

**SUMMARY OF NEIGHBORHOOD MEETING  
POWERSCREEN MID-ATLANTIC, INC.  
3350 TEMPLE SCHOOL ROAD  
ZONING DOCKET W-3345 AND F-1569  
Wednesday 7:00 p.m., August 30, 2017  
Sedge Garden Recreation Center**

*A neighborhood meeting was held with the neighbors in the vicinity of the property located at 3350 Temple School Road. Meeting invitations were mailed by the petitioner to the neighbors within an approximate 800-foot radius of the property. The mailing list and map of the property owners that the notice was sent to is attached. A summary of the meeting follows:*

Property owners began showing up at around 6:50 p.m. In attendance for the petitioner were: Chris Stanley representing Powerscreen Mid-Atlantic, Inc.; Jay Luke representing Freeman Commercial Realty; and Steve Causey and Jeff Needham representing Allied Design, Inc.

A copy of the following documents were available and on display:

1. A copy of the Rezoning and Preliminary Site Plan
2. A colored/rendered version of the site plan
3. Copies of the zoning maps as prepared by the City/County Planning Department for each of the zoning dockets
4. The web addresses to the City/County Planning Department for the Monthly Zoning Cases and the City/County Planning Board Calendar of Significant Dates

Property owners filtered in throughout the appointed time and small group discussions were held with the project representatives. The following general information was conveyed in the discussions:

1. The request into the Planning Board is for approval of a Site Plan Amendment for the portion of property in the County and for approval of a rezoning from LI-S to GI-S for the portion of the property located within the City. The Site Plan Amendment will require approval through the County Commissioners and the rezoning will require approval through the City Council.
2. A second neighborhood meeting is scheduled to be held with the City Councilman, James Taylor, on September 21; neighbors should be receiving a separate notice from the City regarding that meeting.
3. The proposed request will be heard at the City/County Planning Board Public Hearing on September 14, 2017, at 4:30 p.m. This will be an opportunity for the neighbors to express their concerns to the Board. Many of the neighbors were aware of and involved with the rezoning from 10+ years ago and seemed familiar with the process.
4. Initial review comments and recommendations from the Planning Department Interdepartmental Review included:
  - a. A possible requirement to widen the petitioner's half of Temple School Road.

- b. A condition that no buildings would be constructed on the portion of property located within the existing City limits.
  - c. A condition to install additional plantings in the existing berm and buffer along Temple School Road.
  - d. A lighting condition to regulate height, amount and direction of site lighting.
5. The petitioner is volunteering additional plantings and berms along Graytuck Lane. A gravel parking storage and parking area will be constructed on the City portion.
  6. Powerscreen's normal hours of operation are Monday through Friday from 8 am to 5 pm. Occasional overtime and extra hours are not unlikely. Powerscreen sells, leases and repairs large earth and rock processing equipment. The equipment is large but is transferred down the highway. Approximate dimensions are 12' wide by 14' high by 30' long. Equipment will be serviced and repaired in the proposed buildings located in the northwestern corner of the County property. Equipment is on tracks and will only be stored on the property located in the city. Equipment will be moved on-site as needed from storage to service. Tractor and trailers ("low boys") will deliver and pick-up equipment for service, sale and lease.

Some of the specific questions and concerns that were raised by the neighbors included:

*Question: Has the petitioner purchased the property?*

Answer: No.

*Question: Will Powerscreen move their existing location(s)?*

Answer: Yes; due to recent growth Powerscreen needs a larger facility and would like to consolidate their operations in one location.

*Question: How many employees will be at this facility?*

Answer: 30 +/-.

*Question: What are the proposed improvements for the property?*

Answer: Improvements on the County zoned portion of the property include: an approximate 6,300 sf office and associated parking; and an approximate 25,850 sf service and parts building with truck docks. Improvements on the City zoned portion only include a gravel storage/parking area.

*Question: Does the petitioner need to install this much storage area?*

Answer: Yes, we need to maximize the use of the property but a good portion of the property will not be developed.

*Question: Will the operation create dust and noise?*

Answer: Minimal dust should be created – not unlike agricultural practices on nearby properties. Yes, some noise will be created by machinery operation.

*Question: Could the storage area be paved and or routinely watered?*

Answer: Paving is not practical for the tracked vehicles; watering could be considered.

*Question: How will the development affect property values?*

**WEBSITES OF INTEREST  
POWERSCREEN MID-ATLANTIC  
TEMPLE SCHOOL ROAD**

The re-zoning has been filed with the City/County Planning Board. You can review the status of the re-zoning request at the City/County Planning Board's website found at the address below:

<http://www.cityofws.org/Departments/Planning/Zoning-and-Subdivision/Monthly-Zoning>

The Planning Board Calendar can also be found at the City/County Planning Board's site at the address below:

[http://www.cityofws.org/Portals/0/pdf/planning/ccpb/misc/CCPB\\_Calendar\\_2017.pdf?ver=2016-10-17-100740-870](http://www.cityofws.org/Portals/0/pdf/planning/ccpb/misc/CCPB_Calendar_2017.pdf?ver=2016-10-17-100740-870)

Answer: A determination of the effect on property values is difficult and beyond our expertise; a certified appraiser should be consulted

*Question: Why this site was selected?*

Answer: The property is on the market for sale; its location, previous development and use seemed to meet the criteria for Powerscreen; the Powerscreen use seemed like it would be compatible with previous rezonings and other industrial uses in the area.

