

Motion and
Statement of Consistency with Comprehensive Plan
F-1579

I move that the following statement be adopted in support of a *Motion to Approve* the Site Plan Amendment and Issuance of Special Use District Permit, Docket F-1579:

The proposed site plan amendment, as petitioned by Keen Transport, Inc., for a 13.65 acre piece of property zoned GI-S (General 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 6,500 square foot building with a 111,280 square foot building which would allow increased industrial activity and is compatible with the zoning of the site and the recommendations of Legacy 2030 and the Southeast Forsyth Area Plan Update; and
2. The site is located along a minor thoroughfare with ample capacity for traffic resulting from the proposed use of the site;
3. The proposed site plan would not add any new uses.

Based on the foregoing Statement, I move adoption of F-1579.

Second:

Vote:

Motion and
Statement of Consistency with Comprehensive Plan
F-1579

I move that the following statement be adopted in support of a *Motion to Deny* Site Plan Amendment and Issuance of Special Use District Permit, Docket F-1579:

The proposed site plan amendment, as petitioned by Keen Transport, Inc., for a 13.65 acre piece of property zoned GI-S (General Industrial-Special Use) is neither consistent with the recommendations of the Legacy Comprehensive Plan, nor reasonable and in the public interest because:

1. The proposed site plan increases the building size from 2 buildings totaling 32,150 square feet in the approved site plan to a 111,280 square foot building; and
2. Such increase in building size would generate more traffic and is not reasonable or consistent with nearby residential properties.

Based on the foregoing Statement, I move denial of F-1579.

Second:

Vote:

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: August 16, 2018 **AGENDA ITEM NUMBER:** 4 A-D

SUBJECT:-

- A. Public Hearing on Site Plan Amendment of Piedmont Hoist and Crane for Property Owned by Keen Transport, Inc. for a Manufacturing B Use in a GI-S Zoning District: Property is Located on the West Side of Temple School Road, North of High Point Road (Zoning Docket F-1579)
- B. Ordinance Amending the Forsyth County Zoning Ordinance and Official Zoning Map of the County of Forsyth, North Carolina
- C. Approval of Special Use District Permit
- D. Approval of Site Plan

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

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

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____
County Manager

COUNTY ORDINANCE - SPECIAL USE

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

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

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

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

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

BEGINNING at an existing iron pipe in the western right-of-way line of Temple School Road, said point being the northeast corner of PIN: 6864-50-7997.00 and having NC Grid coordinates of North: 841871.1012', East: 1666385.2798'; thence from said POINT OF BEGINNING and along the western right-of-way of Temple School Road the following calls: a curve with a length of 144.57', a radius of 907.33', having a chord with a bearing of S45° 09' 00.94"W and a length of 144.42' to a point; thence S39° 07' 24.54"W, 39.34' to a point; thence S36° 02' 38.13"W, 57.12' to a point; thence S33° 28' 21.78"W, 55.14' to a point; thence S30° 8' 57.12"W, 58.24' to a point; thence S27° 16' 51.48"W, 64.28' to a point; thence S24° 35' 16.74"W, 42.35' to a point; thence S22° 41' 21.51"W, 53.95' to a point; thence S21° 15' 42.65"W, 48.88' to a point; thence S20° 08' 10.78"W, 56.35' to a point; thence S19° 04' 36.17"W, 53.57' to a point; thence S18° 17' 13.78"W, 52.08' to a point; thence S17° 44' 38.28"W, 48.13' to a point; thence S17° 08' 10.75"W, 49.24' to a point; thence S16° 51' 43.97"W, 47.89' to a point; thence S16° 40' 44.70"W, 54.41' to a point; thence S16° 26' 14.39"W, 54.41' to a point; thence S16° 16' 25.13"W, 68.27' to a point; thence S16° 10' 59.78"W, 73.06' to a

point; thence S16° 03' 15.39"W, 71.25' to a point; thence S16° 05' 54.51"W, 70.19' to a point; thence S16° 12' 57.30"W, 76.93' to a point; thence S16° 17' 50.89"W, 57.13' to a point; thence S16° 16' 14.93"W, 49.66' to a point; thence S16° 17' 25.60"W, 59.60' to a point; thence S16° 15' 13.55"W, 64.36' to a point; thence S16° 24' 20.84"W, 50.99' to a point; thence S16° 29' 34.65"W, 49.27' to a point; thence S16° 23' 00.85"W, 27.94' to a point (end of Temple School Road calls); thence S89° 25' 47.88"W, 285.81' to a point; thence N12° 36' 37.71,"E, 938.86' to a point; thence N12° 36' 37.71"E, 783.62' to a point; thence S76° 54' 12.56"E, 242.98' to a point; thence S76° 56' 39.05"E, 316.56' to the POINT OF BEGINNING.

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

Section 3. The Board of Commissioners hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Piedmont Hoist and Crane. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

COUNTY, SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County
Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Keen Transport, LLC (Zoning Docket F-1579). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for Site Plan Amendment (Arts and Crafts Studio; Building Materials Supply; Wholesale Trade A; Wholesale Trade B; Banking and Financial Services; Building Contractors, General; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Facility, Public; Child Care, Drop-In; Police or Fire Station; Government Offices, Neighborhood Organization, or Post Office; Postal Processing Facility; School, Vocational or Professional; Manufacturing A; Manufacturing B; Manufacturing C; Storage and Salvage Yard; Park and Shuttle Lot; Parking, Commercial; Terminal, Freight; Transmission Tower; and Utilities), approved by the Forsyth County Board of Commissioners the ____ day of _____, 20 ____" and signed, provided the property is developed in accordance with requirements of the GI-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances* of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from NCDOT. Improvements shall include:
 - Dedication of right-of-way along Temple School Road fifty-five (55) feet from centerline.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles along the Temple School Road frontage.
 - b. All utilities on the site shall be underground.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Lighting shall be installed per approved lighting plan and certified by an engineer.
 - b. Developer shall complete all requirements of the driveway permit.
 - c. Freestanding signage along Temple School Road shall be limited to one (1) monument sign with a maximum height of twelve (12) feet and a maximum copy area of sixty (60) square feet.
 - d. Any chain link fencing shall be black vinyl coated.
 - e. Developer shall install additional primary evergreen plantings on the existing berm along Temple School Road as shown on site plan.



