its access internally through the subject property.
**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>111,280</td>
<td>Northwestern portion of the site</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>44 spaces</td>
<td>53 spaces</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>70'</td>
<td>One story</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>NA</td>
<td>52.89%</td>
</tr>
</tbody>
</table>

**UDO Sections Relevant to Subject Request**
- Chapter B, Article II, Section 2-1.4 (C) General Industrial District

**Complies with**

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

**Analysis of Site Plan Compliance with UDO Requirements**
The proposed site plan consists of replacing the existing 6,500 square foot building with an 111,280 square foot building along with its associated asphalt and gravel parking and storage area. The approved site plan (F-1569) illustrates two smaller buildings totaling 32,150 square feet with essentially the same extent of gravel parking area. The existing stormwater management facility would remain at the southern end of the site.

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**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 are 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.
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?

The former occupant of the subject property (Keen Transport) has discontinued the use of the site.

(R)(4) - Is the requested action in conformance with Legacy 2030?

Yes

Analysis of Conformity to Plans and Planning Issues

The proposed site plan amendment would allow for the construction of a new industrial building on the site which has been zoned GI-S since 2011. The plan includes a substantially larger building that what was approved in 2017. Staff welcomes this increased industrial activity on a property which has been underused for many years. Staff again notes that this request does not include the adjacent, undeveloped 5.21 acre property located along Graytuck Drive which was rezoned to GI-S in 2017. Planning staff recommends approval.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal | Negative Aspects of Proposal
--- | ---
Request is consistent with the recommendations of Legacy 2030 and the Southeast Forsyth Area Plan Update. | The request would generate more traffic than the approved plan.

Request would allow for increased industrial activity.

The site is located along a minor thoroughfare with ample capacity.

The request is not a high traffic generating use and no new uses are proposed.

The request does not include or therefore make any changes to the approved plan for the site located directly to the west which fronts along Graytuck Drive (W-3345).

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 driveway permit from NCDOT. Improvements shall include:
     - Dedication of right-of-way along Temple School Road fifty-five (55) feet from centerline.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. 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 Temple School Road frontage.
  b. All utilities on the site 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. Freestanding signage along Temple School Road 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. Any chain link fencing shall be black vinyl coated.

e. Developer shall install additional primary evergreen plantings on the existing berm along Temple School Road as shown on site plan.

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 F-1579
JULY 12, 2018

Aaron King presented the staff report.

PUBLIC HEARING

FOR:  None
AGAINST:  None

WORK SESSION

MOTION:  Clarence Lambe moved approval of the zoning petition and certified that the site plan (including staff recommended conditions) meets all UDO requirements if the petition is approved.
SECOND:  Jason Grubbs
VOTE:
    FOR:  Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak
    AGAINST:  None
    EXCUSED:  None

____________________________
A. Paul Norby, FAICP
Director of Planning and Development Services
DOCKET #: F1579

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
GI-S

PETITIONER:
Keen Transport, Inc.

MAP(S):
6864.04

Property included in zoning request.

500’ mail notification radius. Property not in zoning request.

SCALE: 1” represents 600’

STAFF: Roberts

GMA: 3

ACRES: 13.65

NEAREST BLDG: 72’ north

MAP(S): 6864.04
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
**INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE**  
Project Case Number: F1579

### PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

<table>
<thead>
<tr>
<th>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.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>PROJECT CASE NUMBER: F-1579</th>
<th>PROJECT TITLE: Piedmont Hoist and Crane</th>
<th>DATE: June 27, 2018</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>PROJECT DESCRIPTION: West side of Temple School Road, north of High Point Road</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>NCDOT (Wright Archer)- Phone # - 336.747.7900 Email: <a href="mailto:warcher@ncdot.gov">warcher@ncdot.gov</a></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>NCDOT DRIVEWAY PERMIT REQUIRED. ENCROACHMENT AGREEMENT NEEDED FOR ANY WORK WITHIN NCDOT RIGHT-OF-WAY.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>WSDOT (Jeff Fansler) - Phone # - 336.747.6883 Email: <a href="mailto:jeffreygf@cityofws.org">jeffreygf@cityofws.org</a></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Ensure parking drive is 26’ for head-in parking. Dedicate R/W 55’ from center.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Engineering (Al Gaskill) - Phone # - 336.747.6846 Email: <a href="mailto:albertcg@cityofws.org">albertcg@cityofws.org</a></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>No comments</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Inspections - Phone # - Aaron King - 336.747.7068 Email: <a href="mailto:aaronk@cityofws.org">aaronk@cityofws.org</a></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Erosion Control (Matt Osborne)- Phone # - 336.747.7453 Email: <a href="mailto:matthewo@cityofws.org">matthewo@cityofws.org</a></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>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: <a href="https://winston-salem.idtplans.com/secure/">https://winston-salem.idtplans.com/secure/</a></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Stormwater Division (Joe Fogarty)- Phone # - 336.747.6961 Email: <a href="mailto:josephf@cityofws.org">josephf@cityofws.org</a></th>
</tr>
</thead>
</table>
Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:
1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

The plans indicate a new building that will remove the fire hydrant located at the rear of the property. This hydrant is required and will need to be moved to an area that is accessible by the fire department.

