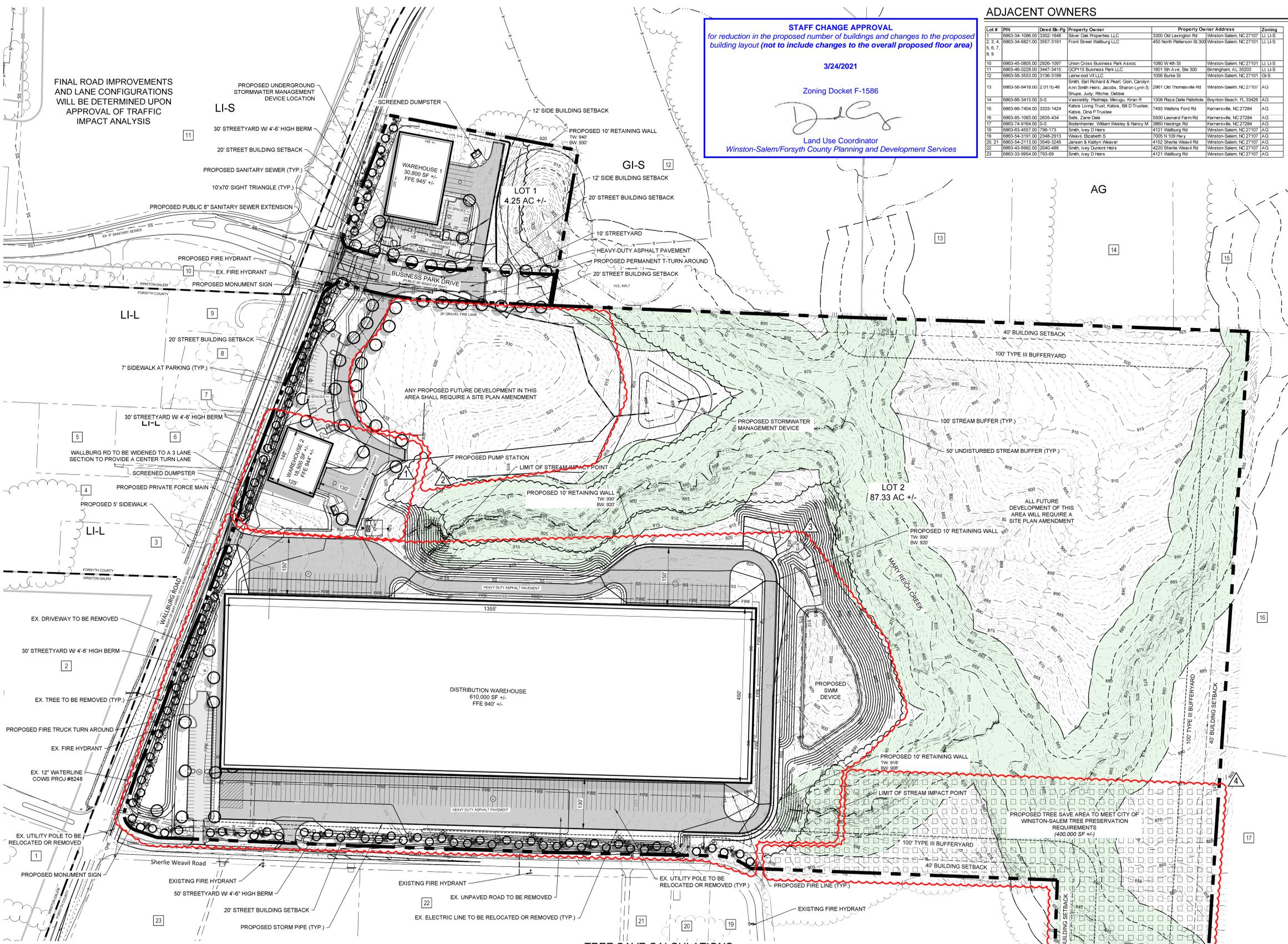


FINAL ROAD IMPROVEMENTS AND LANE CONFIGURATIONS WILL BE DETERMINED UPON APPROVAL OF TRAFFIC IMPACT ANALYSIS



**STAFF CHANGE APPROVAL**  
for reduction in the proposed number of buildings and changes to the proposed building layout (not to include changes to the overall proposed floor area)

3/24/2021

Zoning Docket F-1586

*Duffy*

Land Use Coordinator  
Winston-Salem/Forsyth County Planning and Development Services

