

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket</b>	W-3539		
<b>Staff</b>	<a href="#">Marc Allred</a>		
<b>Petitioner(s)</b>	City of Winston-Salem		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PINs 6819-81-3363, 6819-80-4665, 6819-71-7086, 6819-70-0969, 6818-79-6621, 6818-78-4213, 9818-77-4332, and 6818-24-3830		
<b>Address</b>	325 W Hanes Mill Road		
<b>Type of Request</b>	Site Plan Amendment		
<b>Proposal</b>	The petitioner proposes to amend the previously approved site plan for Zoning Docket W-2295 for construction of a mechanically stabilized earthen wall (MSE wall) around the southern and eastern perimeter of the existing landfill.		
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner’s neighborhood outreach is attached.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	Southwestern terminus of Recycle Way.		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	North and Northwest		
<b>Site Acreage</b>	± 231 acres		
<b>Current Land Use</b>	This site is currently a Winston-Salem/Forsyth County Utilities landfill.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	GI-S	Future Landfill Borrow Area
	East	GI	Closed Landfill Area
	South	RS9	Vacant Wooded Land
	West	RS9	Vacant Wooded Land
<b>Physical Characteristics</b>	Due to its use as a landfill, this site contains areas of steep topography. There is a creek along the northern, southern, and eastern portions of this site. The western edge is bounded by a Duke Energy right-of-way.		
<b>Proximity to Water and Sewer</b>	Water and sewer lines exist along the eastern portion of the site. There is a creek between the utility lines and the landfill.		
<b>Stormwater/ Drainage</b>	There are multiple sediment basins to the south, east, and west of the site to treat water as it leaves the site during construction of the MSE wall. Stormwater is directed to these basins through pipes and ditches. In the basin, suspended soil particles are allowed to settle, and the water is tested before being allowed to flow off-site.		
<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 currently consists of two earthen mounds with a lined pit in the middle. Topography for this site is steep by design, as stormwater is meant to stay away from the waste and is directed towards the sediment basins.				
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2295	RS9, LI, LI-S, and GI to GI-S;	Approved; 6/7/1999	Subject property	241.13	Approval	Approval
W-3092	LI to GI-S	Approved; 3/7/2011	60 feet to the north	35.80	Approval	Approval
W-3379	GI and RS9 to GI-S	Approved; 10/1/2018	100 feet to the east	24.57	Approval	Approval
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>						
Street Name		Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
West Hanes Mill Road		Minor Thoroughfare	196 feet	16,000	18,200	
Recycle Way		Local Street	1,770 feet	N/A	N/A	
<b>Proposed Access Point(s)</b>		This request does not propose any changes to the previously approved access.				
<b>Proposed Road Improvements</b>		This request does not propose any road improvements.				
<b>Trip Generation - Existing/Proposed</b>		The proposed site plan amendment will have no impact on trip generation.				
<b>Sidewalks</b>		No sidewalks exist on this site.				
<b>Transit</b>		WSTA Route 87 stops at the Oak Summit Shopping Center on East Hanes Mill Road approximately half a mile from the intersection of Recycle Way and West Hanes Mill Road.				
<b>Analysis of Site Access and Transportation Information</b>		Staff foresees no transportation-related issues associated with this request.				
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>						
Wall Length	Linear Feet		Placement on Site			
	5,325		Along the east, south, and western part of site.			
Building Height	Maximum			Proposed		
	70 feet			N/A		
Impervious Coverage	Maximum			Proposed		
	N/A			3.5%		
<b>UDO Sections Relevant to Subject Request</b>		<ul style="list-style-type: none"> <li>4.7.2 GI General Industrial District</li> </ul>				