July 25, 2018

Piedmont Hoist and Crane
8511 Norcross Road
Colfax, NC 27235

Re: Zoning Petition F-1579

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

Dear Petitioner:

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

Sincerely,

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

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



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

City Council: Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, 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. Whisenbunt; Everette Witherspoon; County Manager: Dudley Watts, Jr.

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

**NOTICE OF PUBLIC HEARING BEFORE THE
CITY-COUNTY PLANNING BOARD OF FORSYTH COUNTY
AND WINSTON-SALEM, NORTH CAROLINA ON
REZONING REQUESTS AND RELATED MATTERS**

Notice is hereby given in accordance with the requirement of applicable law that the City-County Planning Board will hold a public hearing in the Public Meeting Room on the fifth floor of the Bryce Stuart Municipal Building, 100 East First Street, Winston-Salem, North Carolina, at 4:30 P.M. on July 12, 2018 on the following rezoning and related matters:

1. Site Plan Amendment of Piedmont Hoist and Crane for property owned by Keen Transport, Inc. for property zoned GI-S (Arts and Crafts Studio; Building Materials Supply; Wholesale Trade A; Wholesale Trade B; Banking and Financial Services; Building Contractors, General; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Facility, Public; Child Care, Drop-In; Police or Fire Station; Government Offices, Neighborhood Organization, or Post Office; Postal Processing Facility; School, Vocational or Professional; Manufacturing A; Manufacturing B; Manufacturing C; Storage and Salvage Yard; Park and Shuttle Lot; Parking, Commercial; Terminal, Freight; Transmission Tower; and Utilities): property is located on the west side of Temple School Road, north of High Point Road; property consists of ±13.65 acres and is a portion of PIN# 6864-50-7997 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board (Zoning Docket F-1579).
2. An ordinance amendment proposed by Planning and Development Services staff revising Chapters A and B of the *Unified Development Ordinances* that revises the standards for outdoor lighting (UDO-286).
3. An ordinance amendment proposed by Triangle Residential Options for Substance Abusers, Inc. (TROSAs) revising Chapters A and B of the *Unified Development Ordinances* to add a new use titled "Group Care Facility C (Therapeutic Community). (UDO-287).

NOTE: TIME LIMIT FOR SPEAKERS: Speakers in favor and speakers in opposition of rezoning requests or related public hearing matters shall be limited to twelve (12) minutes total speaking time for each side. All speakers should register prior to the meeting. Registration will begin at 4:00 P.M. inside the Public Meeting Room.

The City of Winston-Salem does not discriminate on the basis of race, sex, color, age, national origin, religion or disability in its employment opportunities, programs, services or activities.

All requests for appropriate and necessary auxiliary aids and services must be made within a reasonable time prior to the hearing to the Director of Planning and Development Services at (336) 747-7061.

BY DIRECTION OF THE CITY-COUNTY PLANNING BOARD

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

Please publish once in the JOURNAL on **Thursday**, June 28, 2018.

BOLD HEADING- Single Column

Please submit one (1) copy of the affidavit of publication and your charges to the City-County Planning Board.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	F-1579		
Staff	Gary Roberts, Jr. AICP		
Petitioner(s)	Keen Transport, Inc.		
Owner(s)	Same		
Subject Property	Portion of PIN# 6864-50-7997		
Address	3350 Temple School Road		
Type of Request	Site plan amendment for a Manufacturing B use in a GI-S zoning district.		
Proposal	<p>The approved uses from the previously approved zoning case (F-1526) for this site are:</p> <p>Arts and Crafts Studio; Building Materials Supply; Wholesale Trade A; Wholesale Trade B; Banking and Financial Services; Building Contractors, General; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Facility, Public; Child Care, Drop-In; Police or Fire Station; Government Offices, Neighborhood Organization, or Post Office; Postal Processing Facility; School, Vocational or Professional; Manufacturing A; Manufacturing B; Manufacturing C; Storage and Salvage Yard; Park and Shuttle Lot; Parking, Commercial; Terminal, Freight; Transmission Tower; and Utilities</p>		
Neighborhood Contact/Meeting	See Attachment A for a summary of the petitioner's neighborhood outreach.		
GENERAL SITE INFORMATION			
Location	West side of Temple School Road, north of High Point Road		
Jurisdiction	Forsyth County		
Site Acreage	± 13.65 acres		
Current Land Use	The site is currently unoccupied. It was last used by Keen Transport for the storage of axles.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	LI-S	Manufacturing/warehousing under construction
	East	AG	Farmland
	South	AG	South Fork Muddy Creek and associated floodplain
	West	GI-S	Undeveloped property
Physical Characteristics	The developed site has a gentle to moderate slope downward toward the south.		
Proximity to Water and Sewer	Public water and sewer are available to the site.		
Stormwater/ Drainage	A stormwater management facility is currently located at the southern end of the site. A stormwater study will be required.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		

