

**FORSYTH COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: AUGUST 8, 2019 **AGENDA ITEM NUMBER:** 2 A - 2 D

- SUBJECT:**
- A. PUBLIC HEARING ON SITE PLAN AMENDMENT OF RAEFORD KIRKMAN, LYNN HAYES, AND INEZ MOTSINGER FOR INDUSTRIAL AND WAREHOUSE USE IN A LI-S ZONING DISTRICT: PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF WALLBURG ROAD AND SHERLIE WEAUVIL ROAD (ZONING DOCKET F-1586)**
 - 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: **YES** **NO**

SIGNATURE: _____ **DATE:** _____
COUNTY MANAGER

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Raeford Kirkman, Lynn Hayes, and Inez Motsinger, Docket F-1586

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 Warehousing for property zoned LI-S and described as follows:

PINs 6863-44-1717, 6863-45-2154, 6863-45-6988, and 6863-55-7021

Section 2. This Ordinance is adopted after approval of the site plan entitled Front Street Capital-Wallburg Rd, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to Raeford Kirkman, Lynn Hayes, and Inez Motsinger.

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 Front Street Capital-Wallburg Rd. 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 Raeford Kirkman, Lynn Hayes, and Inez Motsinger (Zoning Docket F-1586). 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 for Warehousing, 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 LI-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 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;
 - 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;

- 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;
 - 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
 - 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 exterior materials for buildings may be architectural CMU, brick, stone, concrete and/or glass. Metal siding shall only be allowed on one side and only where a future phase/expansion is proposed. Any metal siding visible from a public way shall be screened. Exposed standard concrete blocks shall be prohibited. Any accessory building shall be of similar materials and designed to complement the principal structure(s).
 - a. All exterior HVAC equipment shall be screened from view of public streets.
 - 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. Buildings 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.



Printed: 6/18/2019


DOCKET #: F1586

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
LI-S

PETITIONER:
Raeford Kirkman, Lynn Hayes,
and Inez Motsinger

 Property included
in zoning request.

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

SCALE: 1" represents 700'

