

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

**BRIEFING  
DRAFT**

**MEETING DATE:** November 9, 2017 **AGENDA ITEM NUMBER:** 1A-D

**SUBJECT:-**

- A. Public Hearing on Site Plan Amendment of Keen Transport, LLC for a Manufacturing C 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-1569)
- B. Ordinance Amending the Forsyth County Zoning Ordinance and the Official Zoning Map of Forsyth County, N.C.
- 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-1569

AN ORDINANCE AMENDING THE  
FORSYTH COUNTY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF  
FORSYTH COUNTY, N.C.

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

Section 1. The Forsyth County Zoning Ordinance and the Official Zoning Map of Forsyth County, N.C. are hereby amended by granting a Site Plan Amendment for property zoned GI-S – Manufacturing C and described as follows:

A portion of PIN # 6864-50-7997, as depicted on the survey titled: "Powerscreen Mid-Atlantic" drawn by Allied Design, Inc. and dated August 14, 2017.

Section 2. This Ordinance is adopted after approval of the site plan entitled Powerscreen Mid-Atlantic and identified as Attachment "A" of the Special Use District Permit issued by the Board of Commissioners the \_\_\_\_\_ day of \_\_\_\_\_, to Keen Transport LLC.

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 Powerscreen Mid-Atlantic. 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 Board of Commissioners

of Forsyth County

The Board of Commissioners of Forsyth County issues a Special Use District Permit for the site shown on the site plan map included in this Site Plan Amendment of Keen Transport, LLC, (Zoning Docket F-1569). 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 Manufacturing C, 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*, the Erosion Control Ordinance, and other applicable laws, and the following additional 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 property lines which are adjacent to AG zoning.
  - 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.



September 20, 2017

Powerscreen Mid-Atlantic, Inc.  
PO Box 2505  
Kernersville, NC 27285-2505

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.cityofus.org/planning](http://www.cityofus.org/planning)

Re: Site Plan Amendment F-1569

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 Commissioners' Office of the date on which the Commissioners 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

**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. Whisenhunt; Everette Witherspoon; County Manager: Dudley Watts, Jr.

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



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

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

PETITION INFORMATION			
<b>Docket #</b>	F-1569		
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>		
<b>Petitioner(s)</b>	Keen Transport, LLC		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	Portion of PIN# 6864-50-7997		
<b>Address</b>	3350 Temple School Road		
<b>Type of Request</b>	Site plan amendment for a Manufacturing C use in a GI-S zoning district.		
<b>Proposal</b>	<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>		
<b>Neighborhood Contact/Meeting</b>	See Attachment A for a summary of the petitioner's neighborhood outreach.		
GENERAL SITE INFORMATION			
<b>Location</b>	West side of Temple School Road, north of High Point Road		
<b>Jurisdiction</b>	Forsyth County		
<b>Site Acreage</b>	± 13.65 acres		
<b>Current Land Use</b>	The site is currently unoccupied. It was last used by Keen Transport for the storage of axles.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	LI-S	Undeveloped property
	East	AG	Farmland
	South	AG	South Fork Muddy Creek and associated floodplain
	West	LI-S	Undeveloped property
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>		
	The approved industrial uses are compatible with the uses permitted on the adjacent properties which are zoned LI-S and less compatible with the residential uses which are permitted on the AG zoned properties.		

