

Motion to Approve Site Plan Amendment and Issuance of Special Use  
District Permit, Docket F-1586, and  
Statement of Consistency with Comprehensive Plan

I move that the Site Plan Amendment and Issuance of Special Use  
District Permit, Docket F-1586, be **approved** on the basis of the following:

The proposed site plan amendment, as petitioned by Raeford Kirkman, Lynn Hayes, and Inez Motsinger for a 93.13-acre piece of property in a district zoned LI-S (Limited Industrial—Special Use), is consistent with the recommendations of the Legacy Comprehensive Plan, and is reasonable and in the public interest because

1. The proposed site plan proposes replacing a single 660,000 square foot warehousing and distribution building with four warehousing and distribution buildings totaling 659,300 square feet which would allow more flexible industrial activity and is compatible with the zoning of the site and the recommendations of Legacy 2030 and the Southeast Forsyth Area Plan Update;
2. The site is located along a major thoroughfare with extra capacity and within close proximity to an interstate interchange;
3. The site plan amendment would facilitate additional industrial development and associated job creation in a location across the street from the Union Cross Business Park; and
4. The proposed site plan would not add any new uses.

Second:

Vote:

**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 WEAVIL 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: \_\_\_\_\_  
COUNTY MANAGER

DATE: August 8, 2019

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

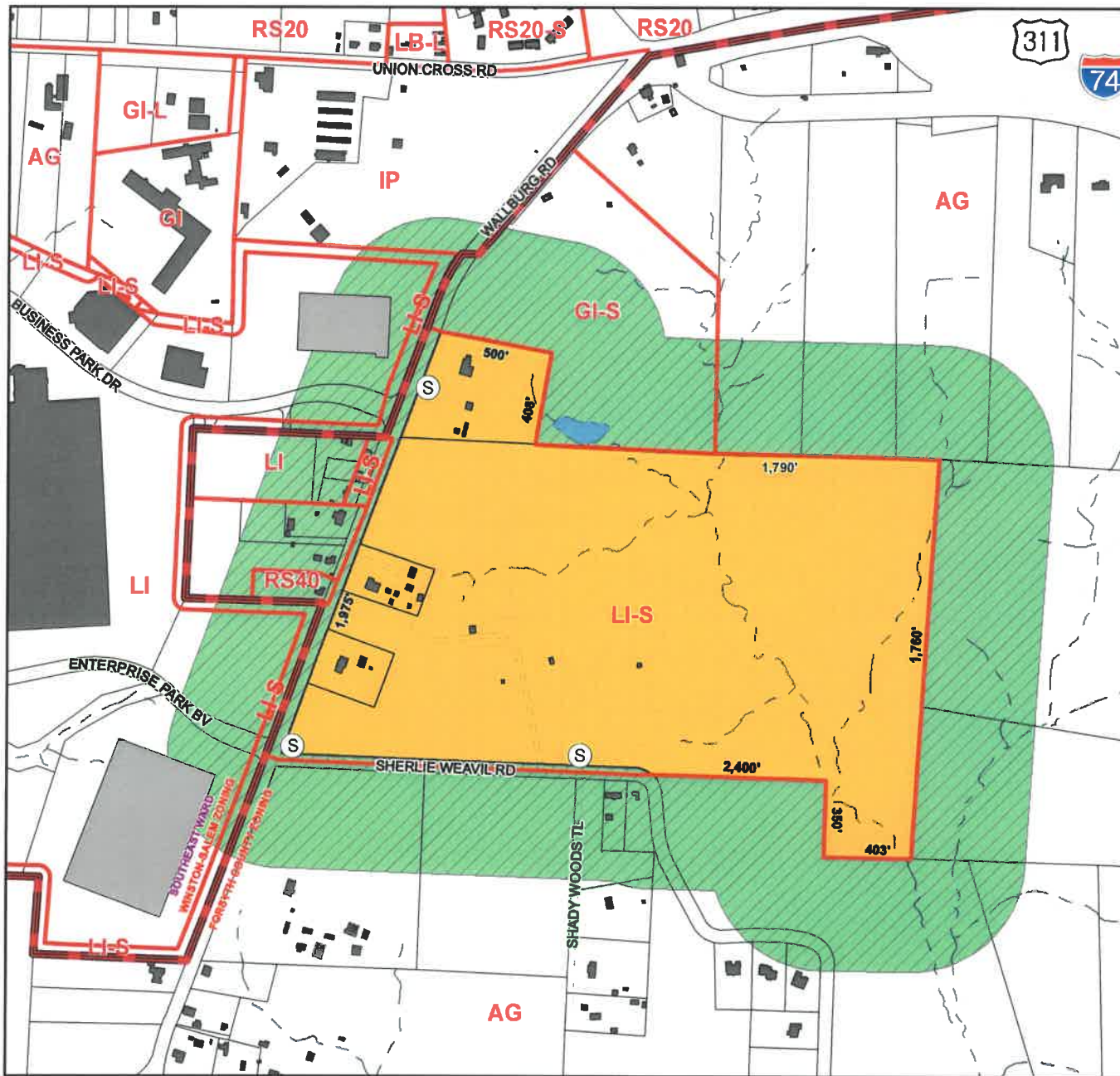
SPECIAL USE DISTRICT PERMIT

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

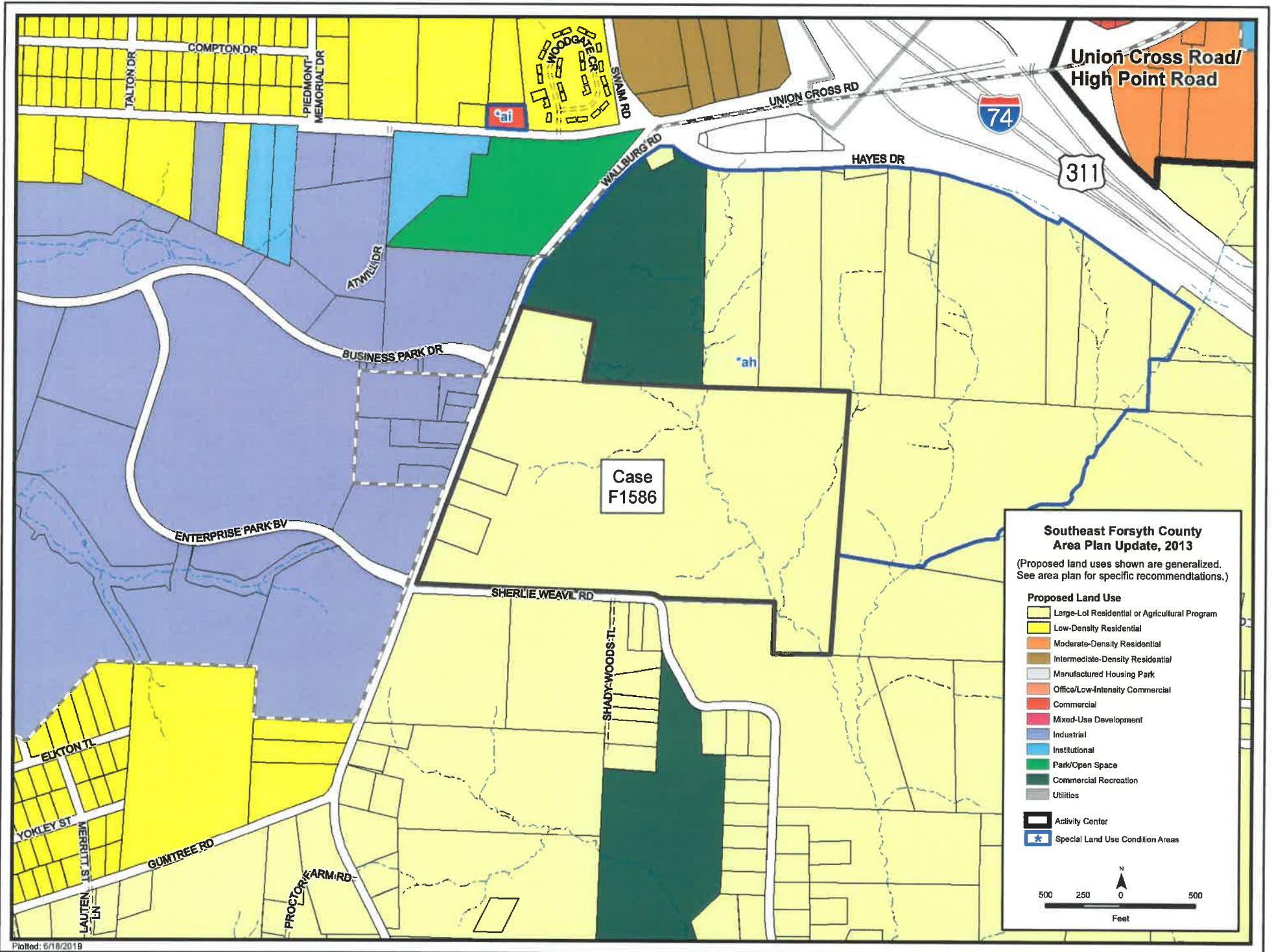
**GMA:** 4

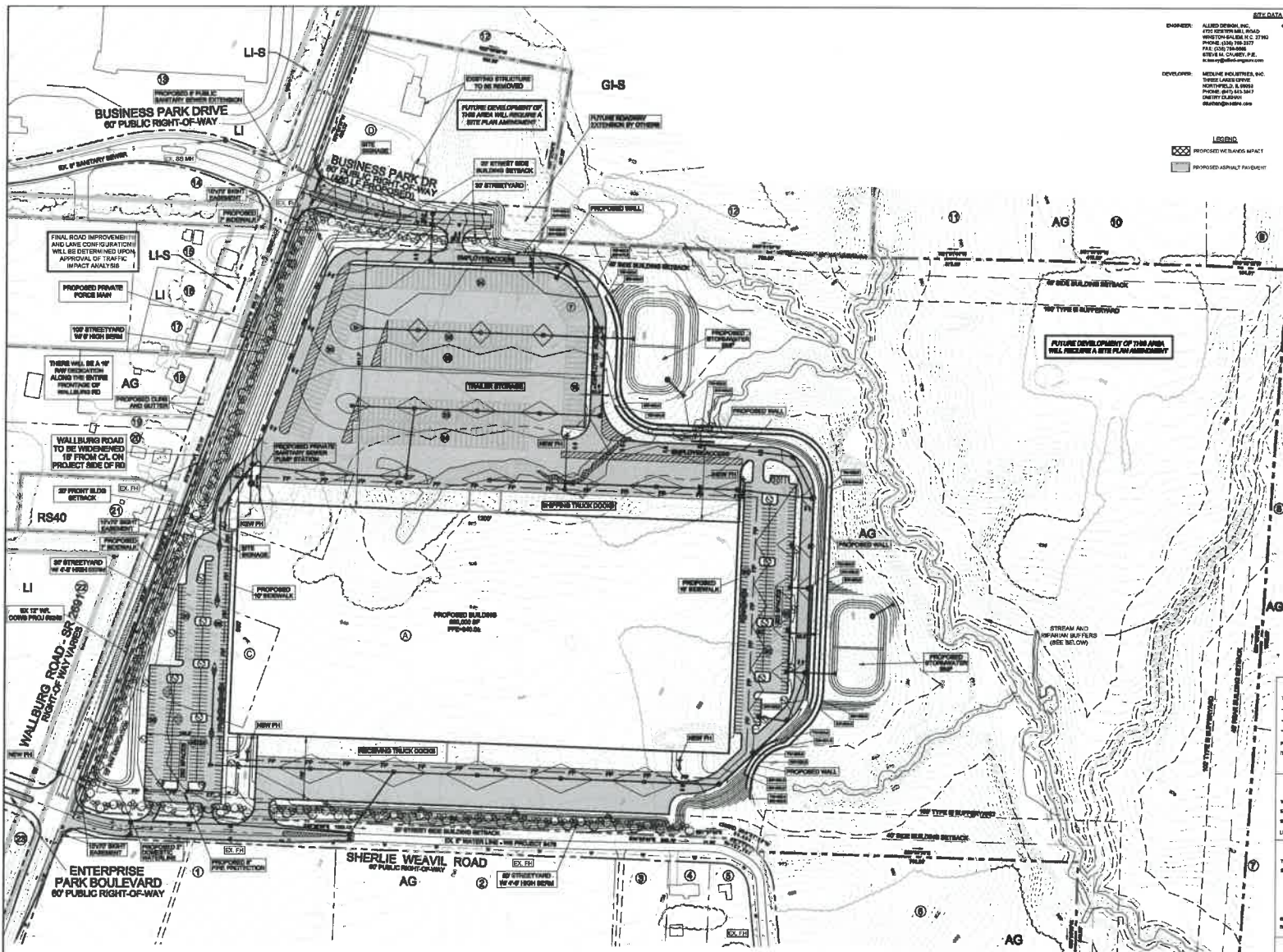
