

Motion to Approve Zoning Map Amendment F-1585 and  
Statement of Consistency with Comprehensive Plan

I move that Zoning Map Amendment F-1585 be **approved** on the basis of the following:

The proposed special use zoning map amendment, as petitioned by Rodney Longworth to rezone a 2.99-acre piece of property from AG (Agricultural) to LI-S (Limited Industrial—Special Use (uses set forth in Section 1 of the Ordinance which is incorporated herein by reference)), is consistent with the recommendations of the Legacy Comprehensive Plan and reasonable or in the public interest because

1. The subject property is part of a larger 13.31-acre site, the majority of which is located within the City of Winston-Salem and is already zoned LI-S. The site plan includes an 80,000 square foot manufacturing building with potential expansion of 20,000 square feet. The site is located adjacent to industrial properties. The LI-S District is intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial and service activities which have little or no adverse effect upon adjoining properties. The use proposed for the subject property would be consistent with uses for the adjacent properties;
2. Because of the distance of the proposed building site from nearby single-family homes, the proposed use should have minimal impact on those residences. The site plan for the subject property would direct traffic to Temple School Road, a minor thoroughfare with ample traffic capacity;
3. The subject property is located in GMA 3, which is noted in the district purpose statement as being suitable for LI-S zoning; and
4. The request proposes LI-S zoning which is consistent with the recommended industrial land use as noted in the Southeast Area Plan.

Second:

Vote:

**FORSYTH COUNTY**  
**BOARD OF COMMISSIONERS**

**MEETING DATE:** June 27, 2019      **AGENDA ITEM NUMBER:** 2A - 2D

**SUBJECT:-**

- A. Public Hearing on Zoning Petition of Rodney Longworth from AG to LI-S(Arts & Crafts Studio; Building Materials Supply; Wholesale Trade A; Wholesale Trade B; Banking & Financial Services; Building Contractors, General; Offices; Services, A; Services, B; Storage Services, Retail; Testing & Research Laboratory; Warehousing; Recreation Services, Public; Adult Day Care Center; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; College or University; Hospital or Health Center; Police or Fire Station; Government Offices, Neighborhood Organization, or Post Office; Postal Processing Facility; Schools, Vocational or Professional; Manufacturing A; Manufacturing B; Helistop; Park and Shuttle Lot; Parking, Commercial; Transmission Tower): Property is Located West of Millennium Drive, North of Cumbie Road (F-1585)
- 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 rezoning petition.

**ATTACHMENTS:-**      X   YES            NO

**SIGNATURE:** \_\_\_\_\_ **DATE:** June 24, 2019  
County Manager

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Rodney Longworth, Docket F-1585

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

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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 changing from AG to LI-S (Arts & Crafts Studio; Building Materials Supply; Wholesale Trade A; Wholesale Trade B; Banking & Financial Services; Building Contractors, General; Offices; Services, A; Services, B; Storage Services, Retail; Testing & Research Laboratory; Warehousing; Recreation Services, Public; Adult Day Care Center; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; College or University; Hospital or Health Center; Police or Fire Station; Government Offices, Neighborhood Organization, or Post Office; Postal Processing Facility; Schools, Vocational or Professional; Manufacturing A; Manufacturing B; Helistop; Park and Shuttle Lot; Parking, Commercial; Transmission Tower) the zoning classification of the following described property:

PIN# 6864-42-8429

Section 2. This Ordinance is adopted after approval of the site plan entitled Front Street Capital UCIC-LOT 4, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to Rodney Longworth.

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 UCIC-LOT 4. 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