Analysis of General Site Information		The site was rezoned to from AG to GI-S in 2011. It was subsequently developed in order to accommodate Keen Transport. The site appears to have no development constraints.				
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3345	LI-S to GI-S	Approved 10-16-2017	Directly west	5.21	Denial	Approval
F-1569	GI-S Site Plan Amendment	Approved 11-9-2017	Current site	13.65	Approval	Approval
F-1526	AG to GI-S	Approved 8-29-2011	Current site	13.65	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Temple School Road	Minor Thoroughfare	1,872'	3,700	15,800		
Proposed Access Point(s)	The site will continue to use its existing access onto Temple School Road. This site will also provide access to the adjacent GI-S zoned parcel to the west as shown on the previously approved site plans (F-1569 and W-3345).					
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: GI-S</u> 32,150sf / 1,000 x 1.5 (General Heavy Industrial Trip Rate) = 48 Trips per Day</p> <p><u>Proposed Trip Generation:</u> 111,280sf / 1,000 x 1.5 (General Heavy Industrial Trip Rate) = 167 Trips per Day</p>					
Sidewalks	There are no sidewalks located in the general area.					
Connectivity	The site plan shows an internal connection to the adjacent site to the west.					
Analysis of Site Access and Transportation Information	The site will continue to use its existing access onto Temple School Road which is a minor thoroughfare with ample capacity. The proposed site plan (as with the approved plan) shows a connection to the GI-S zoned site located directly the west. While that site is not part of the current request, staff does note that when said adjacent site was rezoned in 2017 by the Winston-Salem City Council, it was approved with the condition that there would be no access onto Graytuck Drive which is a residential street. Because the current request does not involve that site, said condition would remain in place and that site would continue to have its access internally through the subject property.					

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS		
Building Square Footage	Square Footage	111,280
	Placement on Site	Northwestern portion of the site
Parking	Required	44 spaces
	Proposed	53 spaces
Building Height	Maximum	70'
	Proposed	One story
Impervious Coverage	Maximum	NA
	Proposed	52.89%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.4 (C) General Industrial District 	
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy 2030 policies:	Yes
	(B) Environmental Ord.	NA
	(C) Subdivision Regulations	NA
Analysis of Site Plan Compliance with UDO Requirements	<p>The proposed site plan consists of replacing the existing 6,500 square foot building with an 111,280 square foot building along with its associated asphalt and gravel parking and storage area. The approved site plan (F-1569) illustrates two smaller buildings totaling 32,150 square feet with essentially the same extent of gravel parking area. The existing stormwater management facility would remain at the southern end of the site.</p>	
CONFORMITY TO PLANS AND PLANNING ISSUES		
Legacy 2030 Growth Management Area	Growth Management Area 3 - Suburban Neighborhoods	
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> Encourage redevelopment and reuse of existing sites and buildings that are compatible and complementary with the surrounding area. Encourage reuse of vacant and underutilized commercial and industrial sites. 	
Relevant Area Plan(s)	<i>Southeast Forsyth Area Plan Update (2013)</i>	
Area Plan Recommendations	<ul style="list-style-type: none"> The Proposed Land Use Map shows the subject property for industrial land use. The plan recommends the consolidation of industrial uses at existing locations as well as the development of possible new industrial sites. A large 640-acre industrial area is designated along Temple School Road. 	
Site Located Along Growth Corridor?	The site is not located along a growth corridor.	
Site Located within Activity Center?	The site is not located within an activity center.	
Applicable	(R)(3) - Have changing conditions substantially affected the area in	

Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	the petition?
	The former occupant of the subject property (Keen Transport) has discontinued the use of the site.
	(R)(4) - Is the requested action in conformance with Legacy 2030?
	Yes
Analysis of Conformity to Plans and Planning Issues	The proposed site plan amendment would allow for the construction of a new industrial building on the site which has been zoned GI-S since 2011. The plan includes a substantially larger building that what was approved in 2017. Staff welcomes this increased industrial activity on a property which has been underused for many years. Staff again notes that this request <u>does not</u> include the adjacent, undeveloped 5.21 acre property located along Graytuck Drive which was rezoned to GI-S in 2017. Planning staff recommends approval.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
Request is consistent with the recommendations of <i>Legacy 2030</i> and the <i>Southeast Forsyth Area Plan Update</i> .	The request would generate more traffic than the approved plan.
Request would allow for increased industrial activity.	
The site is located along a minor thoroughfare with ample capacity.	
The request is not a high traffic generating use and no new uses are proposed.	
The request does not include or therefore make any changes to the approved plan for the site located directly to the west which fronts along Graytuck Drive (W-3345).	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.	
<ul style="list-style-type: none"> • <u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u> <ul style="list-style-type: none"> a. Developer shall obtain a driveway permit from NCDOT. Improvements shall include: <ul style="list-style-type: none"> • Dedication of right-of-way along Temple School Road fifty-five (55) feet from centerline. • <u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u> <ul style="list-style-type: none"> a. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles along the Temple School Road frontage. b. All utilities on the site shall be underground. • <u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u> <ul style="list-style-type: none"> a. Lighting shall be installed per approved lighting plan and certified by an engineer. b. Developer shall complete all requirements of the driveway permit. 	

- c. Freestanding signage along Temple School Road shall be limited to one (1) monument sign with a maximum height of twelve (12) feet and a maximum copy area of sixty (60) square feet.
- d. Any chain link fencing shall be black vinyl coated.
- e. Developer shall install additional primary evergreen plantings on the existing berm along Temple School Road as shown on site plan.