*Question: Could the buffer at the north end of Graytuck be straightened to provide more buffer to the Woods property?*

Answer: This can be considered by the petitioner.

*Question: Will a new stormwater system be constructed on the property in the City?*

Answer: Yes, the stormwater systems will be separate; the County property is regulated by the state and the City by the City of Winston-Salem.

*Question: Will the project require extension of public sewer?*

Answer: No, the project would connect to existing public lines. Several neighbors expressed dissatisfaction with the odors from the existing sewer lines.

*Question: Will trucks and traffic leaving the site go right (south) on Temple School Road.*

Answer: That would not be the preferred route and the petitioner would encourage traffic to exit north onto Temple School Road; however, this can be difficult to enforce. The possible widening of Temple School Road could encourage traffic in that direction. Neighbors indicated they would not like to see increase of traffic on south end of Temple School Road.

*Question: Is this development related to the plan for the new 140,000 sf distribution facility on the Winston-Salem Business property located to the north?*

Answer: No.

*Comment: Neighbors observed and noted that the rezoning signs had been knocked down.*

*Comment: Neighbors complained that the property and landscaping is not being maintained.*

*Comment: Neighbors commented that a lot of passenger vehicle traffic and trash is generated by employees from Caterpillar and they would not like to see this get worse.*

*Comment: Concerns were expressed about the proposed development to the north, Zoning Docket W-2744. Concerns were expressed about the environmental impact, property value impacts, ground water impacts, wildlife impacts, etc. Neighbors indicated that they would attend the Public Hearing and ask the Planning Board to respond to their concerns and request the appropriate studies.*

The meeting was concluded 8:00 p.m.

## SIGN-IN SHEET

F-1569<sub>n</sub>

NEIGHBORHOOD MEETING  
 POWERSCREEN MID-ATLANTIC  
 Wednesday, August 30, 2017, 7:00 pm

W-3345

NAME	ADDRESS	PHONE	EMAIL
John & Janet Turner	4165 High Point Rd		
Gary & Myrna Gattrost	4161 Graytuck Dr.		
Ornette Tucker	3255 Temple Rd		
Terry & Dot Tucker	4157 High Point Rd		
Buddy & Jane Tucker Lawrence	7980 Abelia Way, Clemmons, NC		
Ima Jean & Stephen	1683 Union Cross Rd. Keenersville, NC 27284		
Carol & Randy	1689 Union Cross Road 27284		
Shirley & Fly	4130 HPRd 4 acres for sale		
	phone # 3367940190		
Ken Parrish	3101 Ras Drive W1, NC		
JOHN & CYNTHIA WOODS	4147 GRAYTUCK WS 27107		
	phone # 3367841688 Cindy Woods 350@gmail.com		
Boyce & Pamela Porter	3069 Cumbie Rd. WS 27107		
	336-601-2858 boyce@boyceman.com		
BETH Tucker	7255 Watkins Ford Rd Keenersville Ne 27284		
	Beth Tucker 1959@gmail.com		

**PROJECT INFORMATION**

PROJECT NO. 7455  
 DATE: 05/20/17  
 DRAWN BY: JAC  
 CHECKED BY: JAC

**REASONING AND PRELIMINARY SITE PLAN**

C1

**SITE DATA**

PROJECT LOCATION: 3350 TEMPLE SCHOOL ROAD, WINSTON-SALEM, NC 27157  
 PROJECT NO. 7455  
 DATE: 05/20/17  
 DRAWN BY: JAC  
 CHECKED BY: JAC

**REFERENCES**

STATE OF NORTH CAROLINA  
 DEPARTMENT OF TRANSPORTATION  
 ROAD DESIGN MANUAL  
 2011 EDITION

**OWNER/CLIENT**

WINSTON-SALEM BUSINESS INC.  
 3350 TEMPLE SCHOOL ROAD  
 WINSTON-SALEM, NC 27157

**DESIGNER**

ALLIED DESIGN, INC.  
 4700 LINDEN HILL ROAD  
 WASHINGTON, NC 27888

**ADJACENT PROPERTIES**

PROPERTY TO THE NORTH: [REDACTED]  
 PROPERTY TO THE SOUTH: [REDACTED]  
 PROPERTY TO THE EAST: [REDACTED]  
 PROPERTY TO THE WEST: [REDACTED]

