

**FORSYTHCOUNTY**  
**BOARD OF COMMISSIONERS**

**BRIEFING DRAFT**

**MEETING DATE:** April 15, 2021 **AGENDA ITEM NUMBER:** 6A-6C

**SUBJECT:-**

- A. PUBLIC HEARING ON ZONING PETITION OF DENNIS WEAVIL AND EDNA C. EDWARDS FROM AG TO LI-L (ARTS AND CRAFTS STUDIO; BANKING AND FINANCIAL SERVICES; BUILDING CONTRACTORS, GENERAL; BUILDING MATERIAL SUPPLY; CHILD CARE, DROP-IN; COLLEGE OR UNIVERSITY; GOVERNMENT OFFICES, NEIGHBORHOOD ORGANIZATION, OR POST OFFICE; HOSPITAL OR HEALTH CENTER; MANUFACTURING A; MANUFACTURING B; MICRO-BREWERY OR MICRO DISTILLERY; OFFICES; PARK AND SHUTTLE LOT; PARKING, COMMERCIAL; POLICE OR FIRE STATION; POSTAL PROCESSING FACILITY; RECREATION FACILITY, PUBLIC; SCHOOL, VOCATIONAL OR PROFESSIONAL; SERVICES, A; SERVICES, B; STORAGE SERVICES, RETAIL; TESTING AND RESEARCH LAB; TRANSMISSION TOWER; WAREHOUSING; WHOLESALE TRADE A; WHOLESALE TRADE B; ADULT DAY CARE; CHILD CARE, SICK CHILDREN; AND CHILD DAY CARE CENTER): PROPERTY IS LOCATED ON THE WEST SIDE OF UNION CROSS ROAD BETWEEN CARL L. CLARKE ROAD AND AXLE DRIVE(ZONING DOCKET F-1599)**
- B. ORDINANCE AMENDING THE *UNIFIED DEVELOPMENT ORDINANCES* AND OFFICIAL ZONING MAP OF THE COUNTY OF FORSYTH, NORTH CAROLINA**
- C. APPROVAL OF SPECIAL USE DISTRICT PERMIT, NO SITE PLAN**

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-**

**SUMMARY OF INFORMATION:-**

See attached staff report.

After consideration, the Planning Board recommended approval of the special use district - no site plan.

**ATTACHMENTS:-**  X  YES NO

**SIGNATURE: DATE:** \_\_\_\_\_  
County Manager Date

COUNTY ORDINANCE -  
SPECIAL USE DISTRICT - NO SITE PLAN

Zoning Petition of Dennis Weavil and Edna C. Edwards, Docket F-1599

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 the County of Forsyth, N.C. are hereby amended by changing from AG to LI-L (Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Material Supply; Child Care, Drop-in; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Manufacturing A; Manufacturing B; Micro-Brewery or Micro Distillery; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; School, Vocational or Professional; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Transmission Tower; Warehousing; Wholesale Trade A; Wholesale Trade B; Adult Day Care; Child Care, Sick Children; and Child Day Care Center) the zoning classification of the following described property:

PINs 6874-04-0097 and 6874-14-2630

Section 2. This Ordinance is adopted after approval of the Special Use District - No Site Plan Permit issued by the Board of Commissioners the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ to Dennis Weavil and Edna C. Edwards.

Section 3. The Board of Commissioners hereby directs the issuance of a Special Use District - No Site Plan Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be located on the property described in section one above. Said Special Use District - No Site Plan Permit with conditions is attached hereto and incorporated herein.