**ADJACENT OWNERS**

Lot #	Pin	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	6863-34-1086.00	1303-1048	Silver Oak Properties LLC	3330 Old Leighton Rd Winston-Salem, NC 27107	LL L/S
2, 3, 4, 5, 6, 7, 8, 9	6863-34-6821.00	3557-3191	Front Street Wallburg LLC	450 North Patterson St. 300 Winston-Salem, NC 27101	LL L/S
10	6863-45-0805.00	1926-1097	Union Cross Business Park Assoc	1890 W 4th St Winston-Salem, NC 27101	LL L/S
11	6863-48-0228.00	3447-3415	SCPT 15 Business Park LLC	1801 5th Ave. Ste 300 Birmingham, AL 35203	LL L/S
12	6863-46-3553.00	3136-3168	Lenwood V LLC	1056 Burke St Winston-Salem, NC 27101	GI-S
13	6863-46-8418.00	2 017E-46	Smith, Earl Richard & Pearl Gon, Carolyn A & Smith Hens, Jacque, Sharon Lynn S, Shuise, Judy, Ritchie, Debbie	2891 Old Thomasville Rd Winston-Salem, NC 27107	AG
14	6863-66-3413.00	0-0	Vasreddy, Padma, Meruga, Kiran R	1308 Plaza Dale Palatka Boynton Beach, FL 33426	AG
15	6863-66-7404.00	3333-1424	Kates Living Trust, Kates, Bill D Trustee	7493 Watkins Ford Rd Kernersville, NC 27284	AG
16	6863-45-1085.00	2635-434	Sells, Zame Dale	5600 Leonard Farm Rd Kernersville, NC 27284	AG
17	6863-74-9164.00	0-0	Bookrunner, William Wesley & Nancy M	1380 Hastings Rd Kernersville, NC 27284	AG
18	6863-43-4257.00	7196-173	Smith, Ivey D Hens	4121 Wallburg Rd Winston-Salem, NC 27107	AG
19	6863-54-3191.00	2348-2913	Wheat, Elizabeth S	7026 N 109 Hwy Winston-Salem, NC 27107	AG
20, 21	6863-54-2113.00	3549-3248	Jensen & Kelly Weaver	4112 Sherie Weavil Rd Winston-Salem, NC 27107	AG
22	6863-43-6992.00	2040-488	Smith, Ivey D Hens	4220 Sherie Weavil Rd Winston-Salem, NC 27107	AG
23	6863-33-9954.00	783-69	Smith, Ivey D Hens	4121 Wallburg Rd Winston-Salem, NC 27107	AG



**SITE DATA**

Jurisdiction: City of Winston-Salem, NC

Purpose Statement: The purpose of the request is for a Staff Change to the previously approved plan to modify the site layout.

Approved Plan Docket: F1583

Zoning: Existing Zoning: LI-S

Site Coverage: 9.93 Acres +/-, 10.34 %

Parcel Acreage: 93.13 Acres +/-

Right-of-Way Dedication: 1.56 Acres +/-

Total Site Acreage: 91.57 Acres +/-

Watershed Data: The site is located within the Abbots Creek WS-III water supply watershed district.

Site Coverage: Maximum Impervious Area Permitted: 70.00 % (70.00% with approved SIDA)

Building to Land: 15.14 Acres +/-, 16.53 %

Pavement to Land: 9.93 Acres +/-, 10.34 %

Open Space: 66.50 Acres +/-, 72.62 %

Parcel Total: 91.57 Acres +/-, 100.00 %

Total Impervious: 25.07 Acres +/-, 27.38 %

Infrastructure: Water: Public, Sewer: Public, Road: Public, 487 LF +/-

Building Data: Max. Building Height: 70' / unlimited, Warehouse 1: 30,800 SF +/-, Warehouse 2: 14,200 SF +/-, Distribution Warehouse: 610,000 SF +/-, Total Building Size: 659,300 SF +/-

Parking Calculations: Warehouse: 11 Spaces, Total Spaces Provided: 155 Space +/-

Estimated Employees = 147 Employees +/-

Parking Provided: 157 Spaces +/-

Parking Required: 157 Spaces +/-

\*Parking provided shall meet or exceed required parking. Calculations above are based on estimates, and may vary per final tenant.