<b>Physical Characteristics</b>	The developed site has a gentle to moderate slope downward toward the south.					
<b>Proximity to Water and Sewer</b>	Public water and sewer are available to the site.					
<b>Stormwater/ Drainage</b>	A stormwater management facility is currently located at the southern end of the site. A stormwater study will be required.					
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.					
<b>Analysis of General Site Information</b>	The site 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.					
<b>RELEVANT ZONING HISTORIES</b>						
<b>Case</b>	<b>Request</b>	<b>Decision &amp; Date</b>	<b>Direction from Site</b>	<b>Acreage</b>	<b>Recommendation</b>	
					<b>Staff</b>	<b>CCPB</b>
F-1526	AG to GI-S	Approved 8-29-2011	Current site	13.65	Approval	Approval
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>						
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>Average Daily Trip Count</b>	<b>Capacity at Level of Service D</b>		
Temple School Road	Minor Thoroughfare	1,872'	3,700	15,800		
<b>Proposed Access Point(s)</b>	The site will continue to use its existing access onto Temple School Road.					
<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: GI-S</u>  6,500 sf / 1,000 x 1.5 (General Heavy Industrial Trip Rate) = 10 Trips per Day</p> <p><u>Proposed Trip Generation:</u>  32,150sf / 1,000 x 1.5 (General Heavy Industrial Trip Rate) = 48 Trips per Day</p>					
<b>Sidewalks</b>	There are no sidewalks located in the general area.					
<b>Connectivity</b>	The site plan shows an internal connection to the adjacent site to the west.					
<b>Analysis of Site Access and Transportation Information</b>	The site will continue to use its existing access onto Temple School Road which is a minor thoroughfare with ample capacity. Planning staff does not foresee any transportation related issues associated with this request.					
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>						
<b>Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>			
	32,150		Northwestern portion of the site			
<b>Parking</b>	<b>Required</b>		<b>Proposed</b>			
	23 spaces		31 spaces			

<b>Building Height</b>	<b>Maximum</b>	<b>Proposed</b>
	70'	One story
<b>Impervious Coverage</b>	<b>Maximum</b>	<b>Proposed</b>
	NA	52.44%
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Chapter B, Article II, Section 2-1.4 (C) General Industrial District</li> </ul>	
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy 2030 policies:</b>	Yes
	<b>(B) Environmental Ord.</b>	NA
	<b>(C) Subdivision Regulations</b>	NA
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	<p>The proposed site plan primarily consists of a large gravel parking and storage area along with an existing stormwater management facility located on the southern end of the site. The proposed improvements would be to remove the existing 6,500 square foot building and replace it with two new buildings totaling 32,150 square feet. The existing gravel parking and storage area would be extended further to the south in accordance with the previously approved site plan (W-3345) as well as to the west to connect with the adjacent site which is subject to rezoning approval (W-3345). The site plan meets the requirements of the UDO.</p>	
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>		
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 3 - Suburban Neighborhoods	
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.</li> <li>Encourage reuse of vacant and underutilized commercial and industrial sites.</li> </ul>	
<b>Relevant Area Plan(s)</b>	<i>Southeast Forsyth Area Plan Update (2013)</i>	
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>The Proposed Land Use Map shows the subject property for industrial land use.</li> <li>The plan recommends the consolidation of industrial uses at existing locations as well as the development of possible new industrial sites.</li> <li>A large 640-acre industrial area is designated along Temple School Road.</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.	

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>	
	The former occupant of the subject property (Keen Transport) has recently discontinued the use of the site.	
	<b>(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?</b>	
	Yes	
Analysis of Conformity to Plans and Planning Issues	The proposed site plan amendment would allow for the construction of new industrial buildings on the site which has been zoned GI-S since 2011. The existing gravel area internal to the site is proposed to be interconnected with the site located directly to the east (See W-3345 which is being reviewed in tandem with the subject request).	
	Since the site was initially developed, the landscaping which was required on top of a six foot berm along Temple School Road, has not proven as effective in screening the site as was anticipated. Staff recommends supplementing said landscaping with additional primary evergreen plantings.	
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>		
<b>Positive Aspects of Proposal</b>		<b>Negative Aspects of Proposal</b>
Request is consistent with the recommendations of <i>Legacy 2030</i> and the <i>Southeast Forsyth Area Plan Update</i> .		The request is interconnected to the proposed rezoning of the site located directly to the west which could negatively impact the single family homes along Graytuck Drive (W-3345).
Request would allow for increased industrial activity.		
The site is located along a minor thoroughfare.		
The request is not a high traffic generating use.		
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>		
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"> <li>• <b><u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u></b> <ul style="list-style-type: none"> <li>a. Developer shall obtain a driveway permit from NCDOT. Improvements shall include: <ul style="list-style-type: none"> <li>• Dedication of right-of-way along Temple School Road fifty-five (55) feet from centerline.</li> </ul> </li> </ul> </li> </ul>		



- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
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  - 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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR F-1569  
SEPTEMBER 14, 2017**

Gary Roberts presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

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

SECOND: Allan Younger

VOTE:

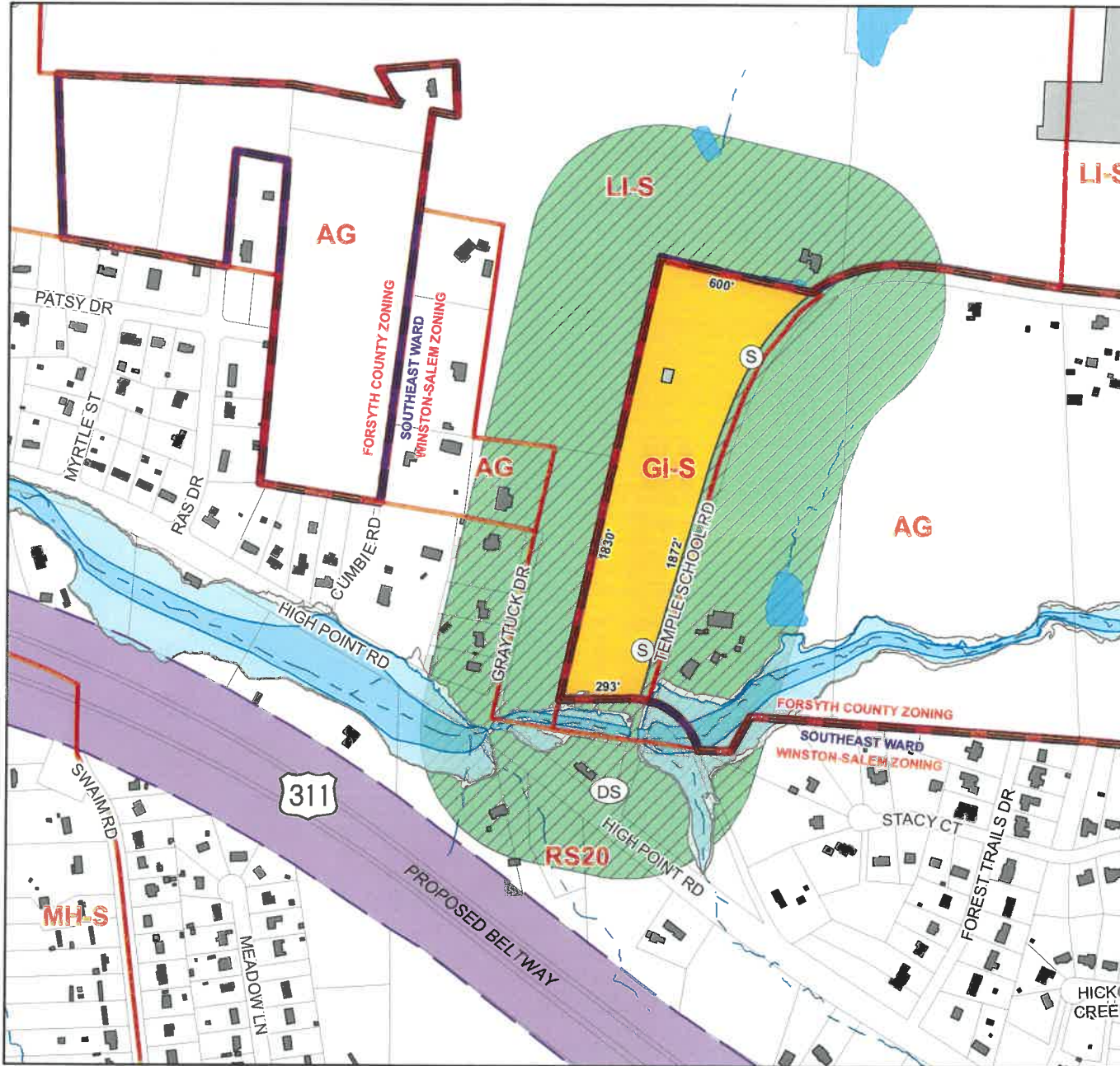
FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King,  
Clarence Lambe, Chris Leak, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

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



Printed: 8/29/2017

**DOCKET #:** F1569

**PROPOSED ZONING:**  
Site Plan Amendment

**EXISTING ZONING:**  
GI-S

**PETITIONER:**  
Keen Transport LLC

- 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