**ACRES:** 93.13

**NEAREST  
BLDG:** 62' west

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







**OWNER:** ALLIED DESIGN, INC.  
1715 DEXTER AVE. ROAD  
WINSTON-SALEM, NC 27154  
PHONE: (336) 798-3377  
FAX: (336) 798-3377  
WWW.ALLEDDSIGN.COM

**DEVELOPER:** MEDLINE INDUSTRIES, INC.  
1700 LAMAR AVENUE  
NORTHFIELD, IL 60063  
PHONE: (815) 426-5500  
FAX: (815) 426-5507  
WWW.MEDLINE.COM

**LEGEND:**  

 PROPOSED BUILDING FOOTPRINT  
 PROPOSED ASPHALT PAVEMENT

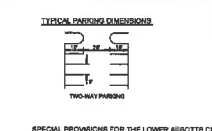
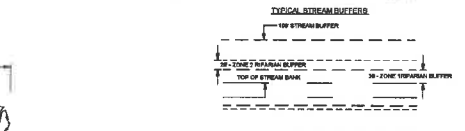
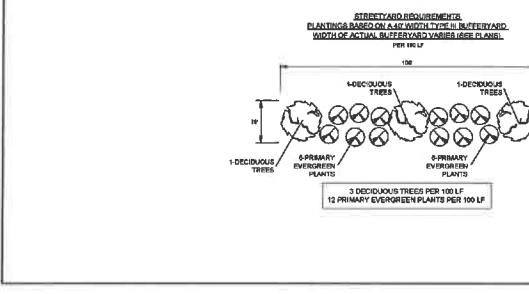
**PROPERTY INFORMATION:**