The gravel access road must be capable of holding fire apparatus and be an all-weather surface.

Utilities (Todd Lewis)- Phone # - 336.747.6842 Email: toddl@cityofws.org

Be aware the hydrant on site is private. You may relocate this hydrant to another on site location. Water meters purchased through COWS. Backflow preventer required on all water connections. Any connections not intended for reuse must be abandoned at the main.

Sanitation (Johnnie Taylor)- Phone # - 336.748.3080 Email: johnniet@cityofws.org

Planning (Aaron King)- Phone # - 336.747.7068 Email: aaronk@cityofws.org

Existing conditions will be carried forward.

Street Names/Addresses (Matt Hamby) -336. 747.7074 Email: hambyme@mapforsyth.org
Street Names/Addresses (Stacy Tolbert) -336. 747.7497 Email: tolbersy@mapforsyth.org

Address is 3350 Temple School Rd.

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

Vegetation Management -336.748.3020 Email: keithf@cityofws.org
SUMMARY OF NEIGHBORHOOD MEETING
PIEDMONT HOIST AND CRANE
3350 TEMPLE SCHOOL ROAD
ZONING DOCKET F-1579
Monday 6:30 p.m., June 25, 2018

A neighborhood meeting was held with the neighbors on the property at 3350 Temple School Road. Meeting invitations were mailed by the petitioner to the neighbors within an approximate 800-foot radius of the property. The mailing list and map of the property owners that the notice was sent to is attached. A summary of the meeting follows:

Property owners began showing up at around 6:25 p.m. In attendance for the petitioner were: James Bryson representing Piedmont Hoist and Crane; Jay Luke representing Freeman Commercial Realty; and Steve Causey representing Allied Design, Inc. A copy of the Rezoning and Preliminary Site Plan was available and on display.

The following is a general summary of the discussions:

1. The request into the Planning Board is for approval of a Site Plan Amendment for the portion of property in the County only. No changes are proposed for the portion of the project that is located within the City. The Site Plan Amendment will require approval through the County Commissioners.

2. The proposed request will be heard at the City/County Planning Board Public Hearing on July 12, at 4:30 p.m.

3. Piedmont Hoist and Crane is proposing an approximate 111,000 square foot building and associated parking. The existing building will be removed. The site will be re-graded resulting in a change of the existing grade. The proposed building grade will be lower on the northern end of the property. Fill will be placed on the lower end. Piedmont Hoist’s normal hours of operation are Monday through Friday from 6 am to 4 pm. Occasional overtime and extra hours are not unlikely.

4. Piedmont Hoist and Crane manufacturers overhead cranes used inside of buildings in the naval and aviation manufacturing industries. Several tractor and trailer deliveries usually occur early each morning. Several smaller delivery trucks arrive throughout the day. Very large cranes are shipped out every few months. Smaller cranes ship out more routinely. The proposed project will be built in several phases with the main manufacturing facility occurring first.

Some of the specific questions and concerns that were raised by the neighbors included:

Question: Will Piedmont Hoist and Crane move their existing location(s)?
Answer: Some of the operations will be moved here but some will remain at the Colfax facility.

Question: How many employees will be at this facility?
Answer: Approximately 40 to 50.
Question: Does the petitioner have to buy and develop the City portion?
Answer: It makes sense to purchase the property as it was part of the original rezoning and site plan approval. There are no immediate plans for that area.

Question: Will trucks and traffic leaving the site go right (south) on Temple School Road.
Answer: That would not be the preferred route and the petitioner would encourage traffic to exit north onto

Comment: Neighbors commented that a lot of passenger vehicle traffic and trash is generated by employees from Caterpillar and they would not like to see this get worse.

Comment: Concerns were expressed about the development to the north, Zoning Docket W-2744.