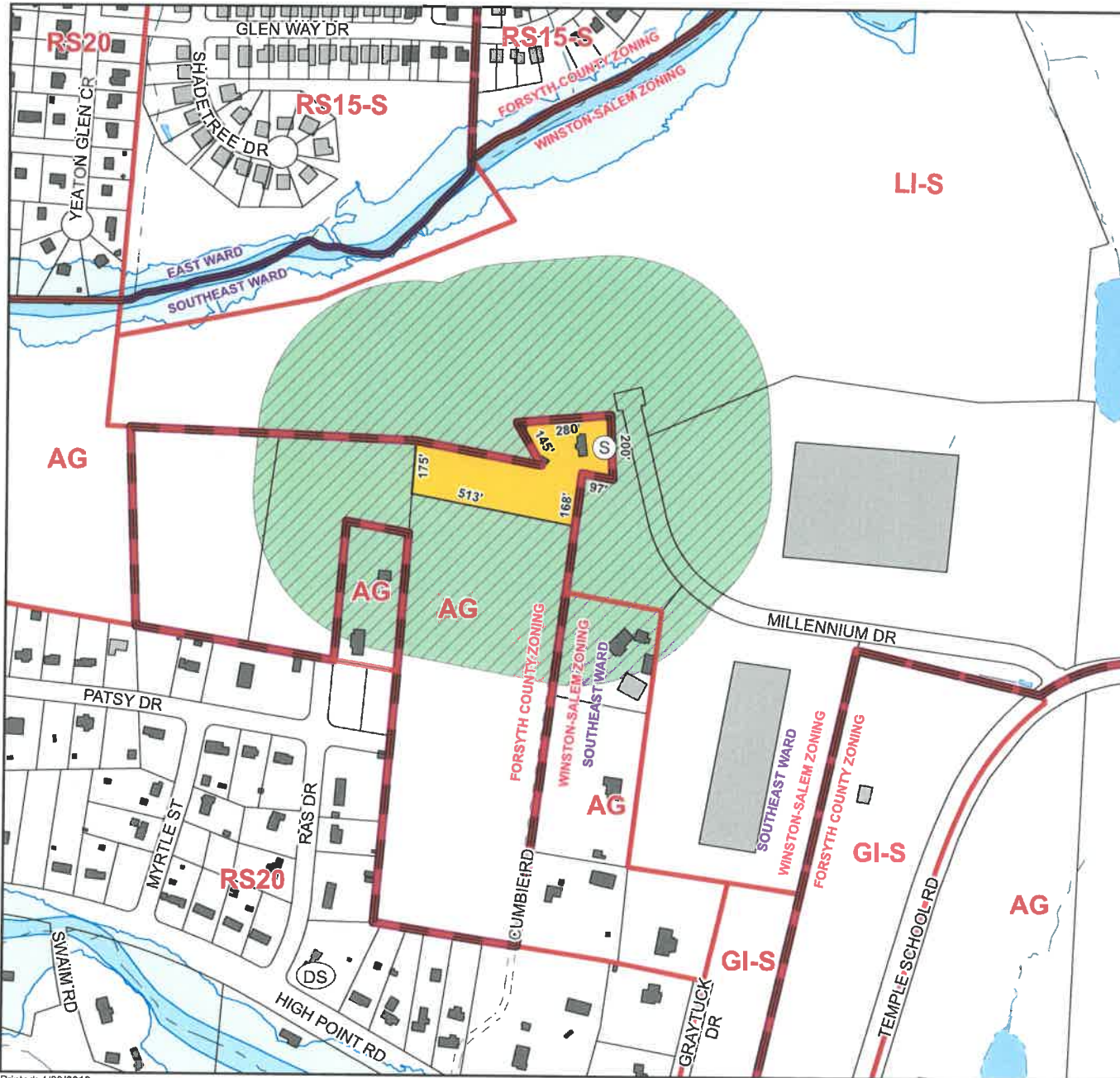
SPECIAL USE DISTRICT PERMIT

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 Rodney Longworth (Zoning Docket F-1585). 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 LI-S (Arts & Crafts Studio; Building Materials Supply; Wholesale Trade A; Wholesale Trade B; Banking & Financial Services; Building Contractors, General; Offices; Services, A; Services, B; Storage Services, Retail; Testing & Research Laboratory; Warehousing; Recreation Services, Public; Adult Day Care Center; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; College or University; Hospital or Health Center; Police or Fire Station; Government Offices, Neighborhood Organization, or Post Office; Postal Processing Facility; Schools, Vocational or Professional; Manufacturing A; Manufacturing B; Helistop; Park and Shuttle Lot; Parking, Commercial; Transmission Tower), 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 ensure that existing stormwater management devices for the Union Cross Industrial Center are adequately sized to accommodate the increase in impervious surface associated with this parcel. If the existing stormwater management devices will not adequately accommodate the increased impervious surface, the developer shall enlarge the existing device(s) to accommodate the increase.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. The proposed building plans shall ensure that no exposed concrete block or prefabricated metal shall be used and all HVAC equipment shall be screened from view of Millennium Drive as verified by Planning staff.
  - b. All utilities on the site and along Millennium Drive shall be underground.
  
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
  - b. Freestanding signage shall be limited to one (1) monument sign with a maximum height of twelve (12) feet and a maximum copy area of sixty (60) square feet.
  - c. Large Variety trees of the same species shall be planted along both sides of Millennium Drive and spaced fifty (50) feet apart.
  - d. Any chain link fencing shall be black vinyl coated.