STAFF: Roberts

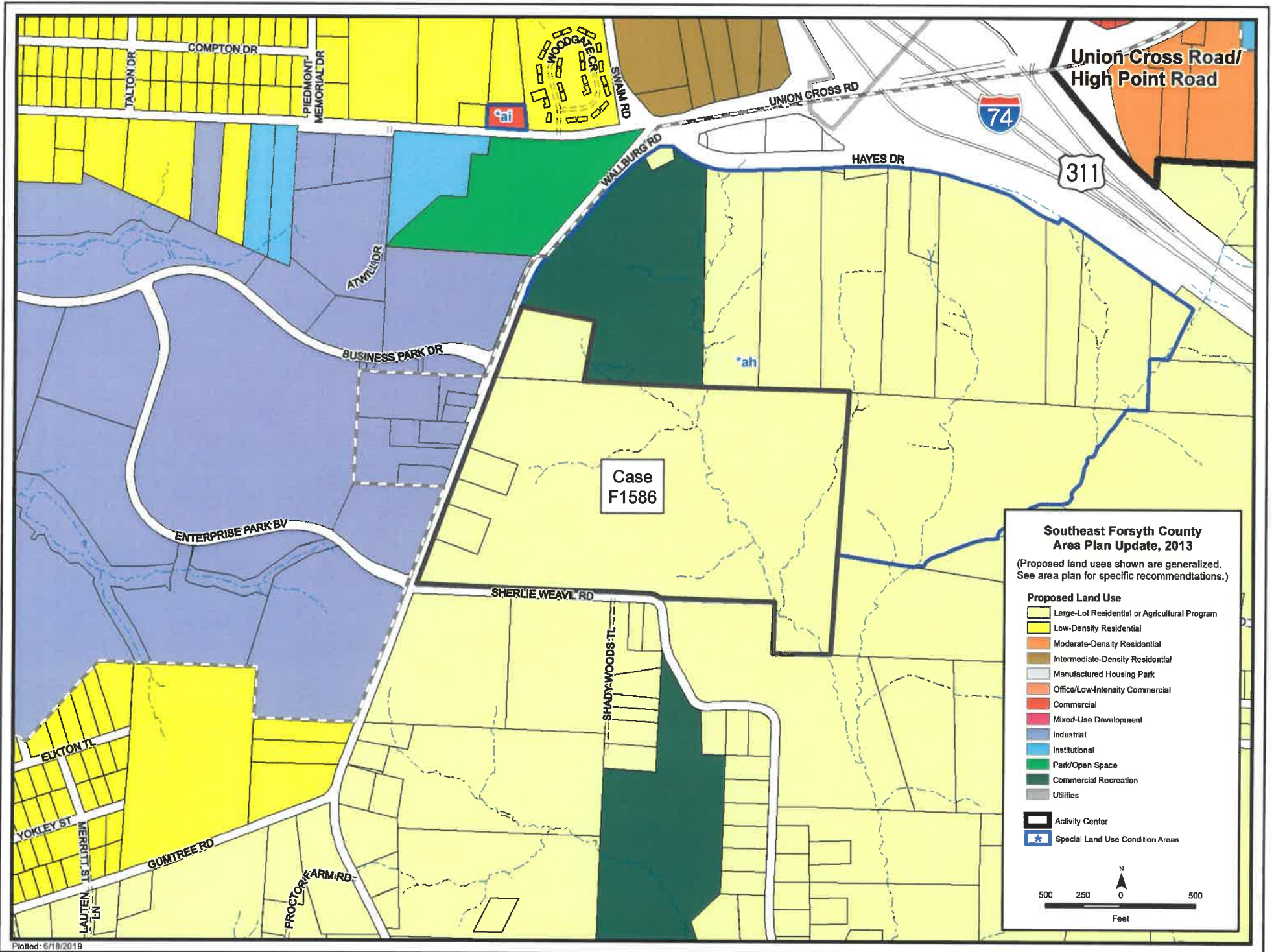
GMA: 4

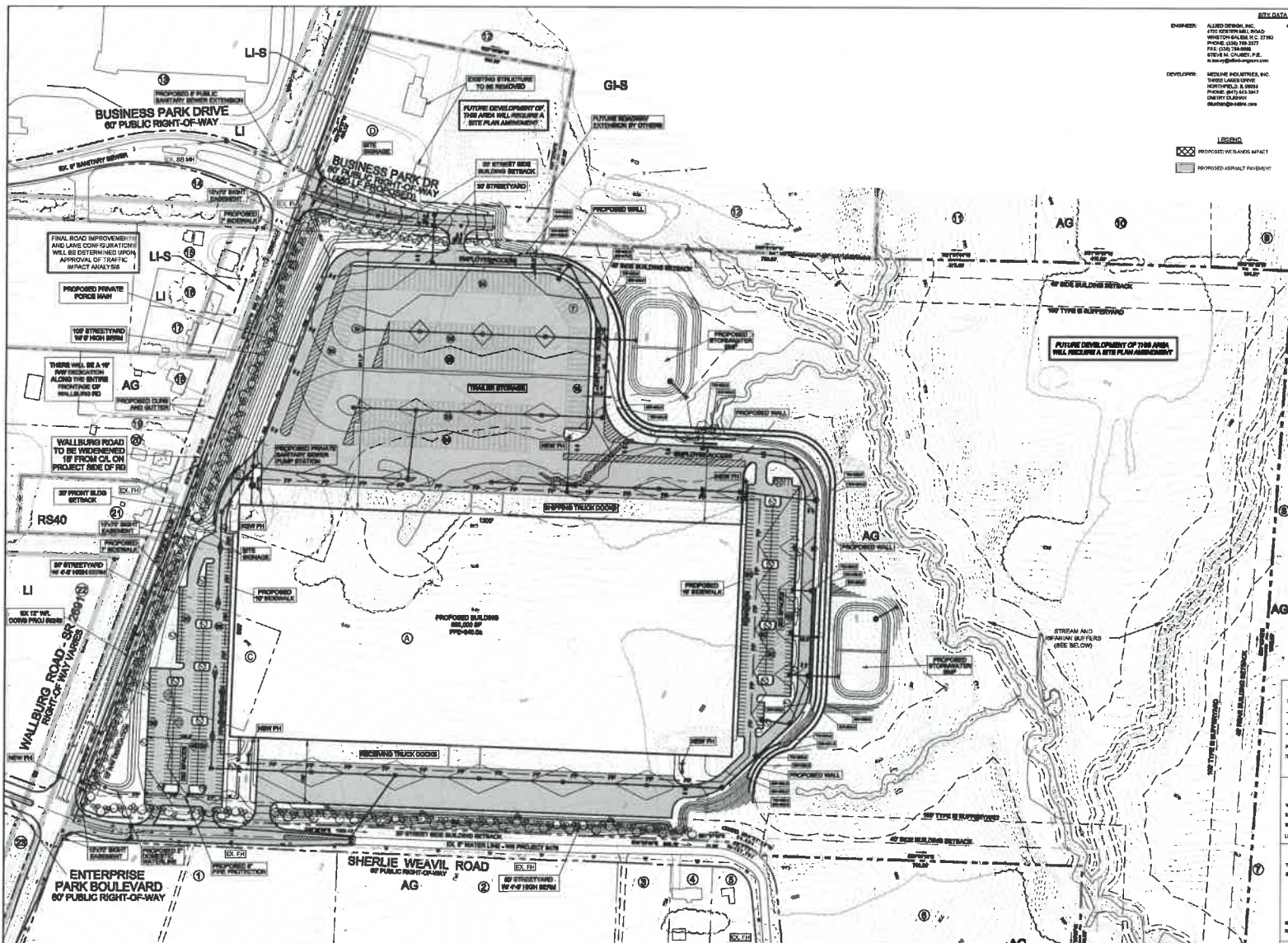
ACRES: 93.13

**NEAREST
BLDG:** 62' west

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







OWNER: ALLIED DESIGN, INC.
1755 DOWNS BLVD. ROAD
WINSTON-SALEM, NC 27104
PHONE: (336) 798-3377
FAX: (336) 798-3377
WWW.ALLEDDSIGN.COM

DEVELOPER: MEDLINE INDUSTRIES, INC.
1000 LINDSEY DRIVE
NORTHFIELD, IL 60063
PHONE: (815) 427-5557
FAX: (815) 427-5557
WWW.MEDLINE.COM

LEGEND:

 PROPOSED BLANK IMPACT
 PROPOSED ASPHALT PAVEMENT

PROPERTY INFORMATION:
 1. IVEY D. SMITH
 PARCELS: 01-080-04-001
 02-174 PG 19
 TAX BLOCK 061 LOT 021A
 ZONED AG

2. IVEY D. SMITH
 PARCELS: 01-080-04-002
 02-174 PG 19
 TAX BLOCK 061 LOT 029
 ZONED AG

3. MORNA M. ROBINS
 PARCELS: 01-080-04-004
 02-174 PG 19
 TAX BLOCK 061 LOT 033
 ZONED AG

4. JENNIFER M. MERRILL
 PARCELS: 01-080-04-005
 02-174 PG 19
 TAX BLOCK 061 LOT 037
 ZONED AG

5. ELIZABETH S. WEAVIL
 PARCELS: 01-080-04-001
 02-174 PG 19
 TAX BLOCK 061 LOT 021A
 ZONED AG

6. IVEY D. SMITH
 PARCELS: 01-080-04-001
 02-174 PG 19
 TAX BLOCK 061 LOT 021A
 ZONED AG

7. WILLIAM W. BODENHEIMER
 NANCY M. BODENHEIMER
 PARCELS: 01-080-04-004
 02-174 PG 19
 TAX BLOCK 061 LOT 033
 ZONED AG

8. ZANE DALE SELLS
 PARCELS: 01-080-04-004
 02-174 PG 19
 TAX BLOCK 061 LOT 033
 ZONED AG

9. KATYSS LIVING TRUST
 PARCELS: 01-080-04-004
 02-174 PG 19
 TAX BLOCK 061 LOT 033
 ZONED AG

10. PADMAJA VASREDDY
 KRISHA R. MERRIGAN
 PARCELS: 01-080-04-004
 02-174 PG 19
 TAX BLOCK 061 LOT 033
 ZONED AG

11. EARL RICHARD SMITH
 CAROL W. ANN
 SMITH SCOTT
 PARCELS: 01-080-04-004
 02-174 PG 19
 TAX BLOCK 061 LOT 033
 ZONED AG

12. LEONOR VILLO
 WILLIAM CASARY KEARNEY
 PARCELS: 01-080-04-004
 02-174 PG 19
 TAX BLOCK 061 LOT 033
 ZONED AG

13. FT. LINCOLN GRASS LLC
 PARCELS: 01-080-04-004
 02-174 PG 19
 TAX BLOCK 061 LOT 033
 ZONED AG

14. LONON CROSS BUSINESS
 GROUP LLC
 PARCELS: 01-080-04-004
 02-174 PG 19
 TAX BLOCK 061 LOT 033
 ZONED AG

15. WILLIAM C. KEARNEY
 WANDA J. KEARNEY
 PARCELS: 01-080-04-004
 02-174 PG 19
 TAX BLOCK 061 LOT 033
 ZONED AG

16. BARRY RAY STONE
 GROUP LLC
 PARCELS: 01-080-04-004
 02-174 PG 19
 TAX BLOCK 061 LOT 033
 ZONED AG

17. WALLEBURG PROPERTY
 GROUP LLC
 PARCELS: 01-080-04-004
 02-174 PG 19
 TAX BLOCK 061 LOT 033
 ZONED AG

18. CHADRY L. STONE
 TRACY M. STONE
 PARCELS: 01-080-04-004
 02-174 PG 19
 TAX BLOCK 061 LOT 033
 ZONED AG

19. WANDA STONE KEARNEY
 WILLIAM CASARY KEARNEY
 PARCELS: 01-080-04-004
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20. WANDA STONE KEARNEY
 WILLIAM CASARY KEARNEY
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21. WILLIAM C. KEARNEY
 WANDA J. KEARNEY
 PARCELS: 01-080-04-004
 02-174 PG 19
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22. FORESTHILL COUNTY
 DEVELOPMENT CORP.
 PARCELS: 01-080-04-004
 02-174 PG 19
 TAX BLOCK 061 LOT 033
 ZONED AG

23. SILVER OAK PROPERTIES, LLC
 PARCELS: 01-080-04-004
 02-174 PG 19
 TAX BLOCK 061 LOT 033
 ZONED AG

NEIGHBORING PROPERTIES:
 1. IVEY D. SMITH
 PARCELS: 01-080-04-001
 02-174 PG 19
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 ZONED AG

REVIEW INFORMATION

TYPE OF REVIEW: PRELIMINARY REVIEW

JURISDICTION: FORSYTH COUNTY

PURPOSE STATEMENT: THE PURPOSE OF THIS PROJECT IS TO DEVELOP A 100,000 SQ. FT. INDUSTRIAL/WAREHOUSE FACILITY WITH 100 TRUCK DOORS AND 100 EMPLOYEE PARKING SPACES.