STAFF RECOMMENDATION: Approval

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

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR F-1579
JULY 12, 2018**

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: Jason Grubbs

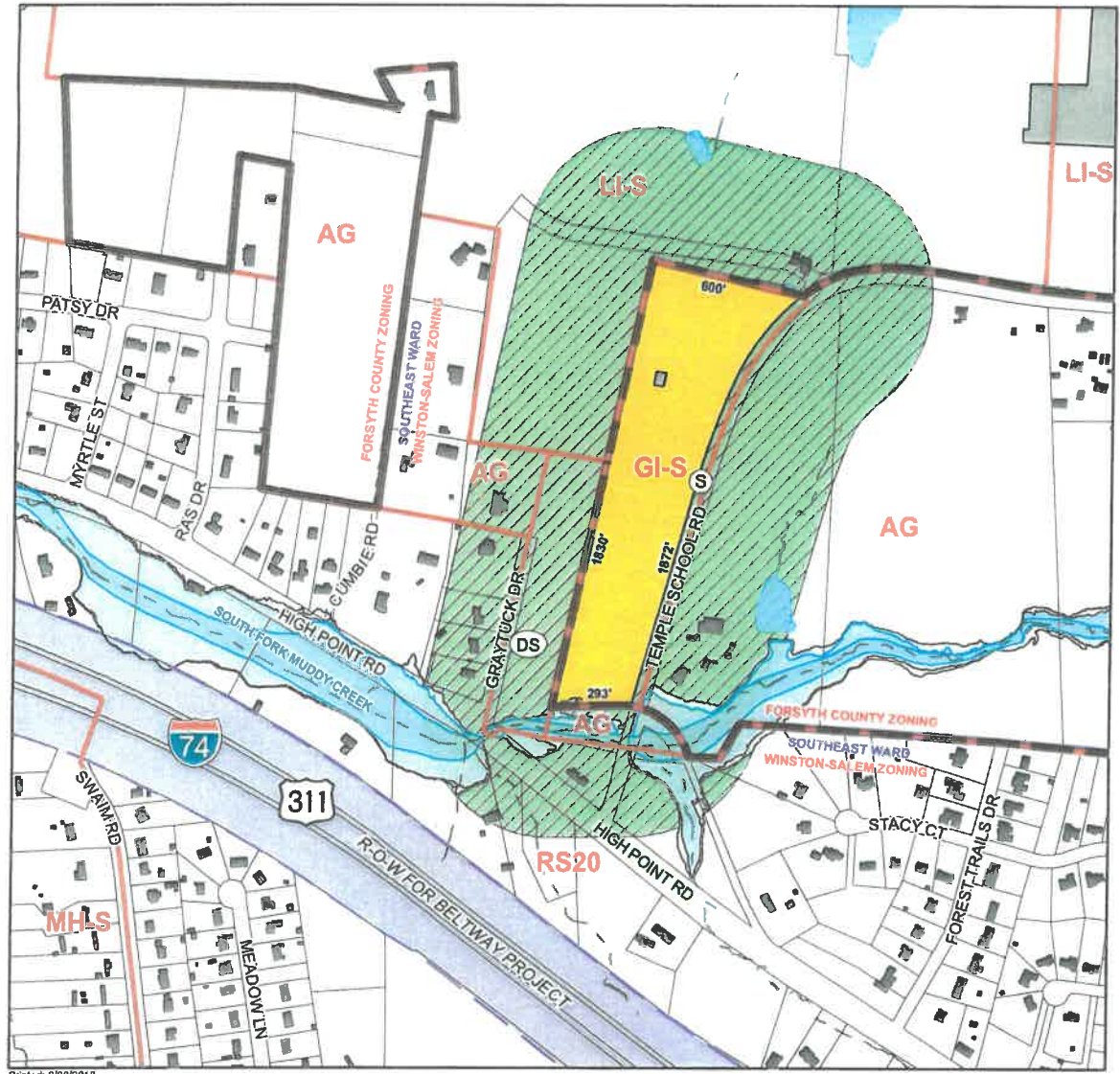
VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak

AGAINST: None

EXCUSED: None

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



Printed: 6/28/2018


DOCKET #: F1579

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
GI-S

PETITIONER:
Keen Transport, Inc.

 Property included in zoning request.

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

SCALE: 1" represents 600'