**DOCKET #:** F1585

**PROPOSED ZONING:**  
LI-S

**EXISTING ZONING:**  
AG

**PETITIONER:**  
Rodney Longworth

 Property included in zoning request.

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

**SCALE:** 1" represents 500'

**STAFF:** Roberts

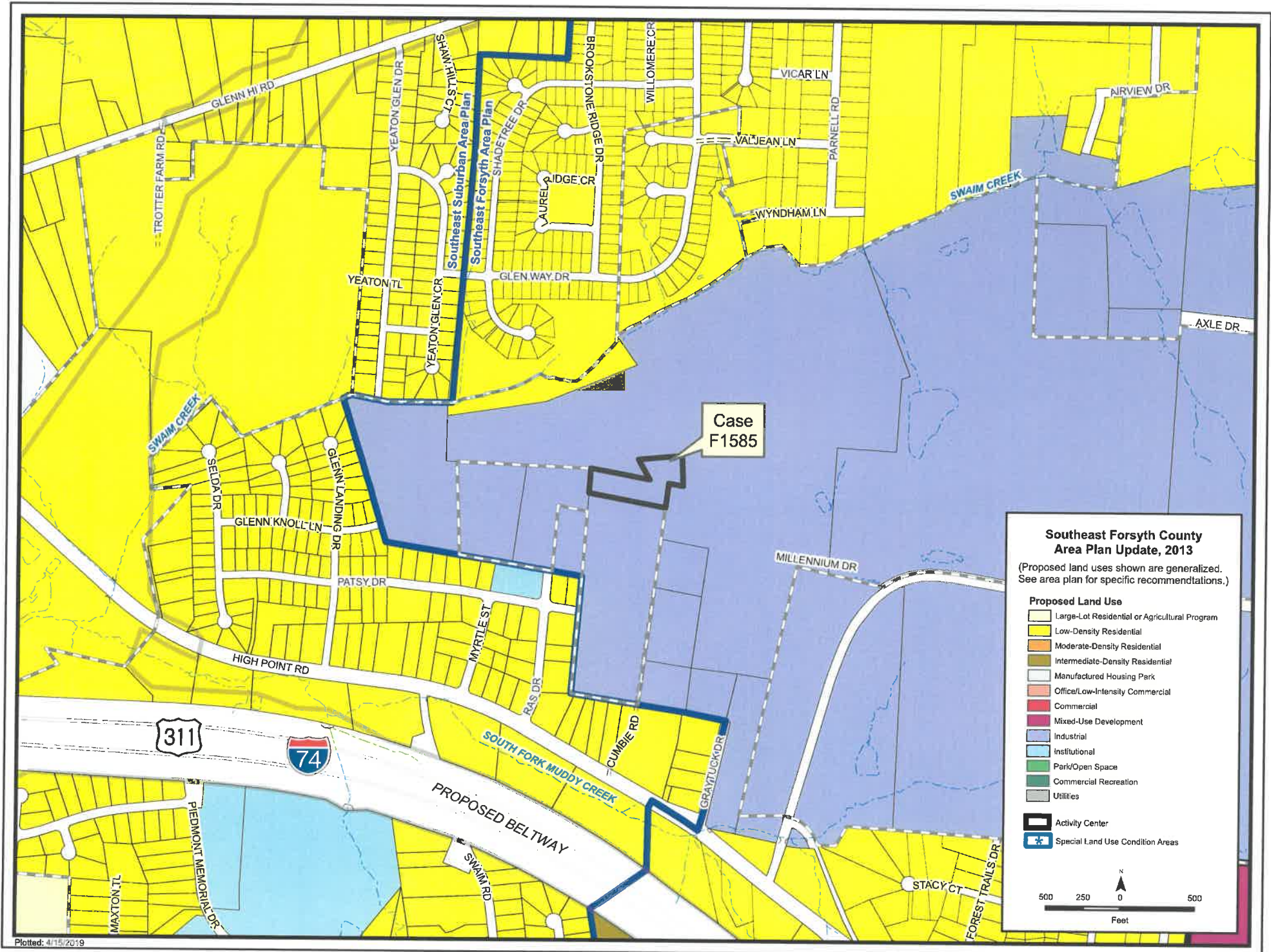
**GMA:** 3

**ACRES:** 2.99

**NEAREST BLDG:** 250' south

**MAP(S):** 6864.03, 6864.04











May 24, 2019

Rodney Longworth  
3101 Cumbie Road  
Winston-Salem, NC 27107

Re: Zoning Petition F-1585

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](http://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, 5<sup>th</sup> 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  
GEMCAP Development, LLC, Attn: Paul G. Williams 210 W Fourth Street, Suite 200, Winston-Salem, NC 27101  
Melvin Jones, 6125 Glen Way Drive, Winston-Salem, NC 27107