INFRASTRUCTURE: PUBLIC

WATER: A

SEWER: A

STORM: A

LEASTY FEET OF PUBLIC EASEMENT: 10 FT

LOADING AND UNLOADING SPACES REQUIRED: 10 SPACES

LOADING AND UNLOADING SPACES PROVIDED: 10 SPACES

OFF-STREET PARKING: 100 SPACES

OFF-STREET LOADING: 10 SPACES

SITE SIZE AND COVERAGES

TOTAL AREA: 100,000 SQ. FT.

ADJACENT ZONING: LI-S

TYPE REQUIRED: LI-S

ADDITIONAL ZONING: LI-S

ADDITIONAL REQUIREMENTS: 10 FT BUFFER FROM ADJACENT PROPERTIES

ZONING

PROPOSED ZONING: LI-S

ADJACENT ZONING: LI-S

PROPOSED USE: INDUSTRIAL/WAREHOUSE

PROPOSED AREA: 100,000 SQ. FT.

PROPOSED HEIGHT: 30 FT

PROPOSED SETBACKS: 10 FT FRONT, 10 FT SIDE, 10 FT REAR

PROPERTY INFORMATION

PARCEL NO.: 01-080-04-004

ADDRESS: 1755 DOWNS BLVD. ROAD

CITY: WINSTON-SALEM, NC

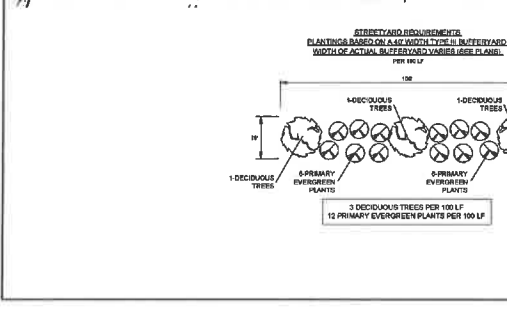
STATE: NC

COUNTY: FORSYTH

OWNER: MEDLINE INDUSTRIES, INC.

DEVELOPER: ALLIED DESIGN, INC.

DATE: 06/27/18



GENERAL NOTES

1. EXISTING SETBACKS AND TOPOGRAPHIC INFORMATION TAKEN FROM AVAILABLE CITY/COUNTY MAPS.

2. ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY ZONING DEVELOPMENT ORDINANCE.

3. ALL DEVELOPMENT SHALL BE SETBACK FROM CURB AND FACE OF BUILDING. SETBACKS SHALL BE 10 FEET FROM CURB AND FACE OF BUILDING FROM TO EAVES OF CURB TRUCK.

4. ALL DEVELOPMENT SHALL BE SETBACK FROM CURB AND FACE OF BUILDING. SETBACKS SHALL BE 10 FEET FROM CURB AND FACE OF BUILDING FROM TO EAVES OF CURB TRUCK.

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10. ALL DEVELOPMENT SHALL BE SETBACK FROM CURB AND FACE OF BUILDING. SETBACKS SHALL BE 10 FEET FROM CURB AND FACE OF BUILDING FROM TO EAVES OF CURB TRUCK.

SPECIAL PROVISIONS FOR THE LOWER AIRGOTT CREEK WATERSHED

1. ALL LOWER AIRGOTT CREEK WATERSHED DEVELOPMENT SHALL BE SETBACK FROM THE LOWER AIRGOTT CREEK BY A MINIMUM OF 100 FEET.

2. ALL DEVELOPMENT SHALL BE SETBACK FROM THE LOWER AIRGOTT CREEK BY A MINIMUM OF 100 FEET.

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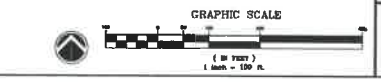
6. ALL DEVELOPMENT SHALL BE SETBACK FROM THE LOWER AIRGOTT CREEK BY A MINIMUM OF 100 FEET.

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Allied Design, Inc.
 CIVIL ENGINEERING AND SURVEYING
 1755 DOWNS BLVD. ROAD
 WINSTON-SALEM, NC 27104
 PHONE: (336) 798-3377
 FAX: (336) 798-3377
 WWW.ALLEDDSIGN.COM

FOR PLANNING BOARD REVIEW ONLY

REZONING AND PRELIMINARY SITE PLAN

MEDLINE INDUSTRIES CENTER
 4075 WALLBURG ROAD
 WINSTON-SALEM, NC

REZONING AND PRELIMINARY SITE PLAN

SHEET C1

FINAL ROAD IMPROVEMENTS AND LANE CONFIGURATIONS WILL BE DETERMINED UPON APPROVAL OF TRAFFIC IMPACT ANALYSIS.

PROPOSED UNDERGROUND STORMWATER MANAGEMENT DEVICE LOCATION

LI-S
30' STREET YARD W/ 4" HIGH BERM
20' STREET BUILDING SETBACK
PROPOSED SANITARY SEWER (TYP.)
10' W/2' BIGHT TRIANGLE (TYP.)
PROPOSED PUBLIC 8" SANITARY SEWER EXTENSION

GI-S
12' BIDE BUILDING SETBACK
20' STREET BUILDING SETBACK

LOT 1
4.26 AC +/-

LOT 2
97.33 AC +/-

WARDHOUSE 1
30,500 SF +/-
PFE 611 +/-

WARDHOUSE 2
63,300 SF +/-
PFE 611 +/-

DISTRIBUTION (BYPASS) WAREHOUSE
950,000 SF +/-
PFE 916 +/-

THERE WILL BE A 10' RIGHT-OF-WAY DEDICATION ALONG THE ENTIRE FRONTAGE OF WALLBURG RD

PROPOSED 8' SIDEWALK ON PROJECT SIDE OF RD

PROPOSED PRIVATE SANITARY SEWER PUMP STATION

EX. CONCRETE TO BE REMOVED

EX. BUILDING TO BE REMOVED (TYP.)

EX. TREE TO BE REMOVED (TYP.)