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

COUNTY

SPECIAL USE DISTRICT - NO SITE PLAN PERMIT

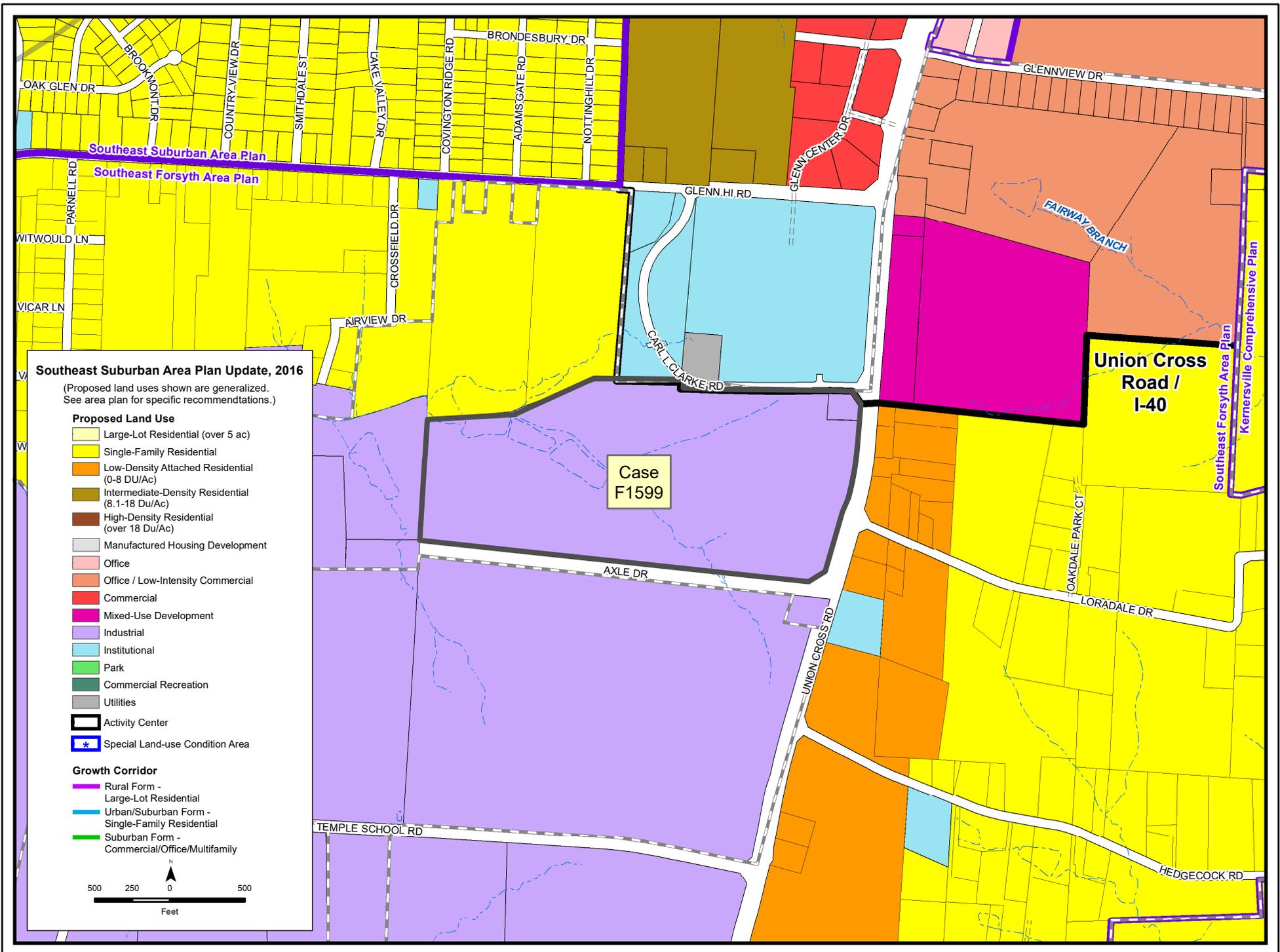
Issued by the Board of Commissioners

of Forsyth County, NC

The Board of Commissioners of Forsyth County, NC issues a Special Use District - No Site Plan Permit for the zoning petition of Dennis Weavil and Edna C. Edwards, (Zoning Docket F-1599). The site shall be developed in accordance with the conditions approved by the Board and the following uses: LI-L (Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Material Supply; Child Care, Drop-in; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Manufacturing A; Manufacturing B; Micro-Brewery or Micro Distillery; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; School, Vocational or Professional; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Transmission Tower; Warehousing; Wholesale Trade A; Wholesale Trade B; Adult Day Care; Child Care, Sick Children; and Child Day Care Center), 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-L 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:

• **OTHER REQUIREMENTS:**

- a. Developer shall record a negative access easement along the frontage of Carl L. Clarke Road.
- b. Developer shall install a four (4) to six (6) foot berm, planted with a twenty (20) foot Type I bufferyard, within a fifty (50) foot wide area along the Union Cross Road frontage.



**Southeast Suburban Area Plan Update, 2016**

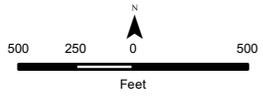
(Proposed land uses shown are generalized. See area plan for specific recommendations.)