Industrial & Warehouse/Distribution Buildings: (10,001 - 40,000 SF = 1 space), 30,800 SF = 1 space, 18,500 SF = 1 space, (320,001 - 400,000 SF = 6 spaces + 1 space for each additional 90,000 SF or fraction thereof), 610,000 SF = 9 spaces

Loading Spaces Required: 11 Spaces

Loading Spaces Provided: 155 Space +/-

Building Setbacks: Front: 20', Rear: 20', Side: 0.5 / 12', Street: 20', Other: 40' adjacent to AG zoning

Bufferyards: Type Required: Minimum 30' Type III, Type Provided: 100' Type III

Streetyards: Type Required: Minimum 10', Type Provided: 10' on Business Park Drive, 30' on Wallburg Road, 50' on Sherie Weavil Road

**NOTES**

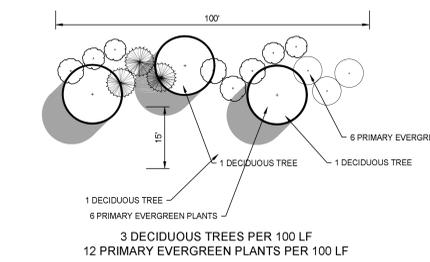
**Boundary Information...**  
Provided from survey dated November 16, 2015 by Allied Associates, P.A.

**Topographic Information...**  
For the portion of the site between Wallburg Rd & the west creek bank provided from survey dated November 16, 2015 by Allied Associates, P.A. Topographic information for the portion of the site from the west creek bank to the eastern property boundary is based on QLi Lidar data (per note on survey).

**General Notes**

- Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
- Landscaping with buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
- Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineering documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.
- Lot allocations may be assigned per end user.

**STREETYARD REQUIREMENTS**  
PLANTINGS BASED ON A 40' WIDTH TYPE III BUFFERYARD  
WIDTH OF ACTUAL BUFFERYARD VARIES (SEE PLANS)