STAFF: Roberts

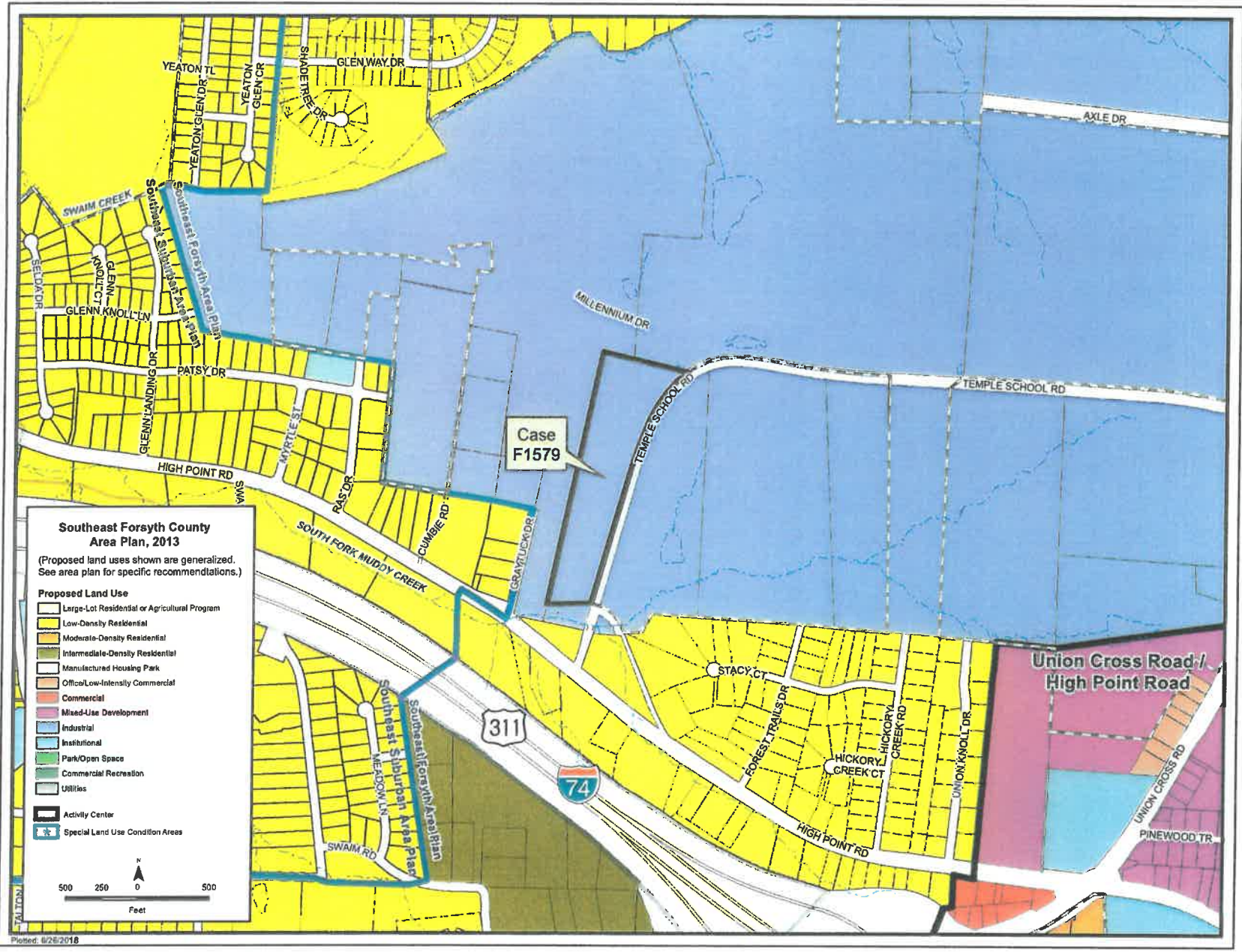
GMA: 3

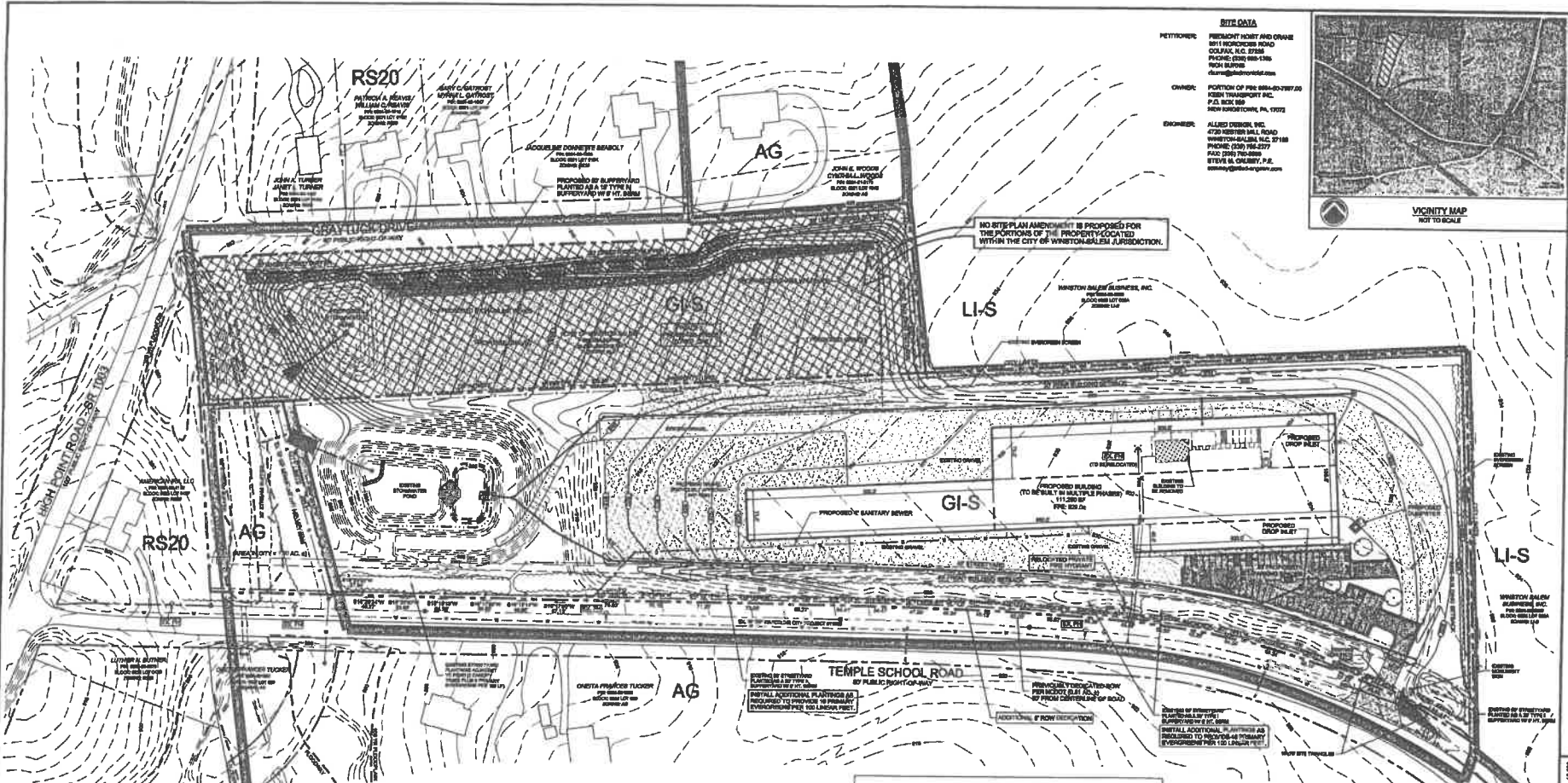
ACRES: 13.65

NEAREST BLDG: 72' north

MAP(S): 6864.04







SITE DATA

PREPARED BY: PIEDMONT HOIST AND CRANE
 801 WOODCHURCH ROAD
 COLLEGE, NC 27258
 PHONE: (336) 886-1316
 FAX: (336) 886-1316
 WWW: phc.com

OWNER: PORTION OF PIR 0864-50-7867-00
 JOHN TRANSPORT, INC.
 1001 HINDSTON, PA 15702

ENGINEER: ALLEN COOPER, INC.
 4720 KESTER HILL ROAD
 WINSTON-SALEM, NC 27188
 PHONE: (336) 764-2277
 FAX: (336) 764-8889
 WWW: acinc.com

Allied Design, Inc.
 ONE COMMERCIAL CLASS BUILDING
 WINSTON-SALEM, NORTH CAROLINA 27109
 PHONE: (336) 733-8888
 WWW: allieddesign.com

PIR LICENSE C-1581

NO SITE PLAN AMENDMENT IS PROPOSED FOR THE PORTIONS OF THE PROPERTY LOCATED WITHIN THE CITY OF WINSTON-SALEM JURISDICTION.