1	IVIE D. SMITH PARCEL ID: 080-04-0001 DE: 294 PLS: 139 TAX BLOCK 061 LOT 029 ZONED AG	17	WALLBURG PROPERTY GROUP, LLC PARCEL ID: 080-04-0065 DE: 294 PLS: 139 TAX BLOCK 061 LOT 030 ZONED LI-S
2	IVIE D. SMITH PARCEL ID: 080-04-0002 DE: 294 PLS: 139 TAX BLOCK 061 LOT 028 ZONED AG	18	BARRY RAY STONE GROUP, LLC PARCEL ID: 080-04-0066 DE: 294 PLS: 139 TAX BLOCK 061 LOT 031 ZONED LI-S
3	MORNA M. JOHNSON PARCEL ID: 080-04-0003 DE: 294 PLS: 139 TAX BLOCK 061 LOT 027 ZONED AG	19	CHADAY T. STONE TRACY M. STONE PARCEL ID: 080-04-0067 DE: 294 PLS: 139 TAX BLOCK 061 LOT 032 ZONED AG
4	JENNIFER M. MERRILL PARCEL ID: 080-04-0004 DE: 294 PLS: 139 TAX BLOCK 061 LOT 026 ZONED AG	20	WANDA STONE KEARNEY WILLIAM KEARNEY PARCEL ID: 080-04-0068 DE: 294 PLS: 139 TAX BLOCK 061 LOT 033 ZONED AG
5	ELIZABETH S. WEAVIL PARCEL ID: 080-04-0005 DE: 294 PLS: 139 TAX BLOCK 061 LOT 025 ZONED AG	21	WILLIAM C. KEARNEY WANDA J. KEARNEY PARCEL ID: 080-04-0069 DE: 294 PLS: 139 TAX BLOCK 061 LOT 034 ZONED LI-S
6	IVIE D. SMITH PARCEL ID: 080-04-0006 DE: 294 PLS: 139 TAX BLOCK 061 LOT 024 ZONED AG	22	ROBERTY COUNTY DEVELOPMENT CORP. PARCEL ID: 080-04-0070 DE: 294 PLS: 139 TAX BLOCK 061 LOT 035 ZONED LI-S
7	WILLIAM W. BOEDENHEIMER NANCY M. BOEDENHEIMER PARCEL ID: 080-04-0007 DE: 294 PLS: 139 TAX BLOCK 061 LOT 023 ZONED AG	23	SILVER OAK PROPERTIES, LLC PARCEL ID: 080-04-0071 DE: 294 PLS: 139 TAX BLOCK 061 LOT 036 ZONED LI-S
8	ZANE DALE SELLS PARCEL ID: 080-04-0008 DE: 294 PLS: 139 TAX BLOCK 061 LOT 022 ZONED AG	24	JIMMY W. HOODGES ANTOINETTE L. HOODGES PARCEL ID: 080-04-0072 DE: 294 PLS: 139 TAX BLOCK 061 LOT 037 ZONED LI-S

**Ally Design, Inc.**  
CIVIL ENGINEERING AND SURVEYING  
1715 DEXTER AVE. ROAD  
WINSTON-SALEM, NORTH CAROLINA 27154  
PHONE: (336) 798-3377  
FAX: (336) 798-3377  
WWW.ALLEDDSIGN.COM

**PROFESSIONAL SEAL**

**FOR PLANNING BOARD REVIEW ONLY**



**SPECIAL PROVISIONS FOR THE LOWER AIRGOTT CREEK WATERSHED:**

(A) LOWER AIRGOTT CREEK IS DESIGNATED AS A LOWER AIRGOTT CREEK WATERSHED. ANY DEVELOPMENT IN THIS WATERSHED SHALL BE SUBJECT TO THE LOWER AIRGOTT CREEK WATERSHED MANAGEMENT PLAN AND SHALL BE REVIEWED BY THE CITY OF WINSTON-SALEM AND THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES.

(B) ANY DEVELOPMENT IN THIS WATERSHED SHALL BE SUBJECT TO THE LOWER AIRGOTT CREEK WATERSHED MANAGEMENT PLAN AND SHALL BE REVIEWED BY THE CITY OF WINSTON-SALEM AND THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES.

(C) ANY DEVELOPMENT IN THIS WATERSHED SHALL BE SUBJECT TO THE LOWER AIRGOTT CREEK WATERSHED MANAGEMENT PLAN AND SHALL BE REVIEWED BY THE CITY OF WINSTON-SALEM AND THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES.