**Proposed Land Use**

- Large-Lot Residential (over 5 ac)
- Single-Family Residential
- Low-Density Attached Residential (0-8 DU/Ac)
- Intermediate-Density Residential (8.1-18 Du/Ac)
- High-Density Residential (over 18 Du/Ac)
- Manufactured Housing Development
- Office
- Office / Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Industrial
- Institutional
- Park
- Commercial Recreation
- Utilities
- Activity Center
- Special Land-use Condition Area

**Growth Corridor**

- Rural Form - Large-Lot Residential
- Urban/Suburban Form - Single-Family Residential
- Suburban Form - Commercial/Office/Multifamily



Case  
F1599

Union Cross  
Road /  
I-40

Southeast Forsyth Area Plan  
Kernersville Comprehensive Plan

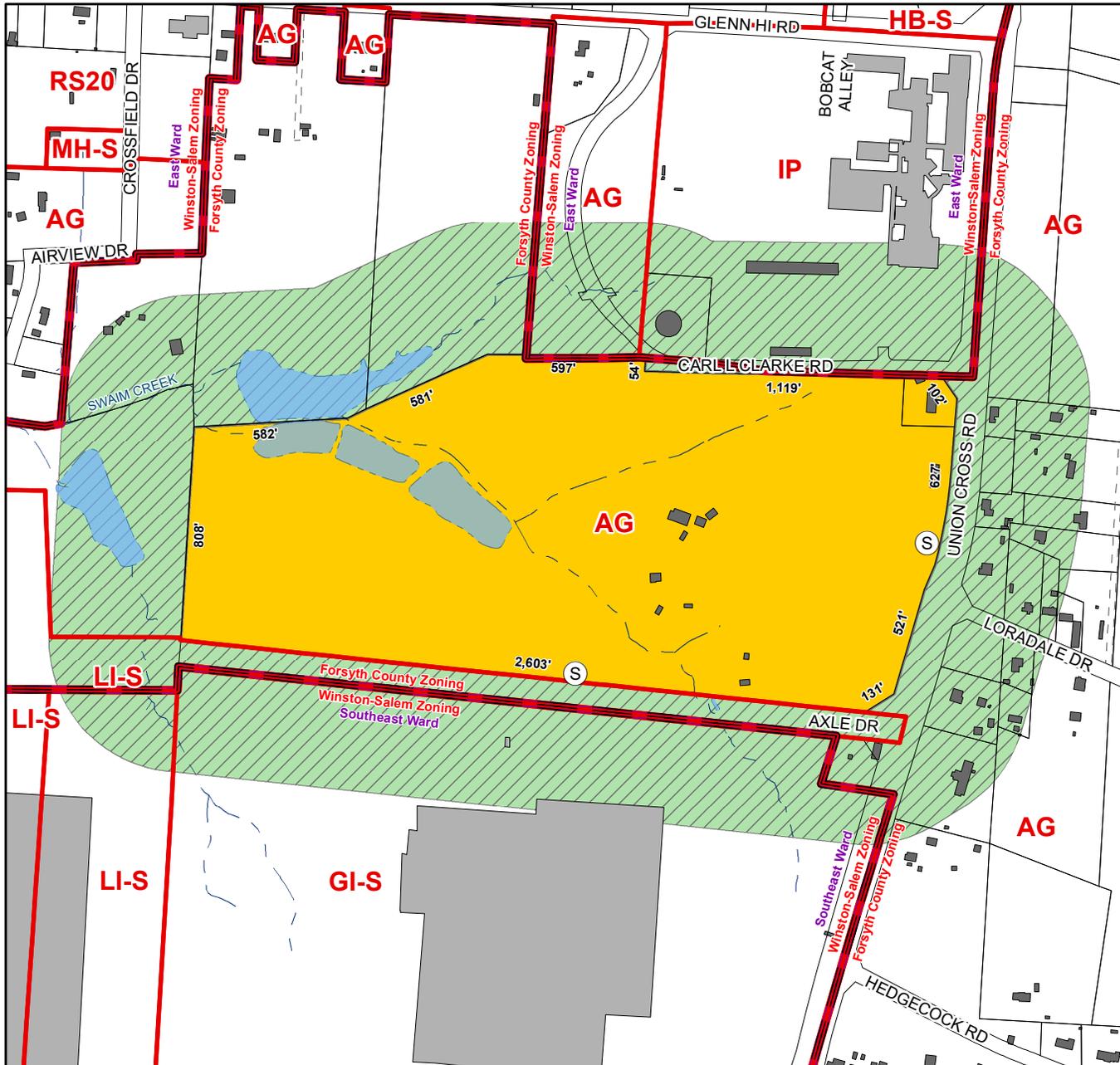
OAK GLEN DR  
BROOKMONT DR  
COUNTRY VIEW DR  
SMITHDALE ST  
LAKE VALLEY DR  
COVINGTON RIDGE RD  
BRONDESBURY DR  
ADAMS GATE RD  
NOTTINGHILL DR

