

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	W-3379		
<b>Staff</b>	Gary Roberts, Jr. AICP		
<b>Petitioner(s)</b>	WS/FC Utilities Commission		
<b>Owner(s)</b>	City of Winston-Salem		
<b>Subject Property</b>	PIN#s 6819-91-4729 and 6819-92-6183		
<b>Address</b>	1010 and 1016 Ziglar Road		
<b>Type of Request</b>	Special use rezoning from GI and RS9 to GI-S		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> GI (General Industrial) and RS9 (Residential, Single Family – 9,000 sf minimum lot size) <b>to</b> GI-S (General Industrial – special use). The petitioner is requesting the following use:</p> <ul style="list-style-type: none"> <li>• Recycling Plant</li> </ul>		
<b>Neighborhood Contact/Meeting</b>	See Attachment B for a summary of the petitioner’s neighborhood outreach.		
<b>Zoning District Purpose Statement</b>	The GI District is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of designating appropriate locations and establishing development regulations for uses which may have significant environmental impacts or which require special measures to ensure compatibility with adjoining properties. The district is established to provide locations for major developments in GMAs 1, 2 and 3.		
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes, the majority of the site is currently zoned GI and it is adjacent to GI, LI, and GI-S zoned properties. The site is also located within the Suburban Neighborhoods GMA.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	South side of Ziglar Road, between US 52 and the Norfolk Southern Railroad		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	Northeast		
<b>Site Acreage</b>	± 23.90 acres		
<b>Current Land Use</b>	The RS9 zoned portion of the site is currently undeveloped. The GI zoned portion is currently used for white goods recycling.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	LI	R.H. Barringer Distributing Company
	East	RM18	Multifamily residential across US 52
	South	GI	Hanes Mill Road Sanitary Landfill

	West	GI-S	Hanes Mill Road Sanitary Landfill across the railroad			
<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>					
	Yes, the proposed use of Recycling Plant is compatible with the industrial uses permitted on the adjacent properties.					
<b>Physical Characteristics</b>	The partially developed site has a gentle to moderate slope downward toward the southwestern corner of the site. The site does include pockets of mature trees.					
<b>Proximity to Water and Sewer</b>	The site has access to public water. Public sewer is located to the west across the railroad.					
<b>Stormwater/ Drainage</b>	A stormwater management study <i>may</i> be required depending upon the extent of new impervious coverage.					
<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 is located on the southern side of Ziglar Road between US 52 and the Norfolk Southern Railroad. It forms the northern edge of the Hanes Mill Road Sanitary Landfill. The site is not located within a water supply watershed or within a regulatory floodplain.					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3352	LI to GI-S	Approved 12-4-2017	Directly northwest	27.60	Approval	Approval
W-3092	LI to GI-S	Approved 3-7-2011	400' northwest	35.8	Approval	Approval
F-981	R5 (RS12) to I2 (LI)	Approved 12-17-1990	Included a portion of current site	8.16	Approval	Approval
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Ziglar Road	Minor Thoroughfare	1,136'	1,900	15,300		
Recycle Way	Private Street	1,500'	NA	NA		
<b>Proposed Access Point(s)</b>	The site currently has access onto both Ziglar Road and to Hanes Mill Road through the existing landfill. However, the site plan shows the removal of said access onto Ziglar Road and the recording of a negative access easement along this frontage.					
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: GI and RS9</u> No trip rate is available for the existing zoning which has no site plan.					

	Proposed Zoning: GI-S No trip generation is available for the proposed use of Recycling Plant.	
<b>Sidewalks</b>	There are no sidewalks located in the general area.	
<b>Transit</b>	Route 97 serves Hanes Mill Road located approximately 3,200' to the southeast.	
<b>Analysis of Site Access and Transportation Information</b>	The site has frontage along a minor thoroughfare which has ample capacity. However, the proposed access will be from the adjacent GI-S zoned landfill site located directly to the south. The main access for this facility is on Hanes Mill Road. Although there is no trip generation available for the proposed use, 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>
	7,404 sf	Western half of the site
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>
	4 spaces	10 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	11.7%
<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>	(A) <i>Legacy 2030</i> policies:	Yes
	(B) <i>Environmental Ord.</i>	NA
	(C) <i>Subdivision Regulations</i>	NA
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The proposed site plan would accommodate existing and expanded recycling activities in support of the adjacent sanitary landfill. No new buildings are proposed.	
<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>Recycle and reuse land and buildings.</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 subject property is shown on Map 6-Proposed Land Use for industrial use.</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>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>
	Since the area plan was adopted, a similar rezoning request to GI-S was approved on a site located directly to the northwest (W-3352).
	<b>(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?</b>
	Yes
<b>Analysis of Conformity to Plans and Planning Issues</b>	The subject request is to rezone 23.90 acres of partially developed property from GI and RS9 to GI-S for the use of Recycling Plant. The majority of the site forms the current northern limits of the Hanes Mill Road Sanitary Landfill. It also includes two RS9 zoned lots that previously contained two single family homes.
	The site plan shows the continued use of the western portion of the site for white good recycling and the eastern portion of the site for concrete, asphalt, and brick recycling. Public access to the site would be from the existing main entrance to the landfill on Hanes Mill Road and not from Ziglar Road.
	The request is consistent with the <i>North Suburban Area Plan Update</i> , which recommends industrial zoning for the subject property. To minimize any visual impacts of the proposed activities on the site, the plan includes a 100' Type III undisturbed bufferyard along the frontage of both Ziglar Road and US 52. The request would allow for a logical expansion of the existing landfill and staff supports the request.
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>	
<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
The request is consistent with the industrial land use recommendation of the <i>North Suburban Area Plan Update</i> .	Public access to the subject property is located approximately 3,200' to the south at Hanes Mill Road.
The request would allow for a logical expansion of the existing Hanes Mill Road Sanitary Landfill.	
The site abuts US 52 on one side and industrial zoning on three sides.	
The site will not have access onto Ziglar Road and should generate little additional traffic in the general area.	
The plan includes a 100' Type III bufferyard adjacent to Ziglar Road and US 52.	

#### **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.

- **PRIOR TO THE ISSUANCE OF ANY PERMITS**
  - a. Developer shall obtain all necessary permits from the NCDEQ and DEMLR.
  
- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
  - a. Developer shall cordon off all areas shown on the site plan within the 100' undisturbed bufferyard along both Ziglar Road and US 52. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
  - b. Developer shall record a negative access easement along Ziglar Road.

#### **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 W-3379  
AUGUST 9, 2018**

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

Micah Johnson, Senior Civil Engineer, Winston-Salem City Landfill, 325 W. Hanes Mill Road, Winston-Salem, NC 27105

Micah Johnson made the following points in regards to a question about the recycling center:

This location is a “white goods” recycling center only. “White goods” means anything that Freon can be extracted from. The Freon will be exported off site, and everything that is left is recyclable.

CAB (Concrete, Asphalt, Brick) is also stored at this site. CAB is a no vapor asphalt that is used as road base.

There is to be recycling only at this location, no sanitary landfill. And nothing would be stored long term.

Chris Murphy conveyed to the Board that they could do other streams of recycling at this location, besides white goods, and still comply with the use recycling plant. But they could not have a sanitary landfill. The landfill could actually be prolonged by getting white goods out of the stream.

Aaron King discussed the buffer and the amount of plants that it would take based on what is required by code.

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

SECOND: Chris Leak

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Clarence Lambe,  
Chris Leak, Johnny Sigers, Brenda Smith

AGAINST: None

EXCUSED: None

---

Chris Murphy AICP  
Acting Director of Planning and Development Services