




Hanes Mill Road  
Solid Waste Facility

325 W. Hanes Mill Road  
Winston-Salem, NC 27105  
CityLink 311 (336.727.8000)  
Fax 336.661.4905

# Memorandum

**TO:** City-County Planning Board  
**FROM:** Jan McHargue, Assistant Utilities Director / Solid Waste   
**DATE:** October 30, 2017  
**SUBJECT:** Neighborhood Outreach for Re-zoning Request PIN 6819-83-019.00  
**CC:** Courtney Driver, Ed Gibson

The City-County Utility Commission has requested a re-zoning of the above referenced property. In an effort to communicate with neighboring property owners about the project, the activities described below were carried out. The goal was to ensure that residents near the landfill were informed and given the opportunity to ask questions regarding this planned re-zoning.

- On October 6, 2017 Ed Gibson, Solid Waste Engineer, and Jan McHargue visited with Mr. Cecil Cave and Mr. Johnny Marshall (both neighbors on the attached mailing list) to invite them to the Informational Meeting scheduled for October 18, 2017.
- On October 10, 2017, announcements and re-zoning exhibits were mailed to fourteen (14) neighbors. The announcement indicated that there would be an Informational Meeting on October 18, 2017 at the Hanes Mill Road Landfill. This announcement, exhibits and mailing list are attached.
- The Informational Meeting was held at the Hanes Mill Road Landfill on October 18, 2017 per the announcement. No one attended this meeting.

As of this date, landfill staff has not received any inquiries from interested parties, either by mail or telephone.

**CityLink311**

Call 311 or 336-727-8000  
citylink@cityofws.org

City Council: Mayor Allen Joiner; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garity

Forsyth County Commissioners: David R. Plyler, Chairman; Don Martin, Vice Chair; Ted Kaplan; Richard V. Linville; Walter Marshall; Gloria D. Whisenant; Everett Witherspoon; County Manager: Dudley Watts, Jr.

City/County Utility Commissioners: David Neill, Chairman; Randall S. Tuttle, Vice-Chair; Wesley Curtis, Jr.; Harold E. Day; Tom Griffin; Harold R. Holmes; Duane Long; Paul S. McGill; Chris Parker; Jim Ruffin; Donald R. Stewart

1 W-3352 Attachment B



## **Notice of Informational Meeting**

You are invited to attend a public informational session in your community regarding a proposed rezoning case. The Winston-Salem/Forsyth County Utility Commission has requested rezoning of property located on the north side of Ziglar Road, south of Highway 52, immediately adjacent to the Hanes Mill Road Landfill borrow and stockpile property. This land would be used for borrowing soil needed for building and closing the landfill, and would also be used for stockpiling soil. This borrow and stockpile activity would occur intermittently over a period of years. The land will not be used for disposal of waste.

You are welcome to attend a drop-in informational session to review plans and ask questions you may have related to this rezoning. Our engineering consultant will be available, as well as staff of the Utilities Division. For your convenience, you may stop in at the landfill administration building (scalehouse) any time during the hours noted below.