Southeast Suburban Area Plan  
Southeast Forsyth Area Plan  
WITWOULD LN  
VICAR LN  
PARNELL RD  
CROSSFIELD DR  
AIRVIEW DR  
GLENNVIEW DR  
GLENN CENTER DR  
GLENNVIEW DR

GLENN HI RD  
FAIRWAY BRANCH  
CARL CLARKE RD  
OAKDALE PARK CT

AXLE DR  
UNION CROSS RD  
LORDALE DR

TEMPLE SCHOOL RD  
HEDGE COCK RD



**DOCKET #:** F-1599

**PROPOSED ZONING:**  
LI-L

**EXISTING ZONING:**  
AG

**PETITIONER:**  
Dennis Weavil and  
Edna C. Edwards

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

**SCALE:** 1" represents 600'

**STAFF:** Roberts

**GMA:** 3

**ACRES:** 70.50

**NEAREST BLDG:** 72' north

**MAP(S):** 6864.04, 6874.03



# USES ALLOWED IN THE EXISTING AG ZONING DISTRICT

## Forsyth County Jurisdiction

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

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

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

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

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

Borrow Site  
Campground  
Child Day Care, Large Home  
Dirt Storage  
Fishing, Fee Charged  
Habilitation Facility A  
Manufactured Home, Class A  
Manufactured Home, Class B  
Manufactured Home, Class C  
Nursing Care Institution  
Park and Shuttle Lot  
Recreational Vehicle Park  
Riding Stable  
Shooting Range, Outdoor  
Special Events Center  
Transmission Tower

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

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

<sup>5</sup>*SUP not required if standards of Section 5.2.2A are met*



March 26, 2021

Dennis Weavil and Edna C. Edwards  
1588 Concrete Works Road  
Winston-Salem, NC 27107

Re: Zoning Petition F-1599

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 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, P.A., Attn: Luke Dickey, 601 N Trade Street, 200, Winston-Salem, NC 27101



**City Council:** Mayor Allen Joines; Denise D. Adams, Mayor Pro Tempore, North Ward; Kevin Mundy, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Barbara Hanes Burke, Northeast Ward; Annette Scippio, 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; Tonya McDaniel; Gloria D. Whisenhunt; County Manager: Dudley Watts, Jr.

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

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket</b>	F-1599
<b>Staff</b>	<a href="#">Gary Roberts, Jr., AICP</a>
<b>Petitioner(s)</b>	Dennis Weavil and Edna C. Edwards
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PINs 6874-14-2630 and 6874-04-0097
<b>Address</b>	1618 and 1624 Union Cross Road
<b>Type of Request</b>	Special Use - No Site Plan rezoning from AG to LI-L
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> AG (Agricultural – 40,000 square-foot minimum lot size) <b>to</b> LI-L (Limited Industrial – Special Use - No Site Plan). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Material Supply; Child Care, Drop-in; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Manufacturing A; Manufacturing B; Micro-Brewery or Micro Distillery; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; School, Vocational or Professional; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Transmission Tower; Warehousing; Wholesale Trade A; Wholesale Trade B; Adult Day Care; Child Care, Sick Children; and Child Day Care Center</li> </ul>
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner’s neighborhood outreach is attached.
<b>Zoning District Purpose Statement</b>	The LI District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial and service activities which, in their normal operations, have little or no adverse effect upon adjoining properties. The district is established to provide locations for industrial development in GMAs 1, 2, 3 and 4 and Metro Activity Centers.
<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<p><b>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes, the site is located within GMA 3 and has extensive public road frontage. The site also has access to public water and sewer service and is adjacent to other industrially zoned properties.</p>
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	West side of Union Cross Road, between Carl L. Clarke Road and Axle Drive
<b>Jurisdiction</b>	Forsyth County
<b>Site Acreage</b>	± 70.5