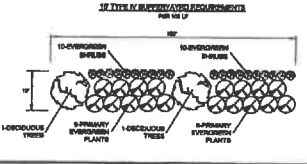
PRELIMINARY PLANS
 NOT RELEASED FOR CONSTRUCTION

PIEDMONT HOIST AND CRANE
 3350 TEMPLE SCHOOL ROAD
 WINSTON-SALEM, NORTH CAROLINA

TRACT 1 - PIR: 0864-50-7867-00
(PORTION IN FERRYBOTH COUNTY, ON 1/1)

REVIEW INFORMATION		ZONING	
TYPE OF REVIEW:	SITE PLAN MESSAGE	EXISTING ZONING:	LI-S
PROPOSED ZONING:	AG	PROPOSED ZONING:	AG
ABSTRACT		PROPOSED LINES AND AREAS	
PURPOSE STATEMENT: THE PURPOSE OF THIS SUBMITTAL IS TO OBTAIN APPROVAL FOR A SITE PLAN.		PROPOSED LINES AND AREAS INCLUDE: PROPOSED BUILDING, PROPOSED SANITARY SEWER, PROPOSED DRAINAGE, PROPOSED PAVEMENT, PROPOSED DRIVEWAY, PROPOSED DRIVE, PROPOSED SIDEWALK, PROPOSED CURB, PROPOSED GROUND COVER, PROPOSED LIGHT FIXTURES, PROPOSED SIGNAGE, PROPOSED FENCE, PROPOSED UTILITY LINES, PROPOSED EROSION CONTROL, PROPOSED LANDSCAPE, PROPOSED TREES, PROPOSED PLANTS, PROPOSED POND, PROPOSED WALKWAY, PROPOSED BIKEWAY, PROPOSED TRAIL, PROPOSED PLAYGROUND, PROPOSED SPORTS FIELD, PROPOSED TENNIS COURT, PROPOSED GOLF COURSE, PROPOSED EQUESTRIAN FACILITY, PROPOSED BOAT RAMP, PROPOSED MARINA, PROPOSED FISHING POND, PROPOSED HUNTING STAND, PROPOSED BARN, PROPOSED STABLE, PROPOSED HORSE PASTURE, PROPOSED CATTLE PASTURE, PROPOSED SWINE PASTURE, PROPOSED PIG FINISHERY, PROPOSED POULTRY HOUSE, PROPOSED GREENHOUSE, PROPOSED HOUSING, PROPOSED GARAGE, PROPOSED CARPORT, PROPOSED PORCH, PROPOSED DECK, PROPOSED PATIO, PROPOSED TERRACE, PROPOSED BALCONY, PROPOSED PORCH, PROPOSED DECK, PROPOSED PATIO, PROPOSED TERRACE, PROPOSED BALCONY.	
INFRASTRUCTURE		BUILDING SETBACK	
WATER:	PUBLIC	FRONT:	30'
SEWER:	SEWER	REAR:	5'
STREET:	STREET	SIDE:	5'
SETBACK AND COVERAGES		OFF-STREET PARKING	
TOTAL COVERAGES:	30%	PROVIDED:	10
BUILDING TO LAND:	30%	REQUIRED:	10
PAVEMENT TO LAND:	30%	PROVIDED:	10
TOTAL IMPERVIOUS:	30%	REQUIRED:	10
OPEN SPACE:	30%	PROVIDED:	10
TOTAL:	30%	REQUIRED:	10
BUILDING SETBACK FOOTAGE:	111.80'	OFF-STREET LOADS	
PAVEMENT SETBACK FOOTAGE:	111.80'	LOADING DOCKS:	1
PROPERTY INFORMATION		LOADING DOCKS SPACES:	1
PIR NO:	0864-50-7867-00	LOADING DOCKS SPACES:	1
REFERENCE		LOADING DOCKS SPACES:	1
ADJOINING ZONING:	AG	LOADING DOCKS SPACES:	1
TYPE BOUNDARY:	AG	LOADING DOCKS SPACES:	1
WATER BOUNDARY:	AG	LOADING DOCKS SPACES:	1

- GENERAL NOTES**
1. OWNER SHALL OBTAIN NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES.
 2. ALL DEVELOPMENT SHALL COMPLY WITH THE PROPERTY ZONING VARIATION DEVELOPMENT ORDINANCE.
 3. ALL CHANGINGS ARE TO BE MADE PRIOR TO THE START OF CONSTRUCTION.
 4. ALL UTILITIES AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WINSTON-SALEM UTILITIES CODE.
 5. ALL UTILITIES AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WINSTON-SALEM UTILITIES CODE.



DATE:	DATE:	DATE:	DATE:
PROJECT NO.:	PROJECT NO.:	PROJECT NO.:	PROJECT NO.:
DESIGNED BY:	DESIGNED BY:	DESIGNED BY:	DESIGNED BY:
CHECKED BY:	CHECKED BY:	CHECKED BY:	CHECKED BY:
DATE:	DATE:	DATE:	DATE:

PRELIMINARY SITE PLAN

PIR: 0864-50-7867-00

C1

F1579 Revised Site Copy

INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: F1579

PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests, Subdivisions, and Planning Board Review items; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

PROJECT CASE NUMBER: F-1579 **PROJECT TITLE:** Piedmont Hoist and Crane **DATE:** June 27, 2018

PROJECT DESCRIPTION: West side of Temple School Road, north of High Point Road

NCDOT (Wright Archer)- Phone # - 336.747.7900 Email: warcher@ncdot.gov

NCDOT DRIVEWAY PERMIT REQUIRED. ENCROACHMENT AGREEMENT NEEDED FOR ANY WORK WITHIN NCDOT RIGHT-OF-WAY.

WSDOT (Jeff Fansler) - Phone # - 336.747.6883 Email: jeffreygf@cityofws.org

Ensure parking drive is 26' for head-in parking. Dedicate R/W 55' from center.

