



**DOCKET #:** W3173

**PROPOSED ZONING:**  
GB-S (Two Phase)

**EXISTING ZONING:**  
HB-S and RM18

**PETITIONER:**  
Southside Associates  
for property owned by Same

**SCALE:** 1" represents 300'

**STAFF:** Roberts

**GMA:** 2 and 3

**ACRES:** 15.23

**NEAREST BLDG:** 36' north

**MAP(S):** 624838, 62842





Bryce A. Stuart Municipal Building  
100 E. First Street  
P.O. Box 2511  
Winston-Salem, NC 27102  
CityLink 311 (336.727.8000)  
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March 20, 2013

Kenny Meredith  
Southside Associates  
c/o RYMCO, Inc.  
P. O. Box 24097  
Winston-Salem, NC 27114

Re: Zoning Petition W-3173

Dear Mr. Meredith:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP  
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102

**City Council:** Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; Molly Leight, South Ward; Wanda Merschel, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

**Forsyth County Commissioners:** Richard V. Linville, Chairman; Gloria D. Whisenhunt, Vice Chair; Mark Baker; Walter Marshall; David R. Plyler, Bill Whiteheart; Everette Witherspoon; County Manager: Dudley Watts, Jr.

**City-County Planning Board:** Arnold G. King, Chair; L. Wesley Curtis, Jr., AIA, Vice-Chair; Clarence R. Lambe, Jr.; Darryl Little; Barry A. Lyons; Lynne Mitchell; Paul W. Mullican; Brenda J. Smith; Allan Younger

**ACTION REQUEST FORM**

**DATE:** March 20, 2013  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on Zoning Petition of Southside Associates

**SUMMARY OF INFORMATION:**

Zoning petition of Southside Associates from HB-S (Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Retail Store; and Nursery, Lawn and Garden Supply Store, Retail) & RM18 to GB-S [Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Car Wash; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Offices; Services A; Services B; Storage Services Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Theater Indoor; Academic Biomedical Research Facility; Academic Medical Center; Child Daycare Center; College or University; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility B; Hospital or Health Center; Institutional Vocational Training Facility; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School Public; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Manufacturing A; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities] Two-Phase: property is located on the northwest corner of Peters Creek Parkway and Brewer Road (Zoning Docket W-3173).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Southside Associates, Docket W-3173

AN ORDINANCE AMENDING THE  
WINSTON-SALEM CITY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF  
THE CITY OF WINSTON-SALEM, N.C.

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BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from HB-S (Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Retail Store; and Nursery, Lawn and Garden Supply Store, Retail) & RM18 to GB-S [Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Car Wash; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Offices; Services A; Services B; Storage Services Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Theater Indoor; Academic Biomedical Research Facility; Academic Medical Center; Child Daycare Center; College or University; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility B; Hospital or Health Center; Institutional Vocational Training Facility; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School Public; School, Vocational or Professional;

Stadium, Coliseum, or Exhibition Building; Manufacturing A; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities| Two-Phase the zoning classification of the following described property:

PIN #s 6824-72-3211 and 6824-72-3780

Section 2. This Ordinance is adopted after approval of the site plan entitled 2680 Peters Creek Parkway and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ to Southside Associates.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as 2680 Peters Creek Parkway. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Southside Associates, (Zoning Docket W-3173). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for GB-S [Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Car Wash; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Offices; Services A; Services B; Storage Services Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Theater Indoor; Academic Biomedical Research Facility; Academic Medical Center; Child Daycare Center; College or University; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility B; Hospital or Health Center; Institutional Vocational Training Facility; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School Public; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Manufacturing A; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities] Two-Phase, approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the GB-S zoning