Call 311 or 336-727-8000  
[citylink@cityofws.org](mailto: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. Garity

**County Commissioners:** David R. Plyler, Chairman; Don Martin, Vice Chair, Fleming El-Amin; Ted Kaplan; Richard V. Linville; Tonya McDaniel; Gloria D. Whisenhunt; 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

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

PETITION INFORMATION	
<b>Docket #</b>	F-1585
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>
<b>Petitioner(s)</b>	Rodney Longworth
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN 6864-42-8429
<b>Address</b>	3101 Cumbie Road
<b>Type of Request</b>	Special Use rezoning from AG to LI-S
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> AG (Agricultural) <b>to</b> LI-S (Limited Industrial – Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Arts &amp; Crafts Studio; Building Material Supply; Wholesale Trade A; Wholesale Trade B; Banking &amp; Financial Services; Building Contractors, General; Offices; Services, A; Services, B; Storage Services, Retail; Testing &amp; Research Laboratory; Warehousing; Recreation Services, Public; Adult Day Care Center; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; College or University; Hospital or Health Center; Police or Fire Station; Government Offices, Neighborhood Organization, or Post Office; Postal Processing Facility; Schools, Vocational or Professional; Manufacturing A; Manufacturing B; Helistop; Park and Shuttle Lot; Parking, Commercial; Transmission Tower</li> </ul> <p>The subject property represents a portion of a larger 13.31 acre site which is proposed for industrial development. The remainder of the site (which is within the corporate limits of Winston-Salem and currently zoned LI-S Two Phase) is being processed as a Final Development Plan (W-2744).</p>
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner’s neighborhood outreach is attached.
<b>Zoning District Purpose Statement</b>	The LI District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial and service activities which, in their normal operations, have little or no adverse effect upon adjoining properties. The district is established to provide locations for industrial development in GMAs 1, 2, 3 and 4 and Metro Activity Centers.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<p><b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes. The site is located within GMA 3 and is adjacent to other LI-S properties. Considering the distance between the proposed building and the adjacent single family homes, the request should have minimal adverse effects on said residential properties.</p>

GENERAL SITE INFORMATION						
<b>Location</b>	West of Millennium Drive, north of Cumbie Road					
<b>Jurisdiction</b>	Forsyth County					
<b>Site Acreage</b>	± 2.99 acres					
<b>Current Land Use</b>	A single family home is currently located on the site.					
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>			
	North	LI-S	Undeveloped property			
	East	LI-S	Large scale industrial building			
	South	LI-S &AG	Undeveloped property and single-family homes			
	West	AG& LI-S	Undeveloped property			
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>					
	The proposed industrial uses are the same as those permitted on the adjacent LI-S property. Some of these uses would be less compatible with the single-family residential uses permitted on the adjacent AG properties. The intent of the subject request and the current Final Development Plan request for the adjacent site (W-2744) is for one comprehensive development to occur on both sites.					
<b>Physical Characteristics</b>	The majority of the site is heavily wooded and has a moderate slope downward to the northwest.					
<b>Proximity to Water and Sewer</b>	The site has access to public water and sewer.					
<b>Stormwater/ Drainage</b>	Stormwater runoff from the site will be channeled to an off-site stormwater management device and a stormwater study will be required.					
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.					
<b>Analysis of General Site Information</b>	The site does not have direct frontage on a public street. However, the overall proposal is to combine this property with an adjacent LI-S parcel with access onto Millennium Drive. Otherwise, the site appears to have no development constraints such as steep slopes or regulated watersheds and floodplains.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2744	LI-S Final Development Plan	Approved 3/8/2018	Directly east	100	Approval	Approval
W-2744	LI-S Final Development Plan	Approved 9/14/2017	450 feet southeast	12.76	Approval	Approval

W-2744	Forsyth County LI-S to Winston-Salem LI-S Two Phase	Approved 1/18/2005	Directly north and east	208.44	Approval	Approval
F-1391	AG & RS20 to LI-S	Approved 9/8/2003	Directly north and east	190.44	Approval	Approval