<b>Complies with Section 3.2.11</b>	<b>(A) Legacy 2030 policies:</b>	Yes
	<b>(B) Environmental Ord.</b>	N/A
	<b>(C) Subdivision Regulations</b>	N/A
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	This request proposes an MSE wall that is 5,325 feet long and has a typical height between 20 to 30 feet. This will allow the current landfill area to contain additional waste, without necessitating a horizontal expansion onto adjacent property. The MSE Wall will not be higher than what is currently permitted and will not be visible from outside the facility. The site plan is compliant with UDO requirements.	
<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 reuse of vacant and underutilized commercial and industrial sites.</li> <li>• The Hanes Mill Road Landfill should be in service until 2030.</li> </ul>	
<b>Relevant Area Plan(s)</b>	<i>North Suburban Area Plan Update (2014)</i>	
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The Winston-Salem/Forsyth County Utilities Commission operates the Hanes Mill Road Landfill, which it expects to remain open until at least 2021 and possibly as late as 2030.</li> <li>• Eight of the ten subject property parcels are recommended for Industrial uses on the Proposed Land Use Map. The remaining parcels are recommended for single family residential development.</li> <li>• Encourage and support the redevelopment/rehabilitation of existing older/underutilized commercial and industrial sites.</li> </ul>	
<b>Site Located Along Growth Corridor?</b>	The site is not located along a growth corridor.	
<b>Site Located within Activity Center?</b>	The site is not located within an activity center.	
<b>Rezoning Consideration from Section 3.2.19 A 16</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. Improving existing industrial sites is in conformance with <i>Legacy 2030</i> .	
<b>Analysis of Conformity to Plans and Planning Issues</b>	The proposed site amendment would extend the life of the Hanes Mill Road Landfill to 2041. Both <i>Legacy</i> and the <i>North Suburban Area Plan Update</i> recommend reusing industrial sites and extending the life of our landfill to allow Winston-Salem to provide waste disposal services at the	

	<p>lowest possible cost. This request would facilitate this recommendation without creating negative impacts on adjoining properties.</p> <p>If the MSE Wall is not approved here, the landfill area would need to be expanded to adjoining properties, or a new facility would need to be developed elsewhere.</p>
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>	
<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
<p>This request extends the life of the Hanes Mill Road Landfill.</p> <p>The majority of this site is recommended for Industrial development in the adopted area plan.</p> <p>The request would prevent negative impacts associated with developing a new landfill facility elsewhere in the community.</p>	<p>Two of the parcels included in this request are recommended for single family residential on the Proposed Land Use Map.</p>
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>	
<p>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> <li>• <b><u>PRIOR TO ISSUANCE OF BUILDING PERMITS:</u></b> <ul style="list-style-type: none"> <li>a. Any retaining wall shall be earth tone in color or shall match the color of the primary building on site, as verified by Planning staff.</li> </ul> </li> <li>• <b><u>OTHER REQUIREMENTS:</u></b> <ul style="list-style-type: none"> <li>a. All relevant conditions from W-2295 will apply.</li> </ul> </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 W-3539  
SEPTEMBER 8, 2022**

David Reed presented the staff report.

George Bryan stated *Legacy* looked at the possibility of the landfill reaching the end of its service life and being turned into other things in 2023. David responded he would need to call on Utilities staff to provide updated, specific dates. George stated this plan amendment will extend the life of the landfill for seven more years, but wondered when those 7 years would start. David responded that the life of the landfill would be extended from 2034 to 2041. Chris Murphy stated that whenever the landfill was originally approved at this location in the late nineties, there was an anticipated date when the landfill would be closed, but through stream diversion of recyclables, more efficient use of space, etc., the life of the landfill has continued to be pushed further out. This site plan amendment will allow more efficient use of landfill space by putting this wall in and filling in and around that wall and not raising the height any more than what was originally proposed. George asked if this proposal is being brought in by the City of Winston Salem or the Utilities Commission. Chris advised he would have to let Utilities speak to that. Chris stated he believes the City owns the property, but it is operated by City/County Utilities. It is a City/County utility function, but the fee simple ownership of the property is by the City of Winston Salem. That is why the City is the petitioner. George mentioned he had a wonderful tour of the landfill as he was doing his due diligence, and he looked at the landfill from the neighborhood and could not see it, which he was very satisfied about it.

**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: George Bryan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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Chris Murphy, AICP/CZO  
Director of Planning and Development Services