**VICINITY MAP**

NOT TO SCALE

**PERMITTED USES**

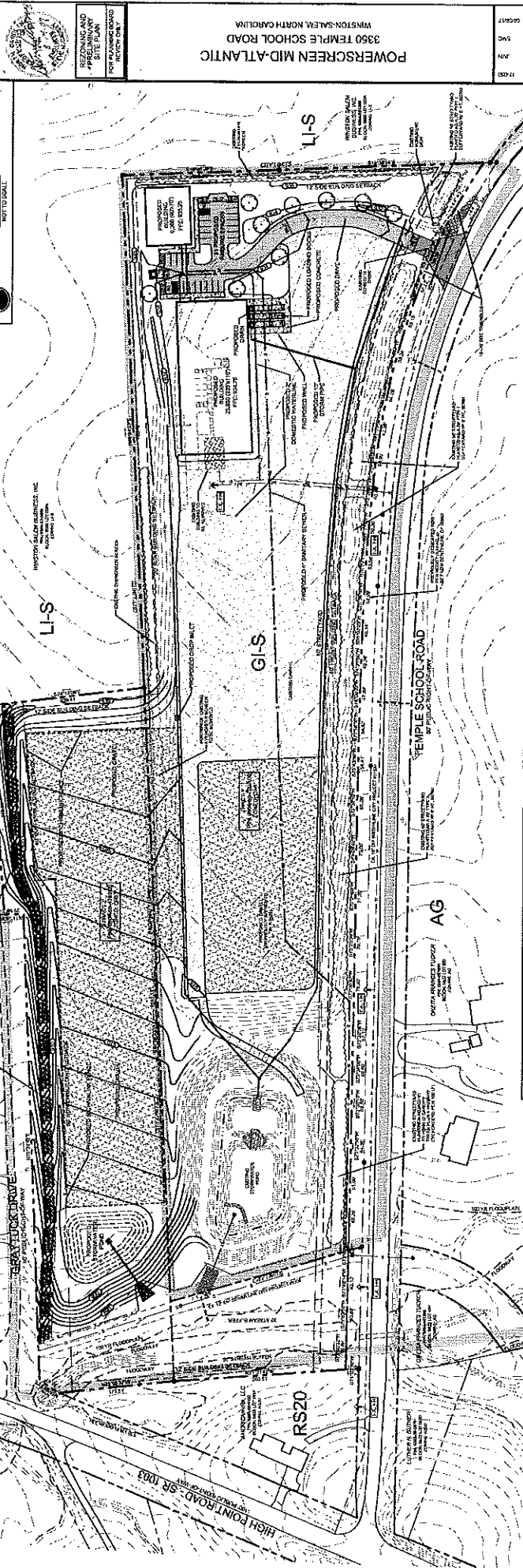
RESIDENTIAL SINGLE-FAMILY  
 COMMERCIAL GENERAL  
 INDUSTRIAL LIGHT MANUFACTURING

**ADJACENT PROPERTIES**

PROPERTY TO THE NORTH: [REDACTED]  
 PROPERTY TO THE SOUTH: [REDACTED]  
 PROPERTY TO THE EAST: [REDACTED]  
 PROPERTY TO THE WEST: [REDACTED]

**VICINITY MAP**

NOT TO SCALE



**GENERAL NOTES**

1. THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE LOCAL GOVERNMENT AND THE STATE OF NORTH CAROLINA.
2. ALL DIMENSIONS SHALL BE GIVEN UNLESS OTHERWISE NOTED.
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**PROJECT 1 - ZONE: RS20**

**PERMITTED USES:** RESIDENTIAL SINGLE-FAMILY

**REQUIREMENTS:** [REDACTED]

**PROJECT 2 - ZONE: GI-S**

**PERMITTED USES:** COMMERCIAL GENERAL

**REQUIREMENTS:** [REDACTED]

**PROJECT 3 - ZONE: AG**

**PERMITTED USES:** AGRICULTURE

**REQUIREMENTS:** [REDACTED]

**PROJECT 4 - ZONE: LI-S**

**PERMITTED USES:** RESIDENTIAL SINGLE-FAMILY

**REQUIREMENTS:** [REDACTED]

**PROJECT 5 - ZONE: LI-S**

**PERMITTED USES:** RESIDENTIAL SINGLE-FAMILY

**REQUIREMENTS:** [REDACTED]

**PROJECT 6 - ZONE: LI-S**

**PERMITTED USES:** RESIDENTIAL SINGLE-FAMILY

**REQUIREMENTS:** [REDACTED]

**PROJECT 7 - ZONE: LI-S**

**PERMITTED USES:** RESIDENTIAL SINGLE-FAMILY

**REQUIREMENTS:** [REDACTED]

**PROJECT 8 - ZONE: LI-S**

**PERMITTED USES:** RESIDENTIAL SINGLE-FAMILY

**REQUIREMENTS:** [REDACTED]

**PROJECT 9 - ZONE: LI-S**

**PERMITTED USES:** RESIDENTIAL SINGLE-FAMILY

**REQUIREMENTS:** [REDACTED]