EX. FIRE HYDRANT

EX. 12" WATER MAIN CONVEYOR PIPING

EX. UTILITY POLE TO BE RELOCATED OR REMOVED

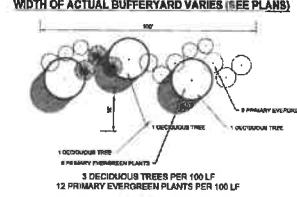
PROPOSED MONUMENT SIGN

EX. CONCRETE TO BE REMOVED

EX. UTILITY POLE TO BE RELOCATED OR REMOVED

PROPOSED MONUMENT SIGN

STREET YARD REQUIREMENTS
PLANTINGS BASED ON A 40' WIDTH TYPE II BUFFER YARD
WIDTH OF ACTUAL BUFFER YARD VARIES (SEE PLANS)



ADJACENT OWNERS

OWNER NAME	ADDRESS	PHONE	EMAIL
101 Old Thomas Rd	101 Old Thomas Rd		
102 Old Thomas Rd	102 Old Thomas Rd		
103 Old Thomas Rd	103 Old Thomas Rd		
104 Old Thomas Rd	104 Old Thomas Rd		
105 Old Thomas Rd	105 Old Thomas Rd		
106 Old Thomas Rd	106 Old Thomas Rd		
107 Old Thomas Rd	107 Old Thomas Rd		
108 Old Thomas Rd	108 Old Thomas Rd		
109 Old Thomas Rd	109 Old Thomas Rd		
110 Old Thomas Rd	110 Old Thomas Rd		
111 Old Thomas Rd	111 Old Thomas Rd		
112 Old Thomas Rd	112 Old Thomas Rd		
113 Old Thomas Rd	113 Old Thomas Rd		
114 Old Thomas Rd	114 Old Thomas Rd		
115 Old Thomas Rd	115 Old Thomas Rd		
116 Old Thomas Rd	116 Old Thomas Rd		
117 Old Thomas Rd	117 Old Thomas Rd		
118 Old Thomas Rd	118 Old Thomas Rd		
119 Old Thomas Rd	119 Old Thomas Rd		
120 Old Thomas Rd	120 Old Thomas Rd		

VICINITY MAP



SITE DATA

Jurisdiction: Forsyth County, NC
Personnel: [List of names and titles]
Approval: [List of approvals]
Project: FRONT STREET CAPITAL - WALLBURG RD
Site Address: 300 WALLBURG RD, WALLBURG, NC 27168
Site Area: 101.59 AC +/-
Parcel Area: 101.59 AC +/-
Site Coverage: 28.20 AC +/- (27.85%)
Site Use: Industrial - Warehouse/Distribution Building
Site Zoning: I-1
Site Plan: [List of plan numbers]

NOTES

- 1. Architectural features may change per the architectural design. Modification to the building footprint and any additional site layout modifications shall require review by Planning Dept.
- 2. Landscaping shall include trees, shrubs, and ground cover. Plant species shall be selected based on the site conditions and approved by the Planning Department. Landscaping shall be installed in accordance with the approved landscape plan. Landscaping shall be installed in accordance with the approved landscape plan. Landscaping shall be installed in accordance with the approved landscape plan.

FRONT STREET CAPITAL - WALLBURG RD

OWNERS/PETITIONERS:

NAME	ADDRESS	PHONE	EMAIL
[Name]	[Address]	[Phone]	[Email]
[Name]	[Address]	[Phone]	[Email]

stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
P: 781.723.1167 F: 781.723.1169
E: info@stimmel.com W: www.stimmel.com

stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
P: 781.723.1167 F: 781.723.1169
E: info@stimmel.com W: www.stimmel.com

FRONT STREET CAPITAL - WALLBURG RD
FORSYTH COUNTY, NC

PLANS FOR:
[] PRE-SUBMITTAL
[] SUBMITTAL
[] REVISED SUBMITTAL

CLIENT:
Mr. Coleman Tamm
Front Street Capital
200 W. Fourth St
Winston-Salem, NC 27101
(336) 723-1167
coletamm@frontstreetcapital.com

DATE: 09/10/19
SUBMITTED DATE: 09/10/19
PROJECT NO: 19-112
DRAWN BY: GHI, BCI
DESIGNED BY: GHI, BCI
CHECKED BY: GHI, BCI
DATE: 09/10/19

Site Plan Amendment
G-801



July 19, 2019

Raeferd Kirkman
4035 Wallburg Road
Winston-Salem, NC 27107

Inez Motsinger
5686 Medalist
Columbus, OH 43230

Lynn Hayes
103 Havenstraat Street
Kernersville, NC 27284

Re: Site Plan Amendment for Zoning Docket F-1586

Bryce A. Stuart Municipal Building
100 E. First Street
P.O. Box 2511
Winston-Salem, NC 27102
CityLink 311 (336.727.8000)
Fax 336.748.3163
www.cityofws.org/planning

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 Clerk to the Board of Commissioner's Office of the date on which the Commissioners will hear this petition.

Sincerely,

Aaron King
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
Stimmel Associates PA, Attn: Luke Dickey, 601 North Trade Street, Suite 200, Winston-Salem, NC 27101

CityLink311

Call 311 or 336-727-8000
citylink@cityofws.org

City Council: Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Annette Scippo, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

County Commissioners: David R. Plyler, Chairman; Don Martin, Vice Chair, Fleming El-Amin; Ted Kaplan; Richard V. Linville; Gloria D. Whisenhunt; Everette Witherspoon; County Manager: Dudley Watts, Jr.

City-County Planning Board: Chris Leak, Vice-Chair; George M. Bryan, Jr.; Melynda Dunigan; Jason Grubbs; Tommy Hicks; Clarence R. Lambe, Jr.; Johnny Sigers; Brenda J. Smith; Jack Steelman

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	F-1586		
Staff	Gary Roberts, Jr. AICP		
Petitioner(s)	Raeford Kirkman, Lynn Hayes, and Inez Motsinger		
Owner(s)	Same		
Subject Property	PINs 6863-44-1717, 6863-45-2154, 6863-45-6988, and 6863-55-7021		
Address	4035, 4075, and 4089 Wallburg Road		
Type of Request	Site Plan Amendment for LI-S zoned property (F-1583)		
Proposal	<p>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:</p> <ul style="list-style-type: none"> • 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.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	GI-S & AG	A former golf driving range and undeveloped property
	East	AG	Undeveloped property
	South	AG	Undeveloped property and single-family homes
	West	LI-S, AG, and RS40	Union Cross Business Park, single-family homes, and undeveloped property
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	<p>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.</p> <p>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.</p>
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 <i>Unified Development Ordinances</i> 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

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1583	AG to LI-S and SIDA	Approved 1/24/2019	Included current site	92.66	Approval	Approval
F-1483	AG to LI & LI-S	Approved 6/25/2007	Directly west	5.68	Approval	Approval

F-1348	AG to GI-S	Approved 11/12/2001	Directly north	22.8	Approval	Approval
F-1175	AG to LI & LI-S	Approved 11/11/1996	Directly west	398.98	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Wallburg Road	Major Thoroughfare	1,975 feet	12,000	15,800		
Sherlie Weavil Road	Local Street	1,650 feet	N/A	N/A		
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 <i>proposed</i> site plan would add a second access onto Wallburg Road and remove one of the driveways onto Sherlie Weavil Road.					
Planned Road Improvements	The <i>Comprehensive Transportation Plan</i> recommends a three-lane cross section with wide outside lanes, curb and gutter, and sidewalks for Wallburg Road.					
Trip Generation - Existing/Proposed	Existing LI-S and 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 <i>Southeast Forsyth County Area Plan Update</i> . 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;	
	<ul style="list-style-type: none"> • 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. 	
<p>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.</p>		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS		
Building Square Footage	Square Footage	Placement on Site
	658,300	Western portion of the site
Parking	Required	Proposed
	300 spaces, plus 12 loading spaces	315 spaces, plus 217 loading spaces
Building Height	Maximum	Proposed
	70 feet	70 feet
Impervious Coverage	Maximum	Proposed
	70 percent with SIDA	30.98 percent
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Chapter B, Article II, Section 2-1.4 (A) Limited Industrial District • Chapter B, Article II, Section 2-5.49.1 Manufacturing B Use Conditions • Chapter C, Article IV, Watershed Protection 	
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy 2030 policies:	Yes
	(B) Environmental Ord.	See Watershed Protection comments below.
	(C) Subdivision Regulations	N/A