**Wednesday, October 18 from 4:00 pm to 6:00 pm**

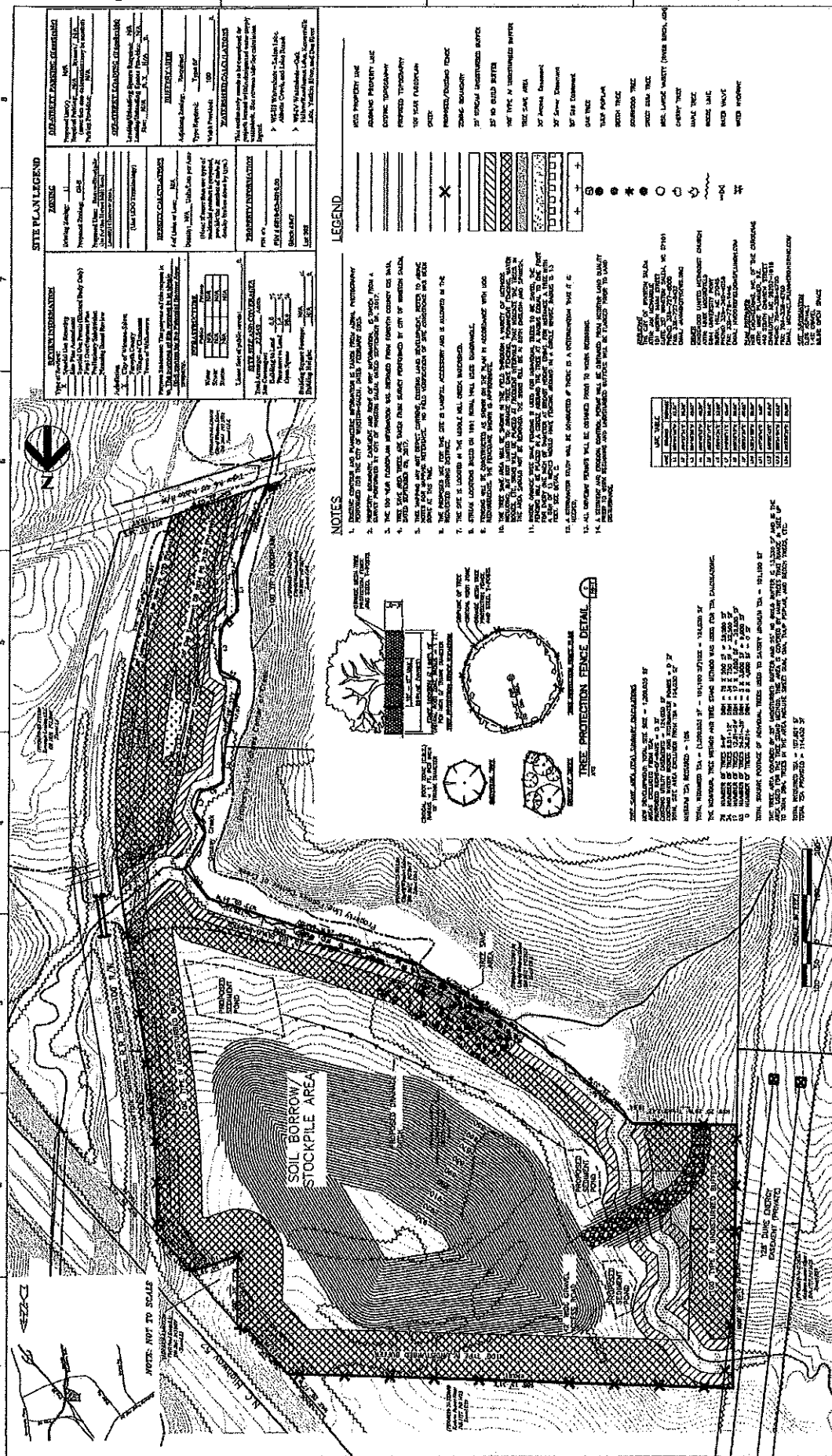
**Hanes Landfill Administration Building (scale house)**