<b>Current Land Use</b>	The site has most recently been used for agricultural purposes. Two existing single-family homes and their associated accessory buildings were recently demolished.					
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>			<b>Use</b>	
	North	AG and IP			Undeveloped property and Glenn High School	
	East	AG			Single-family homes across Union Cross Road	
	South	LI-S (Axle Drive) and AG			Caterpillar (construction equipment manufacturing) across Axle Drive	
	West	AG			Undeveloped property	
<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<b>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>					
	The proposed LI uses are compatible with the uses permitted on the adjacent IP and GI-S properties and less compatible with the low-density residential uses permitted on the adjacent AG properties.					
<b>Physical Characteristics</b>	Farmland with generally favorable topography characterizes a majority of the site. The site also includes some wooded areas, along with Swaim Creek and a pond located in the central portion.					
<b>Proximity to Water and Sewer</b>	Public water lines are located beneath Union Cross Road and Carl L. Clarke Road. Public sewer is available from Axle Drive.					
<b>Stormwater/ Drainage</b>	No known issues.					
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.					
<b>Analysis of General Site Information</b>	The large site consists of former farmland and wooded areas. Swaim Creek and a pond are located in the central portion of the site, which does not contain any designated watershed or regulatory floodplain areas.					
<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>
W-3072	LI-S to GI-S	Approved 7/19/2010	100 feet south	99.63	Approval	Approval
F-1432	AG to LI-S Two Phase	Approved 7/11/2005	Directly south	17.2	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>		
Union Cross Road	Boulevard	1,264 feet	15,000	23,600		
Carl L. Clarke Road	Local Street	1,224 feet	N/A	N/A		

Axle Drive	Collector Street	2,668 feet	N/A	N/A
<b>Proposed Access Point(s)</b>	The request includes a proposed condition that there will be no access from Carl L. Clarke Road. The site is currently accessed from Union Cross Road. Since the request did not include a site plan, there is no additional information regarding proposed access.			
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: AG</u> $\pm 70.5 \text{ acres} / 40,000 \text{ sf} = 76 \text{ homes} \times 9.57 \text{ (single-family trip rate)} = 727 \text{ trips per day}$  <u>Proposed Zoning: LI-L</u> Staff is unable to estimate the proposed trip generation because there is no site plan.			
<b>Sidewalks</b>	Sidewalk exists along the Union Cross Road frontage.			
<b>Transit</b>	Transit service is not available at this location.			
<b>Analysis of Site Access and Transportation Information</b>	The site has extensive frontage along three public streets, including Union Cross Road, which is a multi-lane facility with ample capacity. The developer proposes a negative access easement along Carl L. Clarke Road, which serves Glenn High School.			
<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>• Create viable, development-ready business/industrial park sites for high-quality companies and primary job generation.</li> <li>• Recognize the scarcity of good industrial land and promote the wisest economic use of those limited resources to generate needed jobs and create wealth for our community.</li> </ul>			
<b>Relevant Area Plan(s)</b>	<i>Southeast Forsyth County Area Plan (2013)</i>			
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• Area recommended for industrial development.</li> <li>• This plan recommends the consolidation of industrial uses at existing locations as well as the development of possible new industrial sites.</li> <li>• New and redeveloped industrial uses should be designed in a manner that makes them compatible with nearby residential uses.</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>Rezoning Consideration from Section 3.2.15 A 13</b>	<b>Have changing conditions substantially affected the area in the petition?</b>			
	No			
	<b>Is the requested action in conformance with Legacy 2030?</b>			
	Yes			

Analysis of Conformity to Plans and Planning Issues	The request is to rezone a large farmland tract from AG to LI-L. The <i>Southeast Forsyth County Area Plan</i> recommends industrial land use for the site, which is located across Axle Drive from the Caterpillar site (zoned GI-S). To minimize potential visual impacts along Union Cross Road, the developer has agreed to provide the same landscaping treatment as installed along the Caterpillar site frontage.	
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>		
The request is consistent with the industrial land use recommendation of the <i>Southeast Forsyth County Area Plan</i> .	The request would remove the agricultural zoning from a large tract of farmland.	
The site has frontage on a four-lane, median-divided road with ample capacity.		
The site is served with public water and sewer and is located adjacent to other industrially zoned properties.		
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>		
<p>The following proposed conditions are from interdepartmental review comments and are proposed to meet codes or established standards, or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> <li>• <b><u>OTHER REQUIREMENTS:</u></b> <ol style="list-style-type: none"> <li>a. Developer shall record a negative access easement along the frontage of Carl L. Clarke Road.</li> <li>b. Developer shall install a four (4) to six (6) foot berm, planted with a twenty (20) foot Type I bufferyard, within a fifty (50) foot wide area along the Union Cross Road frontage.</li> </ol> </li> </ul>		

**STAFF RECOMMENDATION: Approval**

**NOTE:** These are **staff comments** only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue, or request modification to any request. **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-1599  
MARCH 11, 2020**

Desmond Corley presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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Aaron King  
Director of Planning and Development Services

**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 remote public hearing in accordance with State and local laws on Zoom, an interactive web-based program, at 4:30 P.M. on March 11, 2021 on the following rezoning and related matters:

1. Zoning petition of CNKS, LLC from RS30 to RS20-S (Residential Building, Single Family): property is located on the east side of Twin Creek Road, north of Bunker Hill-Sandy Ridge Road; property consists of ± 26.47 acres and is a portion of PIN 6894-29-1955 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-1598). Continued from February 11, 2021 meeting.
  