district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

- a. Upon approval of any Final Development Plan, the developer shall obtain an updated driveway permit from City of Winston-Salem Public Works Department and NCDOT. Required improvements may include:
  - Install sidewalk with ADA detectable dome mats at all public and private intersections along the frontage of Peters Creek Parkway and Brewer Road as follows: Outparcel 1 from the northern property line of the subject property southward to the main entrance to Peters Creek Parkway; Outparcel 2 – from the main entrance on Peters Creek Parkway to the southern boundary line of Outparcel 2; and Outparcel 3 – from the southern boundary line of Outparcel 2 to the western property line of the subject property at its intersection with Brewer Road.
  - Installation of a right turn lane at the northern most entrance onto Peters Creek Parkway.
  - Coordination with WSTA for a potential transit stop.
- b. Upon approval of any Final Development Plan, the developer shall record cross access and parking agreements within the site including the outparcels and a negative access easement along Peters Creek Parkway and Brewer Road.
- c. Developer shall apply for a bufferyard variance to the Winston-Salem Zoning Board of Adjustment for the portion of the site adjacent to PIN 6824-62-9447.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. All required improvements of the City of Winston-Salem and NCDOT driveway permits shall be completed.
- b. Prior to the issuance of an occupancy permit for any Final Development Plan the developer shall install a street yard along the frontage of Peters Creek Parkway and Brewer Road as follows: Outparcel 1 – from the northern property line of the subject property southward to the main entrance to Peters Creek Parkway; Outparcel 2 – from the main entrance on Peters Creek Parkway to the southern boundary line of Outparcel 2; and Outparcel 3 – from the southern boundary line of Outparcel 2 to the western property line of the subject property at its intersection with Brewer Road. Streetyard plantings (i.e. species type) shall be the same throughout each streetyard.
- c. Prior to the issuance of an occupancy permit for any outparcel, the developer shall comply with the current Motor Vehicle Surface Area Landscaping Standards of the UDO for the entire subject property except for the property within any future outparcels which shall comply with said standards at the time of approval.
- d. Prior to the issuance of an occupancy permit for a Final Development Plan for outparcel 2, the developer shall install a lateral sidewalk connection from Peters Creek Parkway to the existing primary commercial building.
- e. Prior to the issuance of an occupancy permit for a Final Development Plan for out- parcel 3, the developer shall install a lateral sidewalk connection from Brewer Road to the existing, primary commercial building.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3173
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>
<b>Petitioner(s)</b>	Southside Associates
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN #s 6824-72-3211 and 6824-72-3780
<b>Address</b>	2650 and 2680 Peters Creek Parkway
<b>Type of Request</b>	Special use rezoning from HB-S and RM18 to GB-S Two Phase
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> HB-S (Highway Business - special use district – Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Retail Store; and Nursery, Lawn and Garden Supply Store, Retail) and RM18 (Residential, Multifamily district; 18 units per acre maximum density) <b>to</b> GB-S (General Business – special use district Two Phase). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Car Wash; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Offices; Services A; Services B; Storage Services Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Theater Indoor; Academic Biomedical Research Facility; Academic Medical Center; Child Daycare Center; College or University; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility B; Hospital or Health Center; Institutional Vocational Training Facility; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School Public; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Manufacturing A; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities</li> </ul>
<b>Neighborhood Contact/Meeting</b>	The application indicates that no neighborhood meeting has been held.
<b>Zoning District Purpose Statement</b>	The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses,



	characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs (Growth Management Areas) 1 (City/Town Centers), 2 (Urban Neighborhoods), and 3 (Suburban Neighborhoods) and Metro Activity Centers.		
<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 HB-S and fronts on an expressway. It is also located within the Urban Neighborhoods GMA, adjacent to other commercially zoned properties and it is within an area containing a mixture of uses.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	Northwest corner of Peters Creek Parkway and Brewer Road		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	South		
<b>Site Acreage</b>	± 15.23 acres		
<b>Current Land Use</b>	The site is currently developed with a multi-tenant, 125,000 sq. ft. shopping center with no outparcels.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	LB & HB-S	Multiple businesses
	East	IP	Parkland High School
	South	HB-S, LB-S & RS9	Convenience store and undeveloped property
	West	HB-S, RM18 and LB	Multifamily residential and business use
<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>		
	The proposed uses are compatible with the permitted commercial uses to the north and south on the HB-S, LB and LB-S zoned properties. The uses are less compatible with the residential uses permitted on the RS9 and RM18 zoned properties located to the southwest and west.		
<b>Physical Characteristics</b>	The developed portion of the site has several mature oak trees and generally has a gentle slope downward toward the northwest. The portion of the site at the corner of Peters Creek Parkway and Brewer Road is approximately 10' below the road grade. The northwestern corner of the site is undeveloped and has a steep slope falling downward toward the northwest that is heavily wooded.		
<b>Proximity to Water and Sewer</b>	Public water and sewer are available to the site.		
<b>Stormwater/ Drainage</b>	There are no known issues. The site was developed before a stormwater ordinance was in place.		
<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 includes no regulatory floodplains or watersheds and appears to be suitable for development within the proposed GB-S Two Phase district.			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Peters Creek Parkway	Expressway	1,032	31,000	73,400
Brewer Road	Minor Thoroughfare	608'	3,800	13,800
<b>Proposed Access Point(s)</b>	The <i>Comprehensive Transportation Plan</i> recommends a two lane section with on-street parking on one side, bike lanes and sidewalks on both sides for Brewer Road. Sidewalks are also recommended along Peters Creek Parkway.			
<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: HB-S &amp; RM18</u>  125,000 sf / 1,000 x 42.94 (Shopping Center Trip Rate) = 5,368 Trips per Day for the HB-S zoned portion of the subject property</p> <p><u>Proposed Zoning: GB-S Two Phase</u>  The estimated trip generation cannot be accurately determined because the proposed zoning involves three outparcels which would require Final Development Plan approval. It should be anticipated that the future trip generation would be greater than the existing trip generation depending upon the type of development which ultimately occurs on said outparcels.</p>			
<b>Sidewalks</b>	Sidewalks are currently located along the eastern frontage of Peters Creek Parkway but not along the subject property frontage. The <i>Comprehensive Transportation Plan</i> recommends sidewalks along both the Peters Creek Parkway and Brewer Road frontages.			
<b>Transit</b>	Route 13 runs along Peters Creek Parkway.			
<b>Traffic Impact Study (TIS)</b>	A TIS is not required.			
<b>Analysis of Site Access and Transportation Information</b>	The established shopping center has good access with driveway connections onto an expressway and a minor thoroughfare. Upon approval of any future Final Development Plans for an outparcel, the developer will need to obtain an updated driveway permit from NCDOT and the City of Winston-Salem. Depending upon which outparcel is under review, the developer may be required to install a right turn lane at the northern most entrance onto Peters Creek Parkway and provide sidewalks (in phases) along both road frontages.			
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>				
<b>Legacy GMA</b>	Growth Management Area 2 – Urban Neighborhoods			
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>• Revitalize older strip commercial areas.</li> <li>• Encourage reuse of vacant and underutilized commercial sites.</li> </ul>			