**SITE ACCESS AND TRANSPORTATION INFORMATION**

Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Millennium Drive*	Local Street	±744 feet*	N/A	N/A
Cumbie Road	Private Street	±30 feet	N/A	N/A
<b>Proposed Access Point(s)</b>	* The site will have access from Millennium Drive through the adjacent LI-S property.			
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: AG</u> 2.99 acres / 40,000 = 3 units x 9.57 (SFR Trip Rate) = 29 Trips per Day  <u>Proposed Zoning: LI-S</u> 100,000 sf / 1,000 x 3.82 (Manufacturing Trip Rate) = 382 Trips per Day			
<b>Sidewalks</b>	Sidewalk is located along the opposite side of Millennium Drive.			
<b>Transit</b>	WSTA Route 108 serves the intersection of Union Cross Road and Willard Road approximately 2.5 miles southwest.			
<b>Connectivity</b>	A “potential access easement” is shown to access the LI-S site to the west.			
<b>Analysis of Site Access and Transportation Information</b>	As noted, the broader proposal is to combine the site with an adjacent LI-S zoned parcel which has access from Millennium Drive. Millennium Drive connects with Temple School Road, which is a minor thoroughfare with ample capacity. Although the request represents a significant increase in the number of vehicle trips, it is important to note the site plan does not propose the continued use of Cumbie Road, a private street serving several single-family homes.			

**SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS**

Building Square Footage (For the overall site)	Square Footage	Placement on Site
	80,000 + 20,000 future expansion	South central portion
Parking	Required	Proposed
	241 spaces	241 spaces
Building Height	Maximum	Proposed
	70 feet	45 feet
Impervious Coverage	Maximum	Proposed
	90 percent	39.94 percent

<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Chapter B, Article II, Section 2-1.4 (A) Limited Industrial District</li> </ul>	
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy 2030 policies:</b>	Yes
	<b>(B) Environmental Ord.</b>	N/A
	<b>(C) Subdivision Regulations</b>	N/A
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	<p>The subject property represents a relatively small portion of a larger 13.31 acre site, most of which is within the corporate limits of Winston-Salem. The overall site plan proposes an 80,000-square foot manufacturing building with a potential expansion of 20,000 square feet. Employee parking is located along the southern and eastern sides of the building, closer to Millennium Drive. Tractor trailer access and loading docks are proposed along the northern side. The site plan complies with the requirements of the UDO and with the approved first phase conditions of W-2744, which include standards for building appearance and additional screening in the form of a four foot berm within the bufferyard adjacent to the AG property to the south and west.</p>	
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>		
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 3 – Suburban Neighborhoods	
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.</li> <li>Encourage reuse of vacant and underutilized commercial and industrial sites.</li> <li>Promote compatible infill development that fits with the context of its surroundings.</li> </ul>	
<b>Relevant Area Plan(s)</b>	<i>Southeast Forsyth County Area Plan Update (2013)</i>	
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>The Proposed Land Use Map shows the subject property for industrial use.</li> <li>The plan recommends the consolidation of industrial uses at existing locations as well as the development of possible new industrial sites.</li> </ul>	
<b>Site Located Along Growth Corridor?</b>	The site is not located along a growth corridor.	
<b>Site Located within Activity Center?</b>	The site is not located within an activity center.	
<b>Addressing</b>	4911 Millennium Drive will be the new address assignment.	

<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>
	Yes. Two large-scale industrial buildings have recently been constructed along Millennium Drive in close proximity to the subject property.
	<b>(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?</b>
Yes.	
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>This rezoning request combined with the adjacent LI-S Final Development Plan would accommodate a new 100,000 square foot industrial building in an area which has experienced significant new industrial investment in recent years.</p> <p>The request is consistent with the <i>Southeast Forsyth County Area Plan Update</i> recommendation for industrial use and it includes the same conditions which were included for other recent approvals along Millennium Drive including those pertaining to building materials and signage.</p>
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>	
<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
The request is consistent with the recommendations of the area plan and <i>Legacy</i> .	The request will increase traffic in the general area.
The request would facilitate combining the subject property with an adjacent LI-S site to produce a comprehensively planned industrial development.	
The site is near other large-scale industrial buildings.	
Includes the same conditions which were included for other recent approvals along Millennium Drive.	

#### 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. These conditions are intended to match the conditions included for the adjacent LI-S properties (W-2744).