2. Zoning petition of Dennis Weavil and Edna C. Edwards from AG to LI-L (Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Material Supply; Child Care, Drop-in; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Manufacturing A; Manufacturing B; Micro-Brewery or Micro Distillery; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; School, Vocational or Professional; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Transmission Tower; Warehousing; Wholesale Trade A; Wholesale Trade B; Adult Day Care; Child Care, Sick Children; and Child Day Care Center): property is located on the west side of Union Cross Road between Carl L. Clarke Road and Axle Drive; property consists of ± 70.5 acres and is PINs 6874-04-0097 and 6874-14-2630 as shown on the Forsyth County Tax Maps (Zoning Docket F-1599).

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. You must inform the City-County Planning and Development Services staff if you would like to participate so they can add you to the virtual meeting.

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 Planning and Development Services at (336) 747-7040 or at [samuelhu@cityofws.org](mailto:samuelhu@cityofws.org).

**F-1599 Neighborhood Outreach Summary**  
February 25, 2021

Gary,

Neighborhood outreach letters were sent to property owners and current residents within 500' of the subject site. A total of 28 letters were sent on January 27, 2021. The letters included a description of the rezoning request, a map of the property location, and contact information for a Stimmel Associates representative and Council Member Taylor if any neighbors had questions or concerns. As of 2/25/2021, one individual contacted Stimmel and did not have any questions or concerns regarding the rezoning. The individual questioned whether the houses on the site were to be demolished and if so, would the property owner be interested in the option of moving the houses.

Thanks,



LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

**Luke Dickey, PLA Vice President**

336.723.1067 x1119 | cell: 336.978.1396  
601 N. Trade St. Suite 200 | Winston-Salem, NC 27101  
[www.stimmelpa.com](http://www.stimmelpa.com)

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LANDSCAPE ARCHITECTURE  
 CIVIL ENGINEERING  
 LAND PLANNING  
 601 N Trade Street, Suite 200  
 Winston-Salem, NC 27101  
 www.stimmelpa.com 336.723.1067