**TREE SAVE CALCULATIONS**

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	4,056,743	Total Limits of Land Disturbance (in Square Feet)	
Total Site Area Excluded From TSA		Square Feet of Proposed R.O.I's	67,854
Square Feet of Existing Utility Elements	67,854	Square Feet of Existing Water Bodies and Stormwater Ponds	0
Minimum Tree Save Area Required:	X 15% = 12%	Total Excluded Area:	67,854
Total Required Tree Save Area (in square feet)	4,086,743		
Total Site Size / or Limits of Land Disturbance	4,086,743	Excluded Area	67,854
Individual Tree Method Used:		Minimum TSA	398,879
Tree Stand Method Used:		Total Required Tree Save Area	4,086,743
Number of Trees 5'-9"	X	Yes	No
Number of Trees 10'-12"	X	Yes	No
Number of Trees 12.01'-36"	X	Yes	No
Number of Trees 36.01'-48"	X	Yes	No
Number of Trees 48.01'-60"	X	Yes	No
Number of Trees 60.01'-72"	X	Yes	No
Number of Trees 72.01'-84"	X	Yes	No
Number of Trees 84.01'-96"	X	Yes	No
Number of Trees 96.01'-108"	X	Yes	No
Number of Trees 108.01'-120"	X	Yes	No
Number of Trees 120.01'-132"	X	Yes	No
Number of Trees 132.01'-144"	X	Yes	No
Number of Trees 144.01'-156"	X	Yes	No
Number of Trees 156.01'-168"	X	Yes	No
Number of Trees 168.01'-180"	X	Yes	No
Number of Trees 180.01'-192"	X	Yes	No
Number of Trees 192.01'-204"	X	Yes	No
Number of Trees 204.01'-216"	X	Yes	No
Number of Trees 216.01'-228"	X	Yes	No
Number of Trees 228.01'-240"	X	Yes	No
Number of Trees 240.01'-252"	X	Yes	No
Number of Trees 252.01'-264"	X	Yes	No
Number of Trees 264.01'-276"	X	Yes	No
Number of Trees 276.01'-288"	X	Yes	No
Number of Trees 288.01'-300"	X	Yes	No
Number of Trees 300.01'-312"	X	Yes	No
Number of Trees 312.01'-324"	X	Yes	No
Number of Trees 324.01'-336"	X	Yes	No
Number of Trees 336.01'-348"	X	Yes	No
Number of Trees 348.01'-360"	X	Yes	No
Number of Trees 360.01'-372"	X	Yes	No
Number of Trees 372.01'-384"	X	Yes	No
Number of Trees 384.01'-396"	X	Yes	No
Number of Trees 396.01'-408"	X	Yes	No
Number of Trees 408.01'-420"	X	Yes	No
Number of Trees 420.01'-432"	X	Yes	No
Number of Trees 432.01'-444"	X	Yes	No
Number of Trees 444.01'-456"	X	Yes	No
Number of Trees 456.01'-468"	X	Yes	No
Number of Trees 468.01'-480"	X	Yes	No
Number of Trees 480.01'-492"	X	Yes	No
Number of Trees 492.01'-504"	X	Yes	No
Number of Trees 504.01'-516"	X	Yes	No
Number of Trees 516.01'-528"	X	Yes	No
Number of Trees 528.01'-540"	X	Yes	No
Number of Trees 540.01'-552"	X	Yes	No
Number of Trees 552.01'-564"	X	Yes	No
Number of Trees 564.01'-576"	X	Yes	No
Number of Trees 576.01'-588"	X	Yes	No
Number of Trees 588.01'-600"	X	Yes	No
Number of Trees 600.01'-612"	X	Yes	No
Number of Trees 612.01'-624"	X	Yes	No
Number of Trees 624.01'-636"	X	Yes	No
Number of Trees 636.01'-648"	X	Yes	No
Number of Trees 648.01'-660"	X	Yes	No
Number of Trees 660.01'-672"	X	Yes	No
Number of Trees 672.01'-684"	X	Yes	No
Number of Trees 684.01'-696"	X	Yes	No
Number of Trees 696.01'-708"	X	Yes	No
Number of Trees 708.01'-720"	X	Yes	No
Number of Trees 720.01'-732"	X	Yes	No
Number of Trees 732.01'-744"	X	Yes	No
Number of Trees 744.01'-756"	X	Yes	No
Number of Trees 756.01'-768"	X	Yes	No
Number of Trees 768.01'-780"	X	Yes	No
Number of Trees 780.01'-792"	X	Yes	No
Number of Trees 792.01'-804"	X	Yes	No
Number of Trees 804.01'-816"	X	Yes	No
Number of Trees 816.01'-828"	X	Yes	No
Number of Trees 828.01'-840"	X	Yes	No
Number of Trees 840.01'-852"	X	Yes	No
Number of Trees 852.01'-864"	X	Yes	No
Number of Trees 864.01'-876"	X	Yes	No
Number of Trees 876.01'-888"	X	Yes	No
Number of Trees 888.01'-900"	X	Yes	No
Number of Trees 900.01'-912"	X	Yes	No
Number of Trees 912.01'-924"	X	Yes	No
Number of Trees 924.01'-936"	X	Yes	No
Number of Trees 936.01'-948"	X	Yes	No
Number of Trees 948.01'-960"	X	Yes	No
Number of Trees 960.01'-972"	X	Yes	No
Number of Trees 972.01'-984"	X	Yes	No
Number of Trees 984.01'-996"	X	Yes	No
Number of Trees 996.01'-1008"	X	Yes	No
