



W-3676 Central Carolina Concrete- Lowery St (EBSUP for Expansion of an Asphalt and Concrete Plant)

Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
Fax: 336-748-3163

Phone: 336-747-7040

City of W-S Planning

Timothy Graham
TT Graham Construction Inc
3142 US HWY 64 W
Asheboro, NC 27205

Project Name: W-3676 Central Carolina Concrete- Lowery St (EBSUP for Expansion of an Asphalt and Concrete Plant)
Jurisdiction: City of Winston-Salem
ProjectID: 1898606

Tuesday, March 3, 2026

Sketch Plan Review comments are intended to be preliminary. A site visit and/or an in-depth analysis by the Interdepartmental Committee members has not taken place. It is expected that additional comments will be made as new information is received, and a formal submittal and review takes place. Please do not construe these comments as assurance of approval or denial. All proposals must still go through a formal submittal and review before an official staff recommendation is made.

Open Issues: 16

Erosion Control

General Issues

13. Erosion Control Plan is under review

<p>City of Winston-Salem Matthew Osborne 336-462-7480 matthewo@cityofws.org 1/7/26 8:18 AM 01.04) Special Use Permit - 2</p>	<p>An Erosion Control Plan has been submitted for the project and is currently under review in the plan review system as Grading/Erosion Control Permit # EN2500239. The Grading/Erosion Control Permit cannot be issued until the Erosion Control Plan has been approved. Erosion Control review on Building Permits for this project cannot be approved until the Grading/Erosion Control Permit for the project has been issued, a preconstruction meeting has been conducted on-site with the assigned Erosion Control Inspector for the project, and initial Erosion Control measures have been installed and inspected by the Erosion Control Inspector.</p>
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TT Graham Construction Inc
Timothy Graham
3363280027
estimates@ttgrahamconstruction.com
1/22/26 4:25 PM
01.04) Special Use Permit - 2

Noted

Fire/Life Safety

General Issues

14. Approval Notes

Winston-Salem Fire Department
Cory Lambert
336-747-7359
coryml@cityofwsfire.org
1/8/26 10:04 AM
01.04) Special Use Permit - 2

These general notes apply to all projects. If there are any other concerns to be addressed as part of this review they will be noted as separate issues.

- Future construction plans shall indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards. Approved water supply must be available **within 400 feet all portions of the exterior walls of all new structures**, as measured by an approved route.
- Fire apparatus access shall comply with the requirements below and **shall extend to within 150 feet all portions of the exterior walls of the building** as measured by an approved route around the exterior of the building or facility. This can be extended to 200 feet for sprinklered buildings.
- Ensure fire apparatus access roads are designed, built and maintained in compliance with fire code requirements. These requirements include but are not limited to the following items:
 - Must carry an imposed load of not less than 75,000 pounds;
 - Clear width requirements of not less than 20 feet for two-way traffic;
 - Clear height requirements of not less than 13 feet, 6 inches;
 - Approved turnaround required for fire apparatus access roads when the dead-end length of the required access road is more than 150 feet.
 - Gates may not obstruct fire apparatus access roads unless approved by the Winston-Salem Fire Department; approval requires compliance with all applicable fire code requirements.
- For those buildings on this site that are equipped with sprinkler or standpipe systems, indicate the location of each FDC; FDC must be located within 100 feet from a fire hydrant.
- Buildings constructed on site must comply with all applicable North Carolina Building Codes

TT Graham Construction Inc
Timothy Graham
3363280027
estimates@ttgrahamconstruction.com
1/22/26 4:08 PM
01.04) Special Use Permit - 2

Noted

Marc Allred

C101 SPEC USE.pdf [10 redlines] (Page 1) [1] C101 SPEC USE

1. Callout B

City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
12/22/25 10:15 AM

Asphalt and Concrete Plant

[TT Graham Construction Inc](#)
Timothy Graham
3363280027
estimates@ttgrahamconstruction.com
1/5/26 2:10 PM
Pre-Submittal Workflow - 1

SITE DATA; Item 7 has been corrected to read "Asphalt and Concrete Plant"

2. Text Box B

[City of Winston-Salem](#)
Marc Allred
336-727-8000
marca@cityofws.org
12/22/25 10:15 AM

11/26/2025 - Initial Submission

[TT Graham Construction Inc](#)
Timothy Graham
3363280027
estimates@ttgrahamconstruction.com
1/5/26 2:11 PM
Pre-Submittal Workflow - 1

Added to plans

3. Callout B

[City of Winston-Salem](#)
Marc Allred
336-727-8000
marca@cityofws.org
12/22/25 10:15 AM

Preliminary - NOT for construction

[TT Graham Construction Inc](#)
Timothy Graham
3363280027
estimates@ttgrahamconstruction.com
1/5/26 2:11 PM
Pre-Submittal Workflow - 1

Seal, signature, and date have been removed and replaced with "Preliminary - NOT for construction".

4. Text Box B

[City of Winston-Salem](#)
Marc Allred
336-727-8000
marca@cityofws.org
12/22/25 10:35 AM

Jurisdiction: City of Winston-Salem

[TT Graham Construction Inc](#)
Timothy Graham
3363280027
estimates@ttgrahamconstruction.com
1/5/26 2:12 PM
Pre-Submittal Workflow - 1

Information has been added to the SITE DATA.