January 27, 2021  
 F-1599

## Proposed Rezoning Notice

Dear Neighbor,

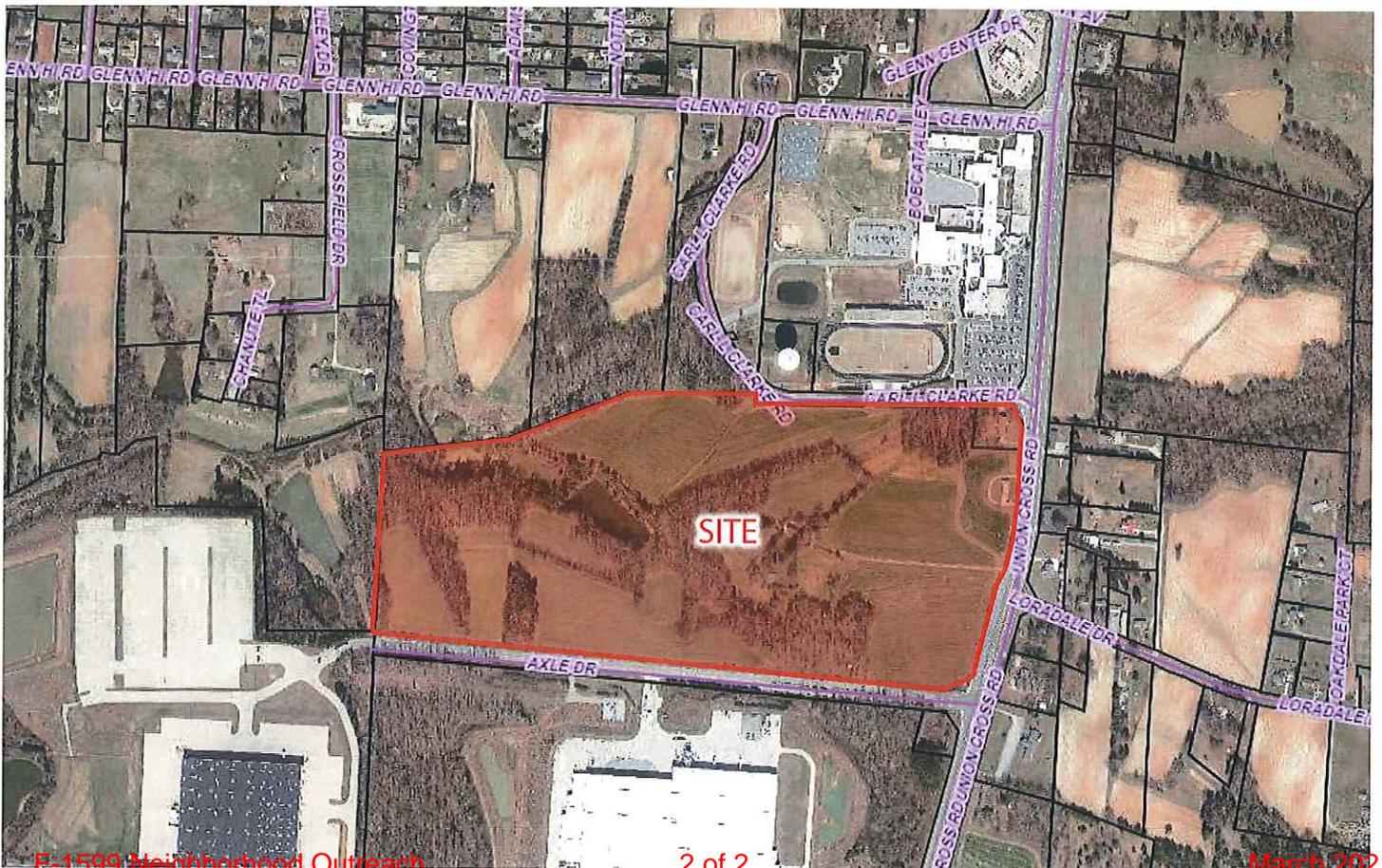
You are receiving this notice for the rezoning of an approximate 70-acre site on the west side of Union Cross Road between Glenn High School and Caterpillar for a future industrial development. The site is proposed to be annexed into the City of Winston Salem and rezoned from Agricultural District (AG) to Light Industrial – Limited Use (LI-L). The Southeast Forsyth County Area Plan adopted in 2013 proposes that this site be developed for industrial uses. The proposed uses for the site will be the same as the Union Cross Industrial Center located off Temple School Road. A condition will be placed on the site to not allow access onto Carl L. Clarke Road.

Normally, the petitioner would hold a neighborhood drop-in meeting. However, due to the COVID-19 restrictions, holding a meeting is not feasible at this time or in the foreseeable future. If you have any questions or concerns regarding the proposed rezoning, please contact the petitioner’s representative, Luke Dickey with Stimmel Associates. You may also contact Council Member James Taylor, or The Community Assistance Liaison for the Southeast Ward; Yolanda Taylor.

Luke can be reached at (336) 723-1067.

Council Member James Taylor can be reached at (336) 757-2110 or [jamestjr@cityofws.org](mailto:jamestjr@cityofws.org)

Yolanda Taylor can be reached at (336) 408-8618 or [yolandat@cityofws.org](mailto:yolandat@cityofws.org)