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall ensure that existing stormwater management devices for the Union Cross Industrial Center are adequately sized to accommodate the increase in impervious surface associated with this parcel. If the existing stormwater management devices will not adequately accommodate the increased impervious surface, the developer shall enlarge the existing device(s) to accommodate the increase.
  
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. The proposed building plans shall ensure that no exposed concrete block or prefabricated metal shall be used and all HVAC equipment shall be screened from view of Millennium Drive as verified by Planning staff.
  - b. All utilities on the site and along Millennium Drive shall be underground.
  
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
  - b. Freestanding signage shall be limited to one (1) monument sign with a maximum height of twelve (12) feet and a maximum copy area of sixty (60) square feet.
  - c. Large Variety trees of the same species shall be planted along both sides of Millennium Drive and spaced fifty (50) feet apart.
  - e. Any chain link fencing shall be black vinyl coated.

#### **STAFF RECOMMENDATION: Approval**

**NOTE:** These are **staff comments** only; **final recommendations** on projects are made by the City-County Planning Board, with **final decisions** being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**



**USES ALLOWED IN THE EXISTING AG ZONING DISTRICT**  
**Forsyth County Jurisdiction Only**

**USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)**

Adult Day Care Home  
Agricultural Production, Crops  
Agricultural Production, Livestock  
Agricultural Tourism  
Animal Feeding Operation  
Child Day Care, Small Home  
Church or Religious Institution, Neighborhood  
Family Group Home A  
Fish Hatchery  
Kennel, Outdoor  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Single Family  
Swimming Pool, Private  
Transmission Tower (see UDO)

**USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Cemetery  
Church or Religious Institution, Community  
Golf Course  
Landfill, Land Clearing/Inert Debris, 2 acres or less  
Library, Public  
Planned Residential Development  
School, Private  
School, Public  
Utilities

**USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

Agricultural Production, Livestock (W)  
Borrow Site  
Campground  
Child Day Care, Large Home  
Dirt Storage  
Fishing, Fee Charged  
Habilitation Facility A  
Manufactured Home, Class A  
Manufactured Home, Class B  
Manufactured Home, Class C  
Nursing Care Institution

**USES ALLOWED IN THE EXISTING AG ZONING DISTRICT**  
**Forsyth County Jurisdiction Only**

Park and Shuttle Lot  
Recreational Vehicle Park  
Riding Stable  
Shooting Range, Outdoor  
Special Events Center  
Transmission Tower

**USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED  
BODY (E)**

Access Easement, Private Off-Site<sup>5</sup>  
Landfill, Land Clearing/Inert Debris, greater than 2 acres

<sup>5</sup>SUP not required if requirements of Section [B.2-5.2\(A\)](#) are met



# F-1585 Front Street Capital - UCIC Lot 4 ( Special Use District Rezoning)



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

Phone: 336-747-7068

City of W-S Planning

Gaines Hunter  
Stimmel Associates, PA  
601 North Trade Street  
Suite 200  
Winston Salem, NC 27101

Project Name: F-1585 Front Street Capital - UCIC Lot 4 ( Special Use District Rezoning)  
Jurisdiction: City of Winston-Salem  
ProjectID: 270095

Wednesday, April 24, 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: 14

### Engineering

#### General Issues

#### 19. No comment

City of Winston-Salem See comments for W-2744 item.

Ryan Newcomb  
336-727-8000

[ryancn@cityofws.org](mailto:ryancn@cityofws.org)

4/17/19 4:23 PM

01.03) Rezoning-  
Special Use District - 2

### Erosion Control

#### General Issues

#### 17. Erosion Control Plan Needed

**City of Winston-Salem** 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/>

Matthew Osborne  
336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
4/15/19 9:35 AM  
01.03) Rezoning-  
Special Use District - 2

## Fire/Life Safety

### General Issues

#### 14. Notes

**City of Winston-Salem (Fire)** As part of your construction plan submittal, include the calculated fire flow for this project and indicate the approved method used for that construction. Refer to Section 507 of the 2018 NC Fire Code and to <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf> for further information.

Douglas Coble  
(336) 734-1290  
[douglasc@cityofwsfire.org](mailto:douglasc@cityofwsfire.org)  
4/11/19 7:17 AM

01.03) Rezoning-Special Use District - 2

Emergency responder radio coverage shall meet the requirements of Section 510 of the 2018 NC Fire Code for this project. Consider how these requirements, including any systems necessary to bring radio coverage into compliance with this section, may impact your plans.