Engineering (Al Gaskill) - Phone # - 336.747.6846 Email: albertcg@cityofws.org

No comments

Inspections - Phone # - Aaron King - 336.747.7068 Email: aaronk@cityofws.org

Erosion Control (Matt Osborne)- Phone # - 336.747.7453 Email: matthewo@cityofws.org

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/>

Stormwater Division (Joe Fogarty)- Phone # - 336.747.6961 Email: josephf@cityofws.org

INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: F1579

County Fire- (Tony Stewart)- Phone # - 336.703.2562 Email: stewarai@forsyth.cc

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

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

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

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

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

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

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

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

Existing conditions will be carried forward.

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

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

Address is 3350 Temple School Rd.

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

Vegetation Management -336.748.3020 Email: keithf@cityofws.org

**SUMMARY OF NEIGHBORHOOD MEETING
PIEDMONT HOIST AND CRANE
3350 TEMPLE SCHOOL ROAD
ZONING DOCKET F- 1579
Monday 6:30 p.m., June 25, 2018**

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

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

The following is a general summary of the discussions:

1. The request into the Planning Board is for approval of a Site Plan Amendment for the portion of property in the County only. No changes are proposed for the portion of the project that is located within the City. The Site Plan Amendment will require approval through the County Commissioners.
2. The proposed request will be heard at the City/County Planning Board Public Hearing on July 12, at 4:30 p.m.
3. Piedmont Hoist and Crane is proposing an approximate 111,000 square foot building and associated parking. The existing building will be removed. The site will be re-graded resulting in a change of the existing grade. The proposed building grade will be lower on the northern end of the property. Fill will be placed on the lower end. Piedmont Hoist's normal hours of operation are Monday through Friday from 6 am to 4 pm. Occasional overtime and extra hours are not unlikely.
4. Piedmont Hoist and Crane manufactures overhead cranes used inside of buildings in the naval and aviation manufacturing industries. Several tractor and trailer deliveries usually occur early each morning. Several smaller delivery trucks arrive throughout the day. Very large cranes are shipped out every few months. Smaller cranes ship out more routinely. The proposed project will be built in several phases with the main manufacturing facility occurring first.

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

Question: Will Piedmont Hoist and Crane move their existing location(s)?

Answer: Some of the operations will be moved here but some will remain at the Colfax facility.

Question: How many employees will be at this facility?

Answer: Approximately 40 to 50.

F1579 Attachment A

1 of 8

Question: Does the petitioner have to buy and develop the City portion?

Answer: It makes sense to purchase the property as it was part of the original rezoning and site plan approval. There are no immediate plans for that area.

Question: Will trucks and traffic leaving the site go right (south) on Temple School Road.

Answer: That would not be the preferred route and the petitioner would encourage traffic to exit north onto

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

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

The meeting was concluded around 7:15 p.m.

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SIGN-IN SHEET

NEIGHBORHOOD MEETING
PIEDMONT HOIST AND CRANE
Monday, June 25, 2018, 6:30 pm

NAME ADDRESS PHONE EMAIL

Ina Jean Stephens 1183 Union Cross Rd 336-969-2593

Onnes Tucker 3255 Terrell Rd R 9 306-769-2217

Heather Tucker 3301 Stacy Court 336-745-1854 justucker@gmail.com

CINDY WOODS 447 GRAYTUCK DR 336-784-1688

JOHN WOODS CINDY WOODS 357@gmail.com

Jackie Sedolt 4153 Graytuck Dr. gretthol@bellsouth.net.com

Chris Murray 3312 Stacy Ct 336-409-0658 unioncras2013@gmail.com

Ganga Myra Satul 4161 Graytuck Dr. WS 27107 336-462-6486
gatrostm@bellsouth.net



8511-A Norcross Road
Coffax, NC 27235
Phone (336) 992-1355
Toll Free (888) 845-5846
Fax (336) 992-2204
<http://www.piedmonthoist.com>

June 15, 2018

Dear Sir or Madam:

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

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

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

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

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

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

Sincerely,

W. Richard Burns

W. Richard Burns
Chief Executive Officer



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City Of Winston Salem
PO BOX 2511
Winston Salem NC 27102

American IRA LLC
106 Hedrick DR
Kernersville NC 27284

Thomas A & Joan H Klein
3075 Cumbie Rd
Winston Salem NC 27107

Robert W & Kim G Hoover
3321 Stacy Ct
Winston Salem NC 27107

Chrystal C & Thomas L Bragg
4150 High Point Rd
Winston Salem NC 27107

Terry N & Dorothy J Tucker
4157 High Point Rd
Winston Salem NC 27107

Gary C & Myrna L Gatrost
4161 Graytuck Dr
Winston Salem NC 27107

Jacqueline Dornette Seabolt
4159 Graytuck Dr
Winston Salem NC 27107

John E & Cynthia L Woods
4147 Graytuck Dr
Winston Salem NC 27107

Winston Salem Business Inc
1080 W 4th ST
Winston-Salem NC 27101

Oneita Frances Tucker
3265 Temple School Rd
Winston Salem NC 27107

C E& Janet T Lawrence
7980 Abella WAY
Clemmons NC 27012

Karrie G & David P Sheehan
135 Eagle Brook Ln
Buda TX 78610

William E & Carolyn Watson
4145 High Point Rd
Winston Salem NC 27107

Betty Blansett
4149 High Point Rd
Winston Salem NC 27107

Patricia A & William C Reavis
4163 Graytuck Dr
Winston Salem NC 27107

Keith W & Tamara H Mahaffey
3320 Stacy Ct
Winston Salem NC 27107

Karrie G & David P Sheehan
2914 AFTONSHIRE WAY APT 16301
AUSTIN TX 78748

Luther N Butner
185 Homestead Hills Cir
Winston Salem NC 27103

David Lee Bowman
197 Dixie TRL
Siloam NC 27047

John A & Janet L Turner
4165 High Point Rd
Winston Salem NC 27107

Patricia A & William C Reavis
4163 Graytuck Dr
Winston Salem NC 27107

Keen Transport Inc
PO BOX 389
NEW KINGSTOWN PA 17072

Pamela V & Bryce R Porter
3069 Cumbie Rd
Winston Salem NC 27107

Noble Tucker
4157 High Point Rd
Winston Salem NC 27107

Richard Leroy Ziglar
3111 Ras Dr
Winston Salem NC 27107

Elizabeth Ann Tucker
7255 Watkins Ford RD
Kernersville NC 27284

Jimmy L Smith & Betty S Willard
3950 High Point Rd
Winston Salem NC 27107

Kenneth B & Betsy R Parrish
3101 Ras Dr
Winston Salem NC 27107

Joan Honeycutt
3105 Ras Dr
Winston Salem NC 27107

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Tiffany W Cook
3117 Ras Dr
Winston Salem NC 27107