**325 West Hanes Mill Road**

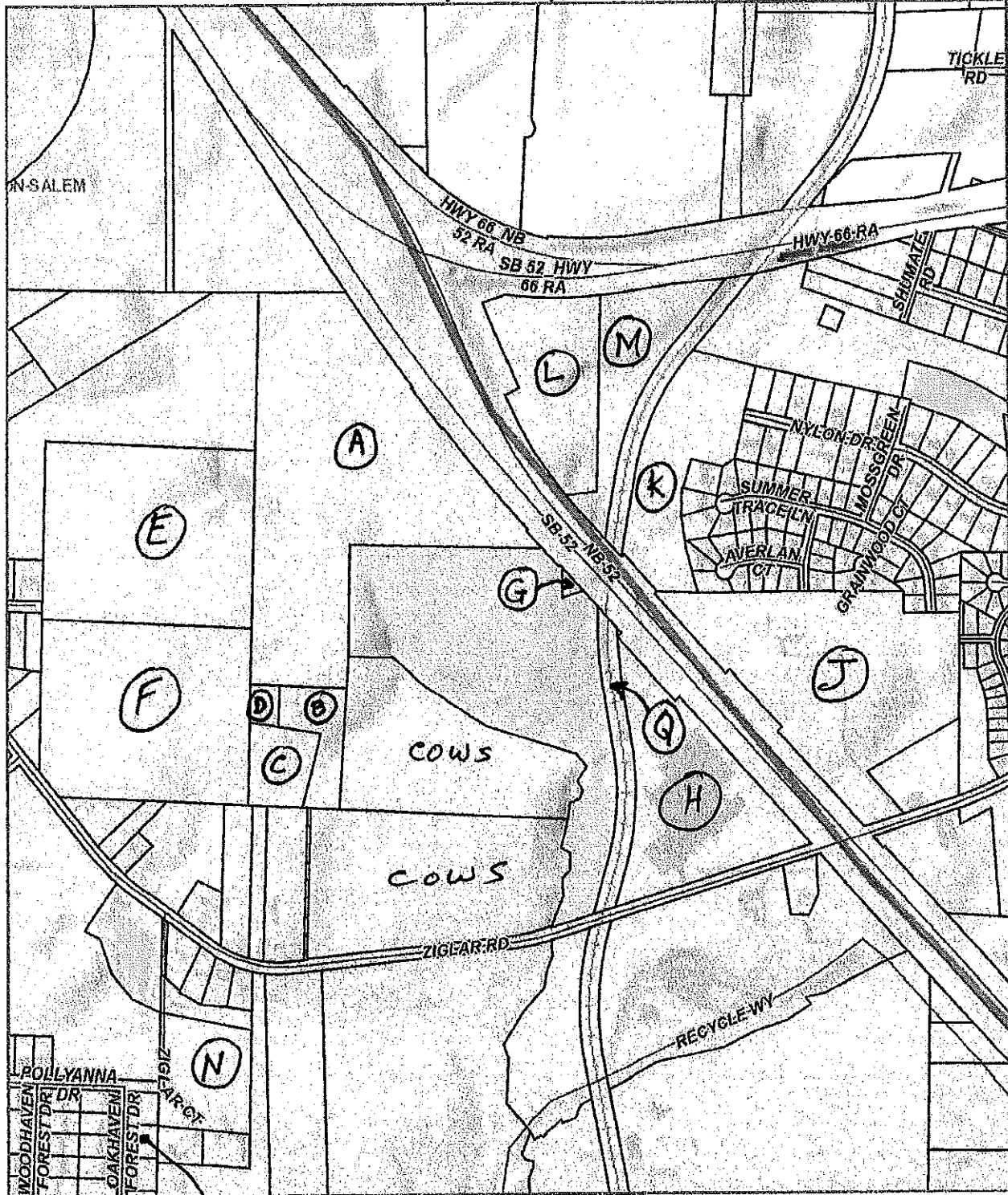
**Winston-Salem**

***Please call Jan McHargue at 336-747-7310, or***

***Ed Gibson at 336-734-1506, with any questions***



# Forsyth County, NC



Disclaimer: Forsyth County cannot guarantee the accuracy of this information, and the County hereby disclaims all warranties, including warranties as to the accuracy of this information.

Map Scale  
1 inch = 752 feet  
10/9/2017

P

**KATHERYN C KIGER MARSHALL  
1101 ZIGLAR RD  
WINSTON-SALEM, NC 27105**

**JUDY T TUTTLE  
410 ARCHER RD  
WINSTON-SALEM, NC 27105**

**JOHNNY J MARSHALL  
1103 ZIGLAR RD  
WINSTON-SALEM, NC 27105**

**KATHRYN BUTNER KIGER  
386 ROCK HOUSE RD  
WINSTON-SALEM, NC 27127**

**NORTH CAROLINA DEPT OF TRANSPORTATION  
1605 WESTBROOK PLAZA DR  
WINSTON SALEM, NC 27103**

**SHUGART ENTERPRISES INC  
221 JONESTOWN RD  
WINSTON SALEM, NC 27104**

**SUSAN K ZIGLAR  
PO Box 3087  
WINGATE, NC 28174**

**HUBBARD REALTY OF WINSTON SALEM INC  
1598 WESTBROOK PLAZA DR Suite 200  
WINSTON SALEM, NC 27103**

Owners and addresses of October 10, 2017 mailing of meeting announcement for Kingswood UMC property:

Map designation	OWNER	Owner Address	
B	MARSHALL KATHRYN C KIGER	1101 ZIGLAR RD	WINSTON-SALEM, NC 27105
C	TUTTLE JUDY T	410 ARCHER RD	WINSTON-SALEM, NC 27105
D	MARSHALL JOHNNY J	1103 ZIGLAR RD	WINSTON-SALEM, NC 27105
A	KIGER KATHRYN BUTNER	386 ROCK HOUSE RD	WINSTON-SALEM, NC 27127
L	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	1605 WESTBROOK PLAZA DR	WINSTON-SALEM, NC 27103
K	SHUGART ENTERPRISES INC	221 JONESTOWN RD	WINSTON-SALEM, NC 27104
J	ZIGLAR SUSAN K	PO Box 3087	WINGATE, NC 28174
E,F	HUBBARD REALTY OF WINSTON SALEM INC	1598 WESTBROOK PLAZA DR Suite 200	WINSTON-SALEM, NC 27103
M	WATTS THOMAS M	2705 PINEY MOUNTAIN RD	WALNUT COVE, NC 27052
G	FMO REAL ESTATE LLC	814 Duncan Reidville Rd	DUNCAN, SC 29334
H	BARRINGER LEASING LLC	1620 FAIRFAX RD	GREENSBORO, NC 27407
Q	Norfolk Southern R/R	1200 Peachtree Street	Atlanta, GA 30309
N	Barbara Brumfield	525 E. Main Street	Yadkinville, NC 27055
P	Cecil Cave	893 Oakhaven Forest Drive	WINSTON-SALEM, NC 27105

**THOMAS M WATTS  
2705 PINEY MOUNTAIN RD  
WALNUT COVE, NC 27052**

**FMO REAL ESTATE LLC  
814 Duncan Reidsville Rd  
DUNCAN, SC 29334**

**BARRINGER LEASING LLC  
1620 FAIRFAX RD  
GREENSBORO, NC 27407**

**Barbara Brumfield  
525 E. Main Street  
Yadkinville, NC 27055**

**Cecil Cave  
893 Oakhaven Forest Drive  
Winston-Salem, NC 27105**

**Norfolk Southern Corporation  
1200 Peachtree St. N.E.  
Atlanta GA 30309**

## Neighborhood Outreach Disclaimer

In an effort to provide good communication in a timely manner with residential areas which are close to pending rezoning requests, neighborhood outreach is a requirement when any rezoning or site plan amendment request is filed where the subject property is located within 500' of residentially zoned property.

Petitioners are required to conduct some form of neighborhood outreach i.e. neighborhood meeting, sending mailed letters, and/or door-to-door communication.

Petitioners are then required to provide a written summary of their outreach efforts to Planning staff at least eight (8) days prior to the scheduled Planning Board public hearing. This summary will be included in the Staff Report provided to the Planning Board and Elected Body.

The summary shall describe the scope of outreach along with the issues discussed. Please include the "who, what, when, and where".

Example #1: On July 14 we mailed 17 letters to property owners in the general area surrounding our site informing them of the proposed rezoning and asking them to contact us by August 1 if they had any questions or concerns to express. We heard back from 3 individuals who had questions about how our request may impact traffic in the area and what type of buffering or screening we were going to provide. We responded to their concerns to the best of our ability.

Example #2: On July 14 at 7pm, we held a neighborhood meeting (i.e. on site, or at the Civic Club located at 1430 North Main Street). We had contacted a total of 12 surrounding property owners by a combination of going door to door and mailing letters making them aware of the meeting. We did this approximately 7 days prior to the meeting. Four people attended the meeting. Two of the attendees did not seem to be supportive of our request.

**If the petitioner fails to submit the required summary at least eight (8) days prior to the Planning Board meeting, their request will be automatically continued to the next Planning Board meeting.** This allows staff the ability to advise any neighbors that the item is automatically continued and therefore relieves them of having to make arrangements to attend the Planning Board meeting.

Staff also encourages all applicants to contact their respective Council Member to discuss their request and also to include the respective Council Member on invitations for any planned neighborhood meetings.

**By signing below, the applicant/owner for case \_\_\_\_\_ attests that they have read and understand the material listed above and that Planning staff has adequately addressed any questions. The undersigned hereby accepts responsibility for communicating the information listed above to all applicants/owners/petitioners associated with this zoning request.**

Mark Manfredi  
Name (Printed)

Signature

Date

Janis McHargue

10/4/17  
10/6/17