Analysis of Site Plan Compliance with UDO Requirements	<p>The approved site plan depicted one 660,000-square foot warehousing/distribution building with its associated parking and loading areas.</p> <p>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.</p> <p>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.</p>
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 4 – Future Growth Area
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Protect planned industrial areas by following the recommendations of the Planning Department’s industrial sites study.
Relevant Area Plan(s)	<i>Southeast Forsyth County Area Plan Update (2014)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • 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 <i>unless</i> 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 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	<p>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.</p> <p>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.</p> <p>The request remains consistent with the <i>Southeast Forsyth County Area Plan Update</i>, 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.</p>
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CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendations of <i>Legacy 2030</i> and the <i>Southeast Forsyth Area Plan Update</i> .	The request would generate additional traffic in the area.
The site is located along a major thoroughfare with extra capacity and it is within close proximity to an interstate interchange.	The request will result in the loss of approximately 19.5 acres of farmland.
The request would initiate the eastward extension of Business Park Drive.	
The approved berming and landscaping treatment along Wallburg Road and Sherlie Weavil Road are included.	
A SIDA has been approved for the site.	
The request would facilitate additional industrial development and associated job creation as well as tax base expansion.	

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;
 - 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;
 - 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;
 - 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
 - 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 exterior materials for buildings may be architectural CMU, brick, stone, concrete and/or glass. Metal siding shall only be allowed on one side and only where a future phase/expansion is proposed. Any metal siding visible from a public way shall be screened. Exposed standard concrete blocks shall be

prohibited. Any accessory building shall be of similar materials and designed to complement the principal structure(s).

- b. All exterior HVAC equipment shall be screened from view of public streets.
- c. 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. Buildings 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.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR F-1586
JUNE 13, 2019**

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended approval of the Site Plan Amendment.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe,
Chris Leak, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services

July 3, 2019

City County Planning Board
City of Winston Salem, NC
101 N Main Street
Winston Salem, NC 27102

Re: Zoning Docket # 1586 – Raeford Kirkman, Lynn Hayes and
Inez Motsinger (Front Street Capital) for property owned by Same.

Dear Planning Board Members,

We, the homeowners of 4068, 4070, 4074 and 4080 Wallburg Road, Winston Salem, NC, have reviewed the revised Site Plan submitted by Front Street Capital for Zoning Docket #1586. We understand that a third access point has been added to the plan and that additional widening will be necessary along Wallburg Road.

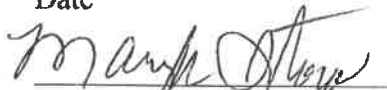
We are writing this letter in support of the revised Site Plan, including the third access point proposed onto Wallburg Road.

Kindly,

Barry R. and Mary N. Stone
4068 Wallburg Road



Barry R. Stone

7/5/2019
Date

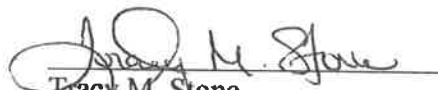

Mary N. Stone

7-5-2019
Date

Grady V. and Tracy M. Stone
4070 Wallburg Road


Grady V. Stone

7-5-2019
Date


Tracy M. Stone

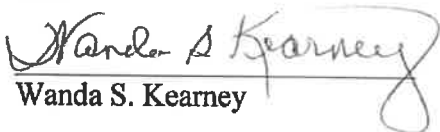
7-5-2019
Date

Page 2
Planning Board

William C. and Wanda S. Kearney
4074 and 4080 Wallburg Road


William C. Kearney

7-9-2019
Date


Wanda S. Kearney

7-9-2019
Date



F-1586 Front Street Capital - Wallburg Rd (Site Plan Amendment)



Phone: 336-747-7068

Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
Fax: 336-748-3163

City of W-S Planning

Brian Rose
Stimmel Associates, PA
601 North Trade Street
Suite 200
Winston Salem, NC 27101

Project Name: F-1586 Front Street Capital - Wallburg Rd (Site
Plan Amendment)
Jurisdiction: City of Winston-Salem
ProjectID: 286036

Wednesday, June 26, 2019

The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Wednesday the week before (8 days prior to) the Planning Board meeting.

Open Issues: 23

Building

[19-112 G-801 - signed.pdf \[3 redlines\]](#) (Page 1)

24. W-S Building B

City of Winston-Salem accessible parking per 1106 NC building code
Tracy Phillips
336-727-2133
tracyp@cityofws.org
6/17/19 1:30 PM
Interdepartmental
Review

Erosion Control

General Issues

15. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
6/11/19 3:01 PM
Interdepartmental
Review

If the proposed project creates more than 10,000 sq. feet of land disturbance, an Erosion Control/Grading Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/>

16. Watershed Permit Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
6/11/19 3:03 PM
Interdepartmental
Review

The proposed project is within the Abbotts Creek Watershed which is regulated per Winston-Salem/Forsyth County UDO Chapter C, Article IV – Watershed Protection. This project must comply with the Winston-Salem/Forsyth County UDO Chapter C, Article IV – Watershed Protection requirements and provisions. The Environmental Grading and Erosion Control Permit will not be issued until compliance with the Watershed Protection requirements have been verified and a Watershed Protection Permit has been approved. Please submit for a Watershed Protection Permit through the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/>.

Fire/Life Safety County

General Issues

17. Fire Flow

Forsyth County Fire
Department
Scott Routh
336-703-2560
routhcs@forsyth.cc
6/12/19 2:18 PM
Interdepartmental
Review

Will need to install hydrants to ensure fire flow requirements for the type of construction in accordance to Appendix b of the 2018 NC Fire Code.

18. Fire Department Access Road

Forsyth County Fire
Department
Scott Routh
336-703-2560
routhcs@forsyth.cc
6/12/19 2:24 PM
Interdepartmental
Review

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

20. Fire Apparatus Access Road

Forsyth County Fire
Department
Scott Routh
336-703-2560
routhcs@forsyth.cc
6/12/19 2:29 PM
Interdepartmental
Review

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within a jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

There is exceptions to allow for a greater distance see 503.1.1 of the NC fire code

21. FDC Connection

Forsyth County Fire
Department
Scott Routh
336-703-2560
routhcs@forsyth.cc
6/12/19 2:31 PM
Interdepartmental
Review

If equipped with sprinklers the Fire Department Connection shall be located within 100' of a fire hydrant.

22. Emergency Responder Radio Coverage

Forsyth County Fire
Department
Scott Routh
336-703-2560
routhcs@forsyth.cc
6/12/19 4:01 PM
Interdepartmental
Review

All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. Refer to section 510 of the NC fire code for the requirements.