## Fire/Life Safety County

### General Issues

#### 16. Notes

**Forsyth County Fire Department** Emergency responder radio coverage shall meet the requirements of Section 510 of the 2018 NC Fire Code for this project. Consider how these requirements, including any systems necessary to bring radio coverage into compliance with this section, may impact your plans.

Scott Routh  
336-703-2560  
[routhcs@forsyth.cc](mailto:routhcs@forsyth.cc)  
4/12/19 7:59 AM  
01.03) Rezoning-  
Special Use District - 2

## Planning

### General Issues

#### 12. CPAD

**City of Winston-Salem** no comments

Kirk Ericson  
336-747-7045  
[kirke@cityofws.org](mailto:kirke@cityofws.org)  
4/10/19 11:35 AM  
01.03) Rezoning-  
Special Use District - 2

#### 15. Historic Resources

City of Winston-Salem No comments

Heather Bratland  
336-727-8000

[heatherb@cityofws.org](mailto:heatherb@cityofws.org)

4/11/19 3:10 PM

01.03) Rezoning-  
Special Use District - 2

### 18. Design

City of Winston-Salem Provide lateral sidewalk connection to Millennium Drive and correct the zoning of the adjacent lot to the north from LIS to RS15-S.

Gary Roberts  
336-747-7069

[Ver. 2] [Edited By Gary Roberts]

[garyr@cityofws.org](mailto:garyr@cityofws.org)

4/17/19 3:28 PM

01.03) Rezoning-  
Special Use District - 2

## Stormwater

### General Issues

### 13. Stormwater Management Permit Required

City of Winston-Salem This development will require a Stormwater management permit to be applied for and issued that meets all of the applicable provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance. I would assume, because the

Joe Fogarty  
336-747-6961

[josephf@cityofws.org](mailto:josephf@cityofws.org)

4/10/19 1:57 PM

01.03) Rezoning-  
Special Use District - 2

information to fully determine this is not shown on the submitted plan, that the development is going to be considered high density per the water quality provisions of the ordinance (>24% built upon) and if that be the case then the first inch of runoff will have to be managed in an approved Stormwater management device(s). I would also assume more than 20,000 sq.ft. of new impervious area is going to be created by this development. In that case the water quantity provisions of the ordinance will also apply. They require management of the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration to be at or below the pre developed rates and also management of the 25 year volume increase.

For any Stormwater management devices designed and permitted, as part of the permitting process the developer must also provide the City with a non-refundable financial surety equal to 4% of the construction cost of the Stormwater management system and also have approved and recorded an Operation and Maintenance Agreement.

**Please note:** There are currently no Stormwater Management devices shown on the plan or areas specified as been set aside for them. The developer may be thinking that this development is exempt from having to obtain a Post Construction Stormwater management permit based on a prior Stormwater management master plan approval for the overall UCIC site. However, upon examination of this current plan there is a substantial area of this development currently under review falls outside the drainage area limits approved in that prior UCIC master plan and therefore this current entire site needs to be looked at as a stand alone project and permitted as such from a Stormwater management point of view.

[Ver. 2] [Edited By Joe Fogarty]

## Utilities

### General Issues

## 21. General Comments

City of Winston-Salem  
Charles Jones  
336-727-8000  
charlesj@cityofws.org  
4/22/19 9:02 AM  
01.03) Rezoning-  
Special Use District - 2

Submit water extension plans to Utilities Plan Review for permitting/approval. Water meters purchased through COWS. Be aware of the New System Development Fees that begin May 1, 2019. Separate taps required for fire, domestic and irrigation. Backflow preventer required on all water connections.

### WSDOT

#### General Issues

## 20. General Comments

City of Winston-Salem  
Jeffrey Fansler  
336-727-8000  
jeffreygf@cityofws.org  
4/17/19 4:26 PM  
01.03) Rezoning-  
Special Use District - 2

-Sidewalk must be 7' where parking abuts  
-Drive aisle and parking stall dimensions must be the UDO  
-show pedestrian connection from Millennium Dr. to building  
-Southernmost driveway should align with adjacent driveway  
-

### Zoning

#### General Issues

## 23. Zoning

City of Winston-Salem  
Elizabeth Colyer  
336-747-7427  
elizabethrc@cityofws.org  
4/23/19 8:19 AM  
01.03) Rezoning-Special  
Use District - 2

-A standard Site Plan legend with applicable information, such as proposed zoning use and parking calculations will be required on the submitted scaled Site Plan  
[http://www.cityofws.org/portals/0/pdf/planning/ddr/forms/Site\\_Plan\\_Legend\\_20080522.pdf](http://www.cityofws.org/portals/0/pdf/planning/ddr/forms/Site_Plan_Legend_20080522.pdf)