The meeting was concluded around 7:15 p.m.
<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
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<tbody>
<tr>
<td>Ina Jean Stephens</td>
<td>1683 Union Crossing</td>
<td>336-769-3593</td>
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<tr>
<td>Doris Tuck</td>
<td>3255 Temple Rd</td>
<td>336-769-2527</td>
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<tr>
<td>Jonathan Tucker</td>
<td>3301 Stag Court</td>
<td>336-745-1854</td>
<td><a href="mailto:jsutucker@gmail.com">jsutucker@gmail.com</a></td>
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<tr>
<td>CINDY WOODS</td>
<td>4147 Graytuck Dr</td>
<td>336-784-1688</td>
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<td>JOHN WOODS</td>
<td></td>
<td></td>
<td><a href="mailto:CINDYWOODS35@gmail.com">CINDYWOODS35@gmail.com</a></td>
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<td>Jackie Seabolt</td>
<td>4153 Graphic Dr</td>
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<td><a href="mailto:gcottol@bellsouth.net">gcottol@bellsouth.net</a></td>
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<tr>
<td>Chris Murray</td>
<td>3312 Stacy Ct</td>
<td>336-409-0688</td>
<td><a href="mailto:unioncross2013@gmail.com">unioncross2013@gmail.com</a></td>
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<tr>
<td>Garth Myint-David</td>
<td>4161 Graytuck Dr</td>
<td>336-271-0726</td>
<td><a href="mailto:gatreston@bellsouth.net">gatreston@bellsouth.net</a></td>
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June 15, 2018

Dear Sir or Madam:

Piedmont Hoist and Crane, Inc. is planning to construct a new facility located at 3350 Temple School Road. The project will require site plan approval by the City/County Planning Board.

Piedmont Hoist and Crane, Inc. will host an informal neighborhood meeting at 6:30 PM on Monday, June 25, 2018 to review the planned project. The location for the meeting will be as follows:

   Former Keen Transport Facility
   3350 Temple School Road
   Winston-Salem, NC 27107

Detailed drawings of the project will be available for your review. We will also be available to address any questions or concerns you may have regarding the proposed facility. We value your input and would appreciate your attendance.

Please visit our website at www.piedmonthoist.com for information regarding our company.

We look forward to meeting you and to having the opportunity to review the proposed facility. Thank you in advance for your attendance.

Sincerely,

W. Richard Burns

W. Richard Burns
Chief Executive Officer
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<tr>
<th>Name</th>
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<tr>
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<td>Jimmy L Smith &amp; Betty S Willard</td>
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<td>Kenneth B &amp; Betsy R Parrish</td>
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Tiffany W Cook
3147 Ras Dr
Winston Salem NC 27107

Keith A & Cynthia K Pruitt
4137 High Point Rd
Winston Salem NC 27107

Bryant P Varish
4141 High Point Rd
Winston Salem NC 27107

Michael P Erikson
4129 High Point Rd
Winston Salem NC 27107

Rachel H Reeves
4126 High Point Rd
Winston Salem NC 27107

Stephen J Graham
3116 Ras Dr
Winston Salem NC 27107

Christopher M Snow
3108 Ras Dr
Winston Salem NC 27107

Tyra C & Kirby E Keene
205 Devonshire Ln
Wilmington NC 28409

Metropolitan Comm Church
4101 Patsy Dr
Winston-Salem NC 27107

Fly S & Charlotte M Eggers
3225 Nottingham Rd
Winston Salem NC 27104

Glenn Lucas
3115 Swaim Rd
Winston Salem NC 27107

Carl R & Rita H Flippin
4121 High Point Rd
Winston Salem NC 27107

Mark A & Pam M Mitchell
4117 High Point Rd
Winston Salem NC 27107

Betty J Beck
4113 High Point Rd
Winston Salem NC 27107

Virginia M Hayes
4201 High Point Rd
Winston Salem NC 27107

Lewis S Sarah Mocluney
6005 Forest Trails Dr
Winston Salem NC 27107

Barry M Motseinger & Dalton P Bright
3117 Stacy Ct
Winston Salem NC 27107

Eugene J & Deborah A Bornac
3313 Stacy Ct
Winston Salem NC 27107

Christopher L & Sandra M Murray
3312 Stacy Ct
Winston Salem NC 27107

Ina Jean T Stephens
1683 Union Cross RD
Kernersville NC 27284

William E & Julie H Wood
3304 Stacy Ct
Winston Salem NC 27107

John D Joanna D Saporito
3306 Stacy Ct
Winston Salem NC 27107

Timothy W & Falla C Nelson
3111 Myrtle St
Winston Salem NC 27107

Jennifer A Fennel
4106 Patsy Dr
Winston Salem NC 27107

Mary Jo Finney
4100 Patsy Dr
Winston Salem NC 27107

Jeanne Cochran
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Kernersville NC 27284

Gregory R Hayes
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Hickory NC 28603

Numie C Parrish
4218 High Point RD
Winston-Salem NC 27107

Gary C & Dalana M Goodman
6009 Forest Trails Dr
Winston Salem NC 27107

Jason C & Dawn M Fogleran
6013 Forest Trails Dr
Winston Salem NC 27107

7