Inspections

General Issues

32. Zoning

City of Winston-Salem
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
6/25/19 8:33 AM
Interdepartmental
Review

All conditions for F-1586 will apply.

For information, all proposed retaining walls will require separate building permit applications.

Recommend high contrast parking arrows for internal traffic circulation.

Lighting ordinance UDO-286 will apply for any proposed wall packs or pole lighting, with an engineered lighting plan required.

[Ver. 4] [Edited By Elizabeth Colyer]

Landscaping

19-112 G-801 - signed.pdf [3 redlines]

35. Consistent Appearance

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
6/26/19 11:33 AM
Interdepartmental
Review

Please provide additional labeling for the proposed landscaping along Wallburg Road to make it clear that the entire frontage will be planted to the same standard.

In addition, this project should be consistent with the appearance of the industrial development on the other side of Wallburg Road.

MapForsyth Addressing Team

General Issues

31. Addressing & Street Naming

Forsyth County
Government
Gloria Alford
3367032178
alfordgd@forsyth.cc
6/21/19 4:08 PM
Interdepartmental
Review

Addresses will be assigned at permitting.

NCDOT

General Issues

33. NCDOT Comments

NCDOT Division 9
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
6/24/19 3:52 PM
Interdepartmental
Review

- NCDOT Driveway Permit required
- Encroachment Agreements for road improvements, sidewalk and utility ties within right-of-way
- Align Sherile Weaver Road directly across from Enterprise Park Blvd.
- Match typical of Business Park Drive to the new proposed drive and align across
- Left and right turn lanes at Business Park Drive and Sherile Weaver Road
- Provide three lane section between Business Park Drive and Sherile Weaver Road
- No Entrance between Sherlie Weaver Road and Business Park Drive
- Enter into traffic agreement with Division Traffic Engineer
- Proved three lane section on Sherlie Weaver Road between Wallburg Road and access points
- Show 10' additional future right-of-way per 2012 CTP

Planning

General Issues

12. CAC/Greenway

City of Winston-Salem No comment.
Amy Crum
336-747-7051
amyc@cityofws.org
6/11/19 12:52 PM
Interdepartmental
Review

13. CPAD

City of Winston-Salem no comments
Kirk Ericson
336-747-7045
kirke@cityofws.org
6/11/19 12:56 PM
Interdepartmental
Review

23. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
6/13/19 8:01 AM
Interdepartmental
Review

19-112 G-801 - signed.pdf [3 redlines]

36. Design

City of Winston-Salem Please consider limiting freestanding signage to the two main entries into the site
Desmond Corley (Business Park Drive and Sherlie Weavil Drive).
336-727-8000 [Ver. 2] [Edited By Desmond Corley]
desmondc@cityofws.org
6/26/19 11:34 AM
Interdepartmental
Review

19-112 G-801 - signed.pdf [3 redlines] (Page 1)

34. Text Box B

City of Winston-Salem 4' -6'
David Reed
336-747-7043
davidr@cityofws.org
6/26/19 9:02 AM
Interdepartmental
Review

Stormwater

General Issues

11. Not in City of Winston-Salem for Stormwater Review

City of Winston-Salem This plan is not within the jurisdictional limits of the City of Winston-Salem's Stormwater
Joe Fogarty management review authority. Please contact the appropriate review authority for
336-747-6961 comments as they may pertain to Stormwater management and any such requirements.
josephf@cityofws.org
6/11/19 12:13 PM
Interdepartmental
Review

Utilities

General Issues

30. General Comments

City of Winston-Salem Submit sewer extension plans to Utilities Plan Review for permitting/approval. Water
Charles Jones meters purchased through COWS. Be aware of the New System Development Fees
336-727-8000 that begin May 1, 2019. Separate taps required for fire, domestic and irrigation.
charlesj@cityofws.org Backflow preventer required on all water connections.
6/20/19 8:19 AM
Interdepartmental
Review

WSDOT

General Issues

26. Wallburg Rd Comments

City of Winston-Salem
Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
6/19/19 2:49 PM
Interdepartmental
Review

Based on the trip generation rate and square footage of floor space, a TIA is warranted. Former developer commission a study with 2 access points. No Access will be granted between Business Park Dr and SHerlie Weavil. Provide NAE along frontage. Widen Sherlie Weavil Rd to match cross-section of Enterprise Park Dr and add Sidewalk. This will be required along entire frontage on Sherlie Weavil. New R/W line will need to be a minimum of 12' from the back-of-curb. Show Pedestrian Connection to the building. Additional coordination with NCDOT will be required for all driveway connections. WSDOT recommends meeting with NCDOT to discuss TIA results and access along Wallburg Rd.
[Ver. 2] [Edited By Jeffrey Fansler]

27. Recommended Improvements

City of Winston-Salem
Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
6/19/19 2:52 PM
Interdepartmental
Review

Plan does not show turn lanes, proper intersection alignment, stop bars, signal modications, sidewalk, widening with curb and gutter and sidealk or R/W dedication that was previously required and approved.

19-112 G-801.pdf [22 redlines] (Page 1) [1] 19-112 G-801-30x42 SPA

28. Callout B

City of Winston-Salem
Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
6/19/19 2:56 PM
Interdepartmental
Review

Dedicate RW R=25

29. Callout B

City of Winston-Salem
Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
6/19/19 2:56 PM
Interdepartmental
Review

provide permanent turnaround



Neighborhood Outreach Summary Report Front Street Capital – Wallburg Road Site Plan Amendment

Docket F-1586

On June 20, 2019 from 6:00pm to 7:00pm, a neighborhood meeting was held at the Sedge Garden Recreation Center. Invitation letters were sent to 77 property owners within 500 feet of the subject site and beyond. Eighteen (18) neighbors representing 10 properties attended the drop-in meeting. An aerial exhibit displaying the site location and a color rendering of the site plan of the site plan amendment request were displayed for attendees' review. A presentation outlined that Medline Industries was no longer part of the project and that the site plan amendment was being submitted and was not a rezoning.

Neighbors questioned what type of industrial uses would be in the park and their impacts on traffic, noise, and lighting. The primary concerns focused on traffic and the existing traffic issues south of the site at the Wallburg Road and Gumtree Road intersection. It was noted that the existing traffic issues south of the site could not be addressed by this development, but neighbors were encouraged to reach out to NCDOT. It was shared with the attendees that the proposed development would meet the same conditions approved for the Medline Industries project regarding buffering, berms and landscaping. Additionally, road improvements to Wallburg Road, Business Park Drive, and Sherlie Weavil Road would remain the same with potential additional improvements for the proposed third access on Wallburg Road. Proposed access points on Sherlie Weavil Road have not changed from the original approved plan.

Respectfully submitted,

Luke Dickey
Vice President
Stimmel Associates, P.A.

FREEMAN

COMMERCIAL REAL ESTATE

June 10, 2019

SUBJECT: Community Neighborhood Meeting
Front Street Capital

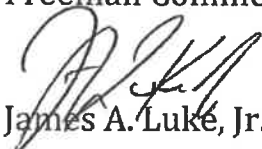
Dear Neighbor:

Front Street Capital is proposing to amend the Site Plan that was approved under Zoning Docket # 1583 (Medline Industries). The Site Plan Amendment will require approval through the City/County Planning Board. We are having a community neighborhood meeting to review the Site Plan Amendment and would appreciate your thoughts and input.