**REVIEW INFORMATION**

TYPE OF REVIEW: PRELIMINARY REVIEW

JURISDICTION: FORSYTH COUNTY

PURPOSE: THE PURPOSE OF THIS PROJECT IS TO DEVELOP A 100,000 SQ. FT. INDUSTRIAL/WAREHOUSE FACILITY WITH 100,000 SQ. FT. OF OFFICE SPACE AND 100,000 SQ. FT. OF PARKING.

**INFRASTRUCTURE**

WATER: PUBLIC  
SEWER: PUBLIC  
STREET: PUBLIC

**SITE SIZE AND COVERAGES**

TOTAL AREA: 100,000 SQ. FT.  
SITE COVERAGE: 10.00%  
PAVEMENT TO LAND: 10.00%  
OPEN SPACE: 90.00%

**ZONING**

EXISTING ZONING: AG  
PROPOSED ZONING: AG

**BUILDING SETBACKS**

FRONT: 10 FT.  
REAR: 10 FT.  
SIDE: 10 FT.  
CORNER: 10 FT.

**PROPERTY INFORMATION**

PARCEL ID: 080-04-0001  
DE: 294 PLS: 139  
TAX BLOCK 061 LOT 029  
ZONED AG

**OFF-STREET PARKING**

PROPOSED SPACES: 100  
REQUIRED SPACES: 100

**OFF-STREET LOADING**

LOADING DOCKS: 0  
DOCK DOORS: 0

**UTILITIES**

WATER MAIN: 12" DIAMETER  
SEWER MAIN: 12" DIAMETER  
STREET LIGHTS: 10' SPACING

**WATERSHED CALCULATIONS**

PER THE CALCULATION FOR PROJECTS LOCATED IN THE LOWER AIRGOTT CREEK WATERSHED, THE DEVELOPER SHALL PROVIDE 100% OF THE REQUIRED BUFFER AND BUFFER PLANTING.

**FOR PLANNING BOARD REVIEW ONLY**

**REZONING AND PRELIMINARY SITE PLAN**

**MEDLINE INDUSTRIES CENTER**  
4075 WALLBURG ROAD  
WINSTON-SALEM, NC

**PROJECT NO.:** 15-049  
**DATE:** 04/27/18

**DESIGNER:** ALLIED DESIGN, INC.  
**CHECKED BY:** [Signature]  
**DATE:** 04/27/18

**REZONING AND PRELIMINARY SITE PLAN**

**SHEET**

**C1**







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](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

**CityLink311**

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

**City Council:** Mayor Allen Joiner; 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			
<b>Docket #</b>	F-1586		
<b>Staff</b>	Gary Roberts, Jr. AICP		
<b>Petitioner(s)</b>	Raeford Kirkman, Lynn Hayes, and Inez Motsinger		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PINs 6863-44-1717, 6863-45-2154, 6863-45-6988, and 6863-55-7021		
<b>Address</b>	4035, 4075, and 4089 Wallburg Road		
<b>Type of Request</b>	Site Plan Amendment for LI-S zoned property (F-1583)		
<b>Proposal</b>	<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"> <li>• 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</li> </ul>		
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner's neighborhood outreach is attached.		
GENERAL SITE INFORMATION			
<b>Location</b>	Northeast corner of Wallburg Road and Sherlie Weavil Road		
<b>Jurisdiction</b>	Forsyth County		
<b>Site Acreage</b>	± 93.13 acres		
<b>Current Land Use</b>	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.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	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
<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>		
	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.		