Number of Trees 1008.01'-1020"	X	Yes	No
Number of Trees 1020.01'-1032"	X	Yes	No
Number of Trees 1032.01'-1044"	X	Yes	No
Number of Trees 1044.01'-1056"	X	Yes	No
Number of Trees 1056.01'-1068"	X	Yes	No
Number of Trees 1068.01'-1080"	X	Yes	No
Number of Trees 1080.01'-1092"	X	Yes	No
Number of Trees 1092.01'-1104"	X	Yes	No
Number of Trees 1104.01'-1116"	X	Yes	No
Number of Trees 1116.01'-1128"	X	Yes	No
Number of Trees 1128.01'-1140"	X	Yes	No
Number of Trees 1140.01'-1152"	X	Yes	No
Number of Trees 1152.01'-1164"	X	Yes	No
Number of Trees 1164.01'-1176"	X	Yes	No
Number of Trees 1176.01'-1188"	X	Yes	No
Number of Trees 1188.01'-1200"	X	Yes	No
Number of Trees 1200.01'-1212"	X	Yes	No
Number of Trees 1212.01'-1224"	X	Yes	No
Number of Trees 1224.01'-1236"	X	Yes	No
Number of Trees 1236.01'-1248"	X	Yes	No
Number of Trees 1248.01'-1260"	X	Yes	No
Number of Trees 1260.01'-1272"	X	Yes	No
Number of Trees 1272.01'-1284"	X	Yes	No
Number of Trees 1284.01'-1296"	X	Yes	No
Number of Trees 1296.01'-1308"	X	Yes	No
Number of Trees 1308.01'-1320"	X	Yes	No
Number of Trees 1320.01'-1332"	X	Yes	No
Number of Trees 1332.01'-1344"	X	Yes	No
Number of Trees 1344.01'-1356"	X	Yes	No
Number of Trees 1356.01'-1368"	X	Yes	No
Number of Trees 1368.01'-1380"	X	Yes	No
Number of Trees 1380.01'-1392"	X	Yes	No
Number of Trees 1392.01'-1404"	X	Yes	No
Number of Trees 1404.01'-1416"	X	Yes	No
Number of Trees 1416.01'-1428"	X	Yes	No
Number of Trees 1428.01'-1440"	X	Yes	No
Number of Trees 1440.01'-1452"	X	Yes	No
Number of Trees 1452.01'-1464"	X	Yes	No
Number of Trees 1464.01'-1476"	X	Yes	No
Number of Trees 1476.01'-1488"	X	Yes	No
Number of Trees 1488.01'-1500"	X	Yes	No
Number of Trees 1500.01'-1512"	X	Yes	No
Number of Trees 1512.01'-1524"	X	Yes	No
Number of Trees 1524.01'-1536"	X	Yes	No
Number of Trees 1536.01'-1548"	X	Yes	No
Number of Trees 1548.01'-1560"	X	Yes	No
Number of Trees 1560.01'-1572"	X	Yes	No
Number of Trees 1572.01'-1584"	X	Yes	No
Number of Trees 1584.01'-1596"	X	Yes	No
Number of Trees 1596.01'-1608"	X	Yes	No
Number of Trees 1608.01'-1620"	X	Yes	No
Number of Trees 1620.01'-1632"	X	Yes	No
Number of Trees 1632.01'-1644"	X	Yes	No
Number of Trees 1644.01'-1656"	X	Yes	No
Number of Trees 1656.01'-1668"	X	Yes	No
Number of Trees 1668.01'-1680"	X	Yes	No
Number of Trees 1680.01'-1692"	X	Yes	No
Number of Trees 1692.01'-1704"	X	Yes	No
Number of Trees 1704.01'-1716"	X	Yes	No
Number of Trees 1716.01'-1728"	X	Yes	No
Number of Trees 1728.01'-1740"	X	Yes	No
Number of Trees 1740.01'-1752"	X	Yes	No
Number of Trees 1752.01'-1764"	X	Yes	No
Number of Trees 1764.01'-1776"	X	Yes	No
Number of Trees 1776.01'-1788"	X	Yes	No
Number of Trees 1788.01'-1800"	X	Yes	No
Number of Trees 1800.01'-1812"	X	Yes	No
Number of Trees 1812.01'-1824"	X	Yes	No
Number of Trees 1824.01'-1836"	X	Yes	No
Number of Trees 1836.01'-1848"	X	Yes	No
Number of Trees 1848.01'-1860"	X	Yes	No
Number of Trees 1860.01'-1872"	X	Yes	No
Number of Trees 1872.01'-1884"	X	Yes	No
Number of Trees 1884.01'-1896"	X	Yes	No
Number of Trees 1896.01'-1908"	X	Yes	No
Number of Trees 1908.01'-1920"	X	Yes	No
Number of Trees 1920.01'-1932"	X	Yes	No
Number of Trees 1932.01'-1944"	X	Yes	No
Number of Trees 1944.01'-1956"	X	Yes	No
Number of Trees 1956.01'-1968"	X	Yes	No
Number of Trees 1968.01'-1980"	X	Yes	No
Number of Trees 1980.01'-1992"	X	Yes	No
Number of Trees 1992.01'-2004"	X	Yes	No
Number of Trees 2004.01'-2016"	X	Yes	No
Number of Trees 2016.01'-2028"	X	Yes	No
Number of Trees 2028.01'-2040"	X	Yes	No
Number of Trees 2040.01'-2052"	X	Yes	No
Number of Trees 2052.01'-2064"	X	Yes	No
Number of Trees 2064.01'-2076"	X	Yes	No
Number of Trees 2076.01'-2088"	X	Yes	No
Number of Trees 2088.01'-2100"	X	Yes	No
Number of Trees 2100.01'-2112"	X	Yes	No
Number of Trees 2112.01'-2124"	X	Yes	No
Number of Trees 2124.01'-2136"	X	Yes	No
Number of Trees 2136.01'-2148"	X	Yes	No
Number of Trees			