-Tree Save Area legend with calculations and TSA landscape plan will be required with an erosion control permit application for the City of Winston-Salem jurisdiction limits of disturbance of the site plan:  
[http://www.cityofws.org/portals/0/pdf/planning/ddr/forms/Tree\\_Save\\_Legend\\_20091008.pdf](http://www.cityofws.org/portals/0/pdf/planning/ddr/forms/Tree_Save_Legend_20091008.pdf)

-Show any proposed on premise freestanding signage with 10' x 70' sight triangles

-Proposed dumpster(s) must meet screening requirements per UDO 3-4.5.

-Parking calculations need to reflect all proposed use(s) onsite based on the GFA.

-Warehouse parking calculations are 10 spaces + 1 space per employee on the largest shift + 1 space per vehicle use in the operation.

-Manufacturing A or B parking calculations are 0.67 spaces per employee on the largest shift + 1 space per vehicle used in the operation.

-See UDO 3-5.3 (A) for bufferyard location and design requirements.

-UDO-286 text amendment will apply to this site unless otherwise addressed in Special Use zoning docket requirements.

[Ver. 6] [Edited By Elizabeth Colyer]

2019.04.08 19-088 REZN Submittal-REV Signed.pdf [1 redline]

## 24. Consistency

City of Winston-Salem

Desmond Corley  
336-727-8000

[desmondc@cityofws.org](mailto:desmondc@cityofws.org)

4/24/19 12:51 PM

01.03) Rezoning-  
Special Use District - 2

It is our understanding that this site is proposed for inclusion in the existing adjacent industrial park. The applicant will be expected to propose and meet conditions significantly and substantially similar to those approved for the existing development.

## 25. Site Plan

City of Winston-Salem

Desmond Corley  
336-727-8000

[desmondc@cityofws.org](mailto:desmondc@cityofws.org)

4/24/19 12:54 PM

01.03) Rezoning-  
Special Use District - 2

Staff recommends relocating the required streetyard from the right-of-way edge to the perimeter of the parking areas adjacent to said right-of-way.

Please verify whether there is any development intended to the west of this site. If so, the proposed plan will need to show access to the west through this site.

2019.04.08 19-088 REZN Submittal-REV Signed.pdf [1 redline] (Page 1)

## 22. Text Box B

City of Winston-Salem

Elizabeth Colyer  
336-747-7427

[elizabethrc@cityofws.org](mailto:elizabethrc@cityofws.org)

4/22/19 4:04 PM

01.03) Rezoning-Special  
Use District - 2

6864-42-8429.00



## Neighborhood Outreach Summary Report Front Street Capital – UCIC Lot 4

### Zoning Case F-1585

One April 29, 2019 from 6:00pm to 7:00pm, a neighborhood drop-in meeting was held at Glenn High School. Invitation letters were sent to 22 property owners within 500 feet of the subject site and beyond. Three households (3 neighbors) attended the drop-in meeting. An aerial exhibit displaying the site location and a color rendering of the site plan of the rezoning request were shared with each attendee. The three neighbors did not express any concerns with the proposed zoning or site plan.

Respectfully submitted,

Luke Dickey  
Partner/Senior Project Manager  
Stimmel Associates, P.A.

601 N. Trade Street, Suite 200  
Winston Salem, NC 27101  
P: 336.723.1067 F: 336.723.1069



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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR F-1585  
MAY 23, 2019**

Desmond Corley presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

There was discussion of the preservation of tree plantings to the north. Melynda Dunigan made mention of a previous approval for a berm with plantings and how the plantings on that berm were spotty and even looked to be dead. Melynda wanted to know if meeting requirements for those plantings was a condition of occupancy.

Desmond Corley conveyed that the landscape plan is reviewed and approved through the permitting process. A certificate of occupancy would not be granted if they do not meet approval after a site inspection is passed. If the vegetation dies post-certificate of occupancy, Inspections staff will work with the property owners to replace the plantings.

MOTION: Clarence Lambe recommended approval of the zoning petition and site plan and certified the site plan (including staff recommended conditions) meets all code requirements if the petition is approved.

SECOND: George Bryan

VOTE:

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

AGAINST: None

EXCUSED: None

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Aaron King  
Director of Planning and Development Services

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3101 CUMBIE RD  
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LEXINGTON NC27292

F1585(S)6864-51-4866.000  
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