We will hold an informal meeting on Thursday, June 20, 2018, from 6:00 pm to 7:00 pm at Sedge Garden Recreation Center located at 401 Robbins Road, Winston Salem, NC 27107. At this meeting you will be able to view a detailed drawing of the site plan and we will be available to answer any questions you may have about this new subdivision.

We look forward to meeting with you.

Sincerely,
Freeman Commercial Real Estate



James A. Luke, Jr.

NEIGHBORHOOD MEETING ATTENDANCE

Front Street Capital - Wallburg Road

Forsyth County, NC

	Name	Address:	Phone:	Email:
1	Barry & Mary Stow	4068 Wallburg Rd, W S 27107		
2	Bill + Wanda Kearney	4226 Sherlie Weavil Rd W-S		
3	DAVID & DIANA KIRK	4140 Wallburg Rd WS	304-960-0378	
4	Colin + Charlotte Tolson	4143 Wallburg Rd W-S		
5	Don + Mary Ross	4224 Sherlie Weavil		
6	Wanda Nelson + Rick	4170 Hastings Rd Kville 27284-mail	336-769-3112	
7	Beth Rogers	4236 Sherlie Weavil Rd	336-978-6415	Beth.R.Rogers@AOC.com
8	John Hodges	4056 Wallburg Rd	336-382-7775	johnwhodgesjr@yahoo.com
9	BARRY GREEN ^{3 JANE}	4226 Sherlie Weavil Rd	336-817-7857	bgreen@triad.rr.com
10	Wayne + Linda Compton	4220 Sherlie Weavil Rd	336-577-8163	lhcompton@gmail.com
11				
12				

PEPSI BOTTLING VENTURES LLC

4141 PARKLAKE AVE STE 600
RALEIGH NC 27612

SMITH IVEY DUMONT
Attn: Linda Harvey Compton
4121 Wallburg Rd
Winston Salem NC 27107

Walsh Bradley R
Walsh Tamra W
4218 Sherlie Weavil Rd
Winston Salem NC 27107

Kearney William C
Kearney Wanda S
4226 Sherlie Weavil Rd
Winston Salem NC 27107

Nelson Rickie Lane
Nelson Wanda
4170 Hastings RD
Kernersville NC 27284

Union Cross Business Prk Assoc

1080 W 4th ST
Winston-Salem NC 27101

ABSHIRE DEBORAH
ABSHIRE RUDY E
4190 Shady Woods Trl
Winston Salem NC 27107

SMITH EARL RICHARD
GOINS CAROLYN ANN SMITH
2961 OLD THOMASVILLE RD
WINSTON SALEM NC 27107

Hart Tammie Vestal

785 Weavil Rd
Kernersville NC 27284

KIRK DAVID S
KIRK DIANA S
4140 Wallburg Rd
Winston Salem NC 27107

Idol Colon Wade

4143 Wallburg Rd
Winston Salem NC 27107

Wallburg Property Group Llc

2152 Stone Ridge PL
Winston-Salem NC 27107

Compton Aaron Wayne
Compton Linda H
4220 Sherlie Weavil Rd
Winston Salem NC 27107

GIANNOPOULOS CHRIS TOM

4008 HAYES DR
WINSTON-SALEM NC 27107

SMITH IVEY D

4121 WALLBURG RD
WINSTON SALEM NC 27107

Stone Grady V

Stone Tracy M
4070 Wallburg Rd
Winston Salem NC 27107

NEWSOM SHELIA MERRELL
NEWSOM TIMMY
4150 Shady Woods Trl
Winston Salem NC 27107

Gray Aaron
Gray Teresa
4222 Sherlie Weavil Rd
Winston Salem NC 27107

Union Cross Business Prk Assoc

1080 W 4th ST
Winston-Salem NC 27101

KEARNEY WANDA STONE
KEARNEY WILLIAM CAREY
4074 WALLBURG RD
WINSTON-SALEM NC 27107

Fs Winston-salem Llc

721 NE 44th ST
Oakland Park FL 33334

Forsyth County

201 N Chestnut ST
Winston-Salem NC 27101

North Carolina Department Of
Transportation
1605 Westbrook Plaza DR, STE 201
Winston Salem NC 27103

Forsyth County Development
Corporation

1080 W 4TH ST
Winston-Salem NC 27101

Squier Properties Llc

121 Shields Park DR, STE 1
KERNERSVILLE NC 27284

Motsinger Gary D

4225 Wallburg Rd
Winston Salem NC 27107

Weavil Elizabeth S

7005 N 109 Hwy
Winston Salem NC 27107

SMITH RACHEL W
SELLS NAOMI
3878 HASTINGS RD
KERNERSVILLE NC 27284

Liberty Hardware Mfg Corp

PO BOX 4900, DEPT 720
Scottsdale AZ 85261

Kearney William C
Kearney Wanda S
4226 Sherlie Weavil Rd
Winston Salem NC 27107

Forsyth County	HAYES LYNN CLODFELTER	Wallburg Property Group Llc
201 N Chestnut ST Winston-Salem NC 27101	103 Havenstraat St Kernersville NC 27284	2152 Stone Ridge PL Winston-Salem NC 27107
Hodges John W Hodges Nicole T 917 Berkley RD Kernersville NC 27284	Union Cross Business Prk Assoc	Rt Union Cross I Llc
	1080 W 4th ST Winston-Salem NC 27101	130 S Jefferson ST, STE 300 Chicago IL 60661
Campos J Guadalupe Cruz Araceli Escamilla 4196 Shady Woods Trl Winston Salem NC 27107	Robbins Norma M	Leinwood VII LLC
	4152 Sherlie Weavil Rd Winston Salem NC 27107	1056 Burke ST Winston-Salem NC 27101
Greeson Barry Todd Greeson Jane F 4228 Sherlie Weavil Rd Winston Salem NC 27107	Ross Donald M Ross Mary Lou 4224 Sherlie Weavil Rd Winston Salem NC 27107	Lail Larry Eugene Lail Renae Daniel 4229 Sherlie Weavil Rd Winston Salem NC 27107
Giannopoulos Chris T	WEAVIL KARL WAYNE	Silver Oak Properties Llc
4008 Hayes Dr Winston Salem NC 27107	4530 PEBBLE LN WINSTON-SALEM NC 27107	3300 Old Lexington RD Winston-Salem NC 27107
Forsyth County Development Cor	Union Cross Business Prk Assoc	Stone Barry Ray Stone Mary N 4068 Wallburg Rd Winston Salem NC 27107
1080 W 4th ST Winston-Salem NC 27101	1080 W 4th ST Winston-Salem NC 27101	
Weaver Investments Company	MOTSINGER INEZ W	Kirkman Raeford Gleen
324 W Wendover AVE, STE 300 Greensboro NC 27408	5686 MEDALIST COLUMBUS OH 43230	4035 Wallburg Rd Winston Salem NC 27107
Olde Homeplace Golf Club Inc T	Merrell Norma R	MOTSINGER INEZ W HAYES LYNN CLODFELTER 5686 MEDALIST COLUMBUS OH 43230
2310 Union Cross RD Winston-Salem NC 27107	4152 Sherlie Weavil Rd Winston Salem NC 27107	
SMITH IVEY D	VASIREDDY PADMAJA MERUGU KIRAN R	KATSIS LIVING TRUST KATSIS BILL D
4121 WALLBURG RD WINSTON SALEM NC 27107	1308 Piazza Delle Pallottole Boynton Beach FL 33426	7493 WATKINS FORD RD KERNERSVILLE NC 27284
Weavil Elizabeth Ann Weavil Stephen Michael 7005 N Nc Highway 109 Winston Salem NC 27107	Bodenheimer William Wesley Bodenheimer Nancy M 3860 Hastings RD Kernersville NC 27284	Leonard Judy-Lou E 4010 Hayes Dr Winston Salem NC 27107