<b>Physical Characteristics</b>	<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>
<b>Proximity to Water and Sewer</b>	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.
<b>Stormwater/ Drainage</b>	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.
<b>Watershed and Overlay Districts</b>	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.
<b>Analysis of General Site Information</b>	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		
<b>Proposed Access Point(s)</b>	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.					
<b>Planned Road Improvements</b>	The <i>Comprehensive Transportation Plan</i> recommends a three-lane cross section with wide outside lanes, curb and gutter, and sidewalks for Wallburg Road.					
<b>Trip Generation - Existing/Proposed</b>	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.					
<b>Sidewalks</b>	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.					
<b>Transit</b>	Transit is not available in the vicinity of the subject property.					
<b>Connectivity</b>	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.					
<b>Transportation Impact Analysis (TIA)</b>	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.					
<b>Analysis of Site Access and Transportation Information</b>	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

	<p>lengths;</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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;</li> <li>• 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</li> <li>• 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.</li> </ul> <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>	
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>		
<b>Building Square Footage</b>	<b>Square Footage</b>	<b>Placement on Site</b>
	658,300	Western portion of the site
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>
	300 spaces, plus 12 loading spaces	315 spaces, plus 217 loading spaces
<b>Building Height</b>	<b>Maximum</b>	<b>Proposed</b>
	70 feet	70 feet
<b>Impervious Coverage</b>	<b>Maximum</b>	<b>Proposed</b>
	70 percent with SIDA	30.98 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> <li>• Chapter B, Article II, Section 2-5.49.1 Manufacturing B Use Conditions</li> <li>• Chapter C, Article IV, Watershed Protection</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>	See Watershed Protection comments below.
	<b>(C) Subdivision Regulations</b>	N/A

<b>Analysis of Site Plan Compliance with UDO Requirements</b>	<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>
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 4 – Future Growth Area
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>• Protect planned industrial areas by following the recommendations of the Planning Department’s industrial sites study.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>Southeast Forsyth County Area Plan Update (2014)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• 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.</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>	Addresses will be assigned at the time of permitting.
<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>
	No
	<b>(R)(4) - Is the requested action in conformance with Legacy 2030?</b>
	Yes



<b>Analysis of Conformity to Plans and Planning Issues</b>	<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>
--	--

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
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.

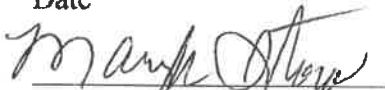
We are writing this letter in support of the revised Site Plan, including the third access point proposed onto Wallburg Road.

Kindly,

Barry R. and Mary N. Stone  
4068 Wallburg Road


  
Barry R. Stone

7/5/2019  
Date

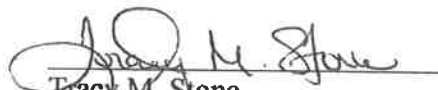
  
Mary N. Stone

7-5-2019  
Date

Grady V. and Tracy M. Stone  
4070 Wallburg Road

  
Grady V. Stone

7-5-2019  
Date

  
Tracy M. Stone

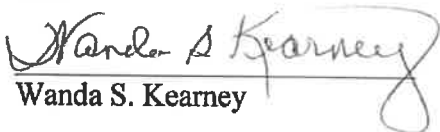
7-5-2019  
Date

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](mailto: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**

**26. Wallburg Rd Comments**

City of Winston-Salem  
Jeffrey Fansler  
336-727-8000  
[jeffreygf@cityofws.org](mailto: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](mailto: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](mailto: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](mailto: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

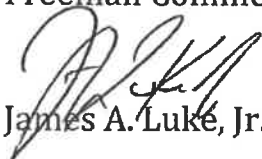
Dear Neighbor:

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 GREENE a JANE	4226 Sherlie Weavil Rd	336-817-7857	bgreenes@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

4152 SHERLIE WEAVIL RD  
WINSTON SALEM NC 27107

F1586 (N)  
SMITH EARL RICHARD  
GOIN CAROLYN ANN SMITH  
2961 OLD THOMASVILLE RD  
WINSTON SALEM NC 27107

F1586 (N)  
SQUIER PROPERTIES LLC

121 SHIELDS PARK DR, STE 1  
KERNERSVILLE NC 27284

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