5. Text Box B

<p>City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 12/22/25 10:35 AM</p>	<p>Purpose Statement</p>
<p>TT Graham Construction Inc Timothy Graham 3363280027 estimates@ttgrahamconstruction.com 1/5/26 2:12 PM Pre-Submittal Workflow - 1</p>	<p>Added to the plans.</p>

6. Text Box B

<p>City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 12/22/25 10:35 AM</p>	<p>Show proposed topography around the gravel drive and anywhere else that there might be grading.</p>
<p>TT Graham Construction Inc Timothy Graham 3363280027 estimates@ttgrahamconstruction.com 1/5/26 2:13 PM Pre-Submittal Workflow - 1</p>	<p>This information has been added to the plan.</p>

7. Callout B

<p>City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 12/22/25 10:35 AM</p>	<p>Maximum height of silo</p>
<p>TT Graham Construction Inc Timothy Graham 3363280027 estimates@ttgrahamconstruction.com 1/5/26 2:13 PM Pre-Submittal Workflow - 1</p>	<p>Information has been added to plan.</p>

8. Callout B

<p>City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 12/22/25 10:35 AM</p>	<p>Show existing gravel driveway. Shade the existing driveway.</p>
<p>TT Graham Construction Inc Timothy Graham</p>	<p>We have indicated the existing gravel drives on the plans and shaded with "gravel" shading.</p>

3363280027
estimates@ttgrahamconstruction.com
1/5/26 2:14 PM
Pre-Submittal Workflow - 1

Stormwater

General Issues

12. Exempt from Stormwater Management Permitting

<p>City of Winston-Salem Joe Fogarty 336-747-6961 josephf@cityofws.org 1/6/26 4:47 PM 01.04) Special Use Permit - 2</p>	<p>Based on the data provided in number 9 of the site data information provided on this plan, this development will see a decrease in impervious area from the pre developed condition to the post developed condition: 4.41 acres to 4.16 acres. Developments that do not increase the impervious area from the pre to the post developed condition, such as this one apparently, are exempt from the provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance and hence exempt from having to be issued with a Post Construction Stormwater Management permit.</p>
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<p>TT Graham Construction Inc Timothy Graham 3363280027 estimates@ttgrahamconstruction.com 1/22/26 4:23 PM 01.04) Special Use Permit - 2</p>	<p>Noted</p>
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WSDOT

General Issues

15. No Comment

<p>City of Winston-Salem Robert Stone 336-727-8000 robertst@cityofws.org 1/12/26 8:43 AM 01.04) Special Use Permit - 2</p>	<ul style="list-style-type: none">WSDOT has no comment. All proposed work is outside of public R/W and does not impact existing transportation infrastructure.
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<p>TT Graham Construction Inc Timothy Graham 3363280027 estimates@ttgrahamconstruction.com 1/22/26 4:23 PM 01.04) Special Use Permit - 2</p>	<p>Noted</p>
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Zoning

General Issues

19. Silos and Control Room

<p>City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 1/21/26 8:12 AM 01.04) Special Use Permit - 2</p>	<p>Provide the square footage of the two silos and the control room. I also need the height of the control room.</p>
<p>TT Graham Construction Inc Timothy Graham 3363280027 estimates@ttgrahamconstruction.com 1/22/26 3:46 PM 01.04) Special Use Permit - 2</p>	<p>Added to drawing C101 SPEC USE</p>

20. Conditions

<p>City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 1/21/26 8:15 AM 01.04) Special Use Permit - 2</p>	<p>These conditions are specific to the Asphalt and Concrete Plant in the UDO.</p> <p>B. SETBACKS</p> <hr/> <p><i>Setbacks for buildings and related operations which may include: storage and processing areas; loading areas; truck operation; and parking areas.</i></p> <ol style="list-style-type: none"> 1. All buildings and operations must be a minimum of one hundred (100) feet from any adjacent property. <p>C. BUFFERYARD</p> <hr/> <ol style="list-style-type: none"> 1. There shall be a minimum fifty (50) foot wide undisturbed bufferyard, which shall be augmented if necessary to meet type I bufferyard requirements around the perimeter of the property. 2. Within said buffer shall be a six (6) foot security fence. 3. Said fence shall not have any barbed wire, razor wire, or electrification. <p>[Ver. 2] [Edited By Marc Allred]</p>
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<p>TT Graham Construction Inc Timothy Graham 3363280027 estimates@ttgrahamconstruction.com 1/22/26 4:28 PM 01.04) Special Use Permit - 2</p>	<p>Noted. Entire perimeter of property is currently fenced in, including rail spur. [Ver. 2] [Edited By Timothy Graham]</p>
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21. Darken Railroad

<p>City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 1/21/26 8:18 AM 01.04) Special Use Permit - 2</p>	<p>Since this is a major feature of the site plan, I would prefer that the existing spur be shown in a darker line so it is clearly visible.</p>
<p>TT Graham Construction Inc Timothy Graham 3363280027 estimates@ttgrahamconstruction.com 1/22/26 4:07 PM 01.04) Special Use Permit - 2</p>	<p>Modified on drawing C101 SPEC USE [Ver. 2] [Edited By Timothy Graham]</p>

22. Distance between Water Basin and Property Line

City of Winston-Salem

Marc Allred

336-727-8000

marca@cityofws.org

1/21/26 9:00 AM

01.04) Special Use Permit - 2

Give me distance between the water reclamation basin and property line.

TT Graham Construction Inc

Timothy Graham

3363280027

estimates@ttgrahamconstruction.com

1/22/26 3:47 PM

01.04) Special Use Permit - 2

Added on drawing C101 SPEC USE

NOTE: NO REVISIONS ACCEPTED FOR PRELIMINARY REVIEWS.