Sells Zane Dale

5500 Leonard Farm RD
Kernersville NC 27284

Martha A Vinson
Elizabeth R Rogers
4236 Sherlie Weavile Rd
Winston Salem NC 27107

Mary Lous Weavil Heirs

4255 Sherlie Weavil Rd
Winston Salem NC 27107

Darrell R Hicks
Pamela W Hicks
4237 Sherlie Weavil Rd
Winston Salem NC 27107

Olde Homeplace Golf Club

4295 Wallburg Rd
Winston Salem NC 27107

Kevin G Weavil

4275 Sherlie Weavil Rd
Winston Salem NC 27107

Joyce Elaine Mcgee

4232 Sheril Weavil Rd
Winston Salem NC 27107

Paul James Spinelli
Tonya Martin Brewer
1910 Par Pl
Winston Salem NC 27107

Danny Thomas Lail
Faye Tilley Lail
4245 Sheril Weavil Rd
Winston Salem NC 27107

Richard D Browning II
Jennifer D Browning
4235 Sherlie Weavil Rd
Winston Salem NC 27107

William S Weavil

4255 Sherlie Weavil Rd
Winston Salem NC 27107

Danny Byerly
Daniel Byerly
5536 Oscar Ln
Kernersville NC 27284

O Glenn Parks

2953 Us Highway 13 N
Goldsboro NC 27534

David L Mason
Carlene W Mason
1900 Par Pl
Winston Salem NC 27107

Charlie Hazlewood
Tricia Hazlewood
203 Chauncey Street
Brooklyn NY 11233

Polly Marier

4233 Sherlie Weavil Rd
Winston Salem NC 27107

Carol W Edwards

4265 Sherlie Weavil Rd
Winston Salem NC 27107

F1586 (S)
MOTSINGER INEZ W
HAYES LYNN CLODFELTER
5686 MEDALIST
COLUMBUS OH 43230

F1586 (N)
FORSYTH COUNTY

201 N CHESTNUT ST
WINSTON-SALEM NC 27101

F1586 (N)
GIANNOPOULOS CHRIS T

4008 HAYES DR
WINSTON SALEM NC 27107

F1586 (N)
HODGES JOHN W

1484 HAMPTON PLAZA DR
KERNERSVILLE NC 27284

F1586 (N)
KEARNEY WILLIAM C
KEARNEY WANDA S
4226 SHERLIE WEAVIL RD
WINSTON SALEM NC 27107

F1586 (N)
MERRELL NORMA R

4152 SHERLIE WEAVIL RD
WINSTON SALEM NC 27107

F1586 (N)
OLDE HOMEPLACE GOLF CLUB INC T

2310 UNION CROSS RD
WINSTON-SALEM NC 27107

F1586 (N)
SILVER OAK PROPERTIES LLC

3300 OLD LEXINGTON RD
WINSTON-SALEM NC 27107

F1586 (N)
SMITH IVEY DUMONT

ATTN LINDA HARVEY COMPTON, 4220
SHERLIE WEAVIL RD

F1586 (N)
STONE GRADY V
STONE TRACY M
4070 WALLBURG RD
WINSTON SALEM NC 27107

F1586 (N)
BODENHEIMER WILLIAM WESLEY
BODENHEIMER NANCY M
3860 HASTINGS RD
KERNERSVILLE NC 27284

F1586 (N)
FORSYTH COUNTY DEVELOPMENT COR

1080 W 4TH ST
WINSTON-SALEM NC 27101

F1586 (N)
GRAY AARON
GRAY TERESA
4222 SHERLIE WEAVIL RD
WINSTON SALEM NC 27107

F1586 (N)
KATSIS LIVING TRUST
KATSIS BILL D
7493 WATKINS FORD RD
KERNERSVILLE NC 27284

F1586 (N)
KIRKMAN RAEFORD GLEEN

4035 WALLBURG RD
WINSTON SALEM NC 27107

F1586 (N)
MOTSINGER INEZ W

5686 MEDALIST
COLUMBUS OH 43230

F1586 (N)
ROBBINS NORMA M

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F1586 (N)
SMITH EARL RICHARD
GOIN CAROLYN ANN SMITH
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F1586 (N)
SQUIER PROPERTIES LLC

121 SHIELDS PARK DR, STE 1
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F1586 (N)
UNION CROSS BUSINESS PRK ASSOC

1080 W 4TH ST
WINSTON-SALEM NC 27101

F1586 (N)
COMPTON AARON WAYNE
COMPTON LINDA H
4220 SHERLIE WEAVIL RD
WINSTON SALEM NC 27107

F1586 (N)
GCP115 BUSINESS PARK LLC

1801 5TH AVE STE 300
BIRMINGHAM AL 35203

F1586 (N)
HAYES LYNN CLODFELTER

103 HAVENSTRAAT ST
KERNERSVILLE NC 27284

F1586 (N)
KEARNEY WANDA STONE
KEARNEY WILLIAM CAREY
4074 WALLBURG RD
WINSTON-SALEM NC 27107

F1586 (N)
LEINWOOD VII LLC

1056 BURKE ST
WINSTON-SALEM NC 27101

F1586 (N)
NEWSOM SHELIA MERRELL
NEWSOM TIMMY
4150 SHADY WOODS TRL
WINSTON SALEM NC 27107

F1586 (N)
SELLS ZANE DALE

5500 LEONARD FARM RD
KERNERSVILLE NC 27284

F1586 (N)
SMITH IVEY D

4121 WALLBURG RD
WINSTON SALEM NC 27107

F1586 (N)
STONE BARRY RAY
STONE MARY N
4068 WALLBURG RD
WINSTON SALEM NC 27107

F1586 (N)
VASIREDDY PADMAJA
MERUGU KIRAN R
1308 PIAZZA DELLE PALLOTTOLE
BOYNTON BEACH FL 33426

F1586 (N)
WALLBURG PROPERTY GROUP LLC

2152 STONE RIDGE PL
WINSTON-SALEM NC 27107

F1586 (N)
WEAVIL ELIZABETH S

7005 N 109 HWY
WINSTON SALEM NC 27107

F1586 (N)
WALSH BRADLEY R
WALSH TAMRA W
4218 SHERLIE WEAVIL RD
WINSTON SALEM NC 27107

F1586 (N)
WEAVIL ELIZABETH ANN
WEAVIL STEPHEN MICHAEL
7005 N NC HIGHWAY 109
WINSTON SALEM NC 27107