F1599 (S) WEAVIL R DENNIS WEAVIL FRANKIE E 1588 CONCRETE WORKS RD WINSTON-SALEM NC 27107	F1599 (N) BARNETT WILLIAM M BARNETT LINDA 1635 UNION CROSS RD KERNERSVILLE NC 27284	F1599 (N) BROWN CYNTHIA FULP 1740 BEESON PARK LN KERNERSVILLE NC 27284
F1599 (N) CATERPILLAR INC 100 NE ADAMS ST PEORIA IL 61629	F1599 (N) CITY OF WINSTON SALEM PO BOX 2511 WINSTON-SALEM NC 27102	F1599 (N) FULP KENNY WAYNE FULP LYNN C 5824 LORADALE DR KERNERSVILLE NC 27284
F1599 (N) FULP STEVEN WAYNE FULP MELISSA JONES 5821 LORADALE DR KERNERSVILLE NC 27284	F1599 (N) GRIFFIN BRIAN SMITH GRIFFIN JOSEPH MICHAEL 4444 GLENN HI RD WINSTON-SALEM NC 27107	F1599 (N) HERBALIFE INTERNATIONAL OF AMERICA INC 800 W OLYMPIC BLVD, STE 406 LOS ANGELES CA 90015
F1599 (N) IGLESIA BAUTISTA HISPANA OF 1641 UNION CROSS RD KERNERSVILLE NC 27284	F1599 (N) LLIEN INC 691 JONESTOWN RD WINSTON-SALEM NC 27103	F1599 (N) M5 INVESTMENTS LLC 5186 HIGH POINT RD, TRLR 7 HIGH POINT NC 27265
F1599 (N) MONTIEL ELSA OCAMPO 5830 LORADALE DR KERNERSVILLE NC 27284	F1599 (N) SIDES JIMMY D SIDES JOYCE 1621 UNION CROSS RD KERNERSVILLE NC 27284	F1599 (N) SINK FRANCES G 1625 UNION CROSS RD KERNERSVILLE NC 27284
F1599 (N) SMITH DOUG 5811 LORADALE DR KERNERSVILLE NC 27284	F1599 (N) SMITH PHILIP R SMITH JULIE 4500 AIRVIEW DR WINSTON-SALEM NC 27107	F1599 (N) STEPHENS INA JEAN TUCKER STEPHENS PAUL 1683 UNION CROSS RD KERNERSVILLE NC 27284
F1599 (N) TUCKER ONEITA F STEPHENS INA JEAN TUCKER 1683 UNION CROSS RD KERNERSVILLE NC 27284	F1599 (N) WILCOHESS LLC 539 S MAIN ST FINDLAY OH 45840	F1599 (N) WILLIARD BEN STEVEN RESTON CANDY WILLIARD 292 NORWOOD HILLS DR WINSTON-SALEM NC 27107
F1599 (N) WILLIARD CHARLES O 4555 GLENN HI RD WINSTON-SALEM NC 27107	F1599 (N) WINSTON SALEM/FORSYTH COUNTY BOARD OF EDUCATION PO BOX 2513 WINSTON-SALEM NC 27102	F1599 (N) WINSTON-SALEM ALLIANCE 100 N MAIN ST, STE 2550 WINSTON-SALEM NC 27101
F1599 (N) WINTERS RONNIE ALLEN WINTERS SHARON 5834 LORADALE DR KERNERSVILLE NC 27284	F1599 (N) WINTERS TYLER ALLEN 5832 LORADALE DR KERNERSVILLE NC 27284	

(For publication in the WS Journal Legal Section on  
April 2 & 9, 2021)

## NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the Board of Commissioners will hold a public hearing in the Commissioners' Meeting Room on the fifth floor of the Forsyth County Government Center, 201 N. Chestnut Street, Winston-Salem, North Carolina at 2:00 p.m. on Thursday, April 15, 2021 on the following:

1. Ordinance amendment proposed by Planning and Development Services amend sections of the Unified Development Ordinances to align with the North Carolina General Assembly's combination of NCGS 153A and NCGS160A into NCGS 160D (UDO-CC10)
2. Zoning petition of CNKS, LLC from RS30 to RS20-S (Residential Building, Single Family): property is located on the east side of Twin Creek Road, north of Bunker Hill-Sandy Ridge Road; property consists of ± 26.47 acres and is a portion of PIN 6894-29-1955 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-1598)
3. Zoning petition of Dennis Weavil and Edna C. Edwards from AG to LI-L (Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Material Supply; Child Care, Drop-in; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Manufacturing A; Manufacturing B; Micro-Brewery or Micro Distillery; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; School, Vocational or Professional; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Transmission Tower; Warehousing; Wholesale Trade A; Wholesale Trade B; Adult Day Care; Child Care, Sick Children; and Child Day Care Center): property is located on the west side of Union Cross Road between Carl L. Clarke Road and Axle Drive; property consists of ± 70.5 acres and is PINs 6874-04-0097 and 6874-14-2630 as shown on the Forsyth County Tax Maps (Zoning Docket F-1599)

There will be no meeting place where members of the public can be physically present. The Meeting will be broadcast live at 2:00 p.m. on local cable channel WSTV 13- The Government Channel, [http://winston-salem.granicus.com/MediaPlayer.php?publish\\_id=29](http://winston-salem.granicus.com/MediaPlayer.php?publish_id=29) and <https://vimeo.com/forsythcountync>.

All persons interested in the proposed amendments are invited by the Board of Commissioners to present their views. If you wish to submit a written comment, please send an email to [sloopam@forsyth.cc](mailto:sloopam@forsyth.cc) by Friday, April 16, 2021 at 4:00p.m.

This notice shall be published once a week for two successive calendar weeks. The notice shall be published the first time not less than 10 days, or more than 25 days, before the date fixed for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.

This the 2nd day of April, 2021.

FORSYTH COUNTY BOARD OF COMMISSIONERS  
Ashleigh M. Sloop, Clerk to the Board