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

Bryant P Varish
4141 High Point Rd
Winston Salem NC 27107

Michael P Erikson
4129 High Point Rd
Winston Salem NC 27107

Rachel H Rieves
4126 High Point Rd
Winston Salem NC 27107

Stephen J Graham
3116 Ras Dr
Winston Salem NC 27107

Christopher M Snow
3108 Ras Dr
Winston Salem NC 27107

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

Metropolitan Comm Church
4105 Patsy DR
Winston-Salem NC 27107

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

Glenn Lucas
3115 Swalm Rd
Winston Salem NC 27107

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

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

Betty J Beck
4113 High Point Rd
Winston Salem NC 27107

Virginia M Hayes
4201 High Point Rd
Winston Salem NC 27107

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

Barry M Motsinger & Dalton P Bright
3317 Stacy Ct
Winston Salem NC 27107

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

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

Ina Jean T Stephens
1683 Union Cross RD
Kernersville NC 27284

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

John D Joanna D Saporito
3309 Stacy Ct
Winston Salem NC 27107

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

Jennifer A Fennel
4106 Patsy Dr
Winston Salem NC 27107

Mary Jo Finney
4100 Patsy Dr
Winston Salem NC 27107

Jeanne Cochran
7744 Watkins Ford RD
Kernersville NC 27284

Gregory R Hayes
PO Box 4
Hickory NC 28603

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

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

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

Theresa Y Barringer
6017 Forest Trails Dr
Winston Salem NC 27107

Wille A Catherine S Honeycutt
6033 Forest Trails Dr
Winston Salem NC 27107

Jonathan W & Amy H Freeman
3305 Stacy Ct
Winston Salem NC 27107

Jonathan & Courtney M Tucker
3301 Stacy Ct
Winston Salem NC 27107

Tenelle Gardner
6025 Forest Trail DR
Winston Salem NC 27107

Jonathan S & Elizabeth K Brooks
6029 Forest Trails Dr
Winston Salem NC 27107

Herbalife International of America Inc.
3220 Temple School Rd
Winston Salem NC 27107

Herbalife International of America Inc.
800 W Olympic Blvd Ste 408
Los Angeles CA 90015

Carolina Investment Properties
18 South Main Street
Lexington NC 27295

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(S) F1579 6864-50-7997.000
KEEN TRANSPORT INC
3350 TEMPLE SCHOOL RD
NEW KINGSTOWN PA 17072

(N) F1579 6864-61-1984.000

(N) F1579 6864-51-4866.000

(N) F1579 6864-52-7775.000

(N) F1579 6864-50-4192.000
AMERICAN IRA LLC
106 HEDRICK DR
KERNERSVILLE NC 27284

(N) F1579 6864-50-4769.000
CITY OF WINSTON SALEM
PO BOX 2511
WINSTON SALEM NC 27102

(N) F1579 6864-50-1647.000
GATROST GARY C GATROST MYRNA L
4161 GRAYTUCK DR 4161 GRAYTUCK DR
WINSTON SALEM NC 27107

(N) F1579 6864-73-4314.000
HERBALIFE INTERNATIONAL OF AMERICA INC
800 W OLYMPIC BLVD, STE 406 3220 TEMPLE SCHOOL RD
LOS ANGELES CA 90015

(N) F1579 6863-69-2878.000
HOOVER ROBERT WELDON HOOVER KIM G
3321 STACY CT
WINSTON SALEM NC 27107

(N) F1579 6863-59-4767.000
LAWRENCE C E LAWRENCE JANET T
7980 ABELIA WAY
CLEMMONS NC 27012

(N) F1579 6864-60-3056.000
MAHAFFEY KEITH W MAHAFFEY TAMARA H
3320 STACY CT
WINSTON SALEM NC 27107

(N) F1579 6864-50-0554.000
MICHAEL PEGGY TOMLIN
4163 GRAYTUCK DR
WINSTON-SALEM NC 27107

(N) F1579 6863-59-9879.000
PINE CHAPEL MORAVIAN CHURCH
324 GOLDFLOSS ST
WINSTON-SALEM NC 27127

(N) F1579 6864-50-1896.000
SEABOLT JACQUELINE DONNETTE
4159 GRAYTUCK DR
WINSTON SALEM NC 27107

(N) F1579 6863-59-7458.000
SHEEHAN KARRIE GWYNN SHEEHAN DAVID PATRICK
135 EAGLE BROOK LN
BUDA TX 78610

(N) F1579 6864-60-9967.000
STEPHENS INA JEAN T
1683 UNION CROSS RD
KERNERSVILLE NC 27284

(N) F1579 6863-59-0989.000
TUCKER NOBLE
4157 HIGH POINT RD
WINSTON SALEM NC 27107

(N) F1579 6864-60-1896.000
TUCKER ONEITA FRANCES
3255 TEMPLE SCHOOL RD
WINSTON SALEM NC 27107

(N) F1579 6864-50-1402.000
TURNER JOHN A TURNER JANET L
4165 HIGH POINT RD
WINSTON SALEM NC 27107

(N) F1579 6864-51-2173.000
WOODS JOHN E WOODS CYNTHIA L
4147 GRAYTUCK DR
WINSTON SALEM NC 27107