<b>Relevant Area Plan(s)</b>	<i>South Suburban Area Plan (2011)</i>					
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>The Area Plan identified an existing commercial use on the subject site and, on the proposed land use map, recommends commercial use for the site.</li> </ul>					
<b>Addressing</b>	Some of the address assignments in the existing building will need to change in order to assign address numbers to the new outparcels and additional tenant spaces.					
<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>					
	No					
	<b>(R)(4) - Is the requested action in conformance with <i>Legacy</i>?</b>					
Yes						
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The proposed rezoning would permit the existing shopping center to have additional commercial uses and to better utilize the 15.23 acre site by converting some of the underused parking areas into three outparcels.</p> <p>The <i>South Suburban Area Plan</i> recommends commercial use for the site and the request is consistent with the recommendations of <i>Legacy</i> in that it would permit the revitalization and reuse of an older strip commercial shopping center which is underused in regard to its excessive parking area. In order to achieve a uniform streetyard treatment along Peters Creek Parkway and Brewer Road, and to ensure the overall site eventually complies with the recently adopted tree planting requirements, Planning staff recommends conditions (tied to the approval of future outparcels) which would address these items. In regard to improved pedestrian accommodations (which are currently lacking on this site) see the Site Access and Transportation Information section above.</p>					
<b>RELEVANT ZONING HISTORIES</b>						
<b>Case</b>	<b>Request</b>	<b>Decision &amp; Date</b>	<b>Direction from Site</b>	<b>Acreage</b>	<b>Recommendation</b>	
					<b>Staff</b>	<b>CCPB</b>
W-582	R2 (RM18) to B3-S (HB-S)	Approved 2-7-77	Included current site	16.4	Denial	Approval
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>						
<b>Building Square Footage (Phase One)</b>	<b>Square Footage</b>			<b>Placement on Site</b>		
	125,000 sq. ft.			Behind the parking lot +/- 340' from Peters Creek Parkway		
<b>Parking (Phase One)</b>	<b>Required</b>			<b>Proposed</b>		
	418 spaces			689 spaces		
<b>Building Height (Phase One)</b>	<b>Maximum</b>			<b>Proposed</b>		
	60'			One story		
<b>Impervious Coverage (Phase One)</b>	<b>Maximum</b>			<b>Proposed</b>		
	NA			76.8%		

<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Chapter B, Article II, Section 2-1.3 (J) General Business District</li> <li>Chapter B, Article II, Section 2-5 Various use conditions</li> </ul>	
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy policies:</b>	Yes
	<b>(B) Environmental Ord.</b>	NA
	<b>(C) Subdivision Regulations</b>	NA
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The proposed Two Phase site plan essentially reflects an as-built scenario of the existing shopping center. In addition to the request for additional uses, the petition primarily consists of converting what is now parking areas into three outparcels.	
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>		
<b>Positive Aspects of Proposal</b>		<b>Negative Aspects of Proposal</b>
The majority of the site is already commercially zoned.		The subject request should result in additional traffic once the proposed outparcels are developed.
The request would allow for commercial infill of an existing shopping center.		
The request is consistent with the recommendations of <i>Legacy</i> and the <i>South Suburban Area Plan</i> .		
Provides additional development opportunities to an existing commercial site located in GMA 2, with access to public infrastructure, and transit.		
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>		
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.		
<ul style="list-style-type: none"> <li><b><u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u></b> <ol style="list-style-type: none"> <li>Upon approval of any Final Development Plan, the developer shall obtain an updated driveway permit from City of Winston-Salem Public Works Department and NCDOT. Required improvements may include: <ul style="list-style-type: none"> <li>Install sidewalk with ADA detectable dome mats at all public and private intersections along the frontage of Peters Creek Parkway and Brewer Road as follows: Outparcel 1 from the northern property line of the subject property southward to the main entrance to Peters Creek Parkway; Outparcel 2 – from the main entrance on Peters Creek Parkway to the southern boundary line of Outparcel 2; and Outparcel 3 – from the southern boundary line of Outparcel 2 to the western property line of the subject property at its intersection with Brewer Road.</li> <li>Installation of a right turn lane at the northern most entrance onto Peters Creek Parkway.</li> <li>Coordination with WSTA for a potential transit stop.</li> </ul> </li> <li>Upon approval of any Final Development Plan, the developer shall record cross access and parking agreements within the site including the outparcels and a negative access easement along Peters Creek Parkway and Brewer Road.</li> </ol> </li> </ul>		

- c. Developer shall apply for a bufferyard variance to the Winston-Salem Zoning Board of Adjustment for the portion of the site adjacent to PIN 6824-62-9447.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. All required improvements of the City of Winston-Salem and NCDOT driveway permits shall be completed.
- b. Prior to the issuance of an occupancy permit for any Final Development Plan the developer shall install a street yard along the frontage of Peters Creek Parkway and Brewer Road as follows: Outparcel 1 – from the northern property line of the subject property southward to the main entrance to Peters Creek Parkway; Outparcel 2 – from the main entrance on Peters Creek Parkway to the southern boundary line of Outparcel 2; and Outparcel 3 – from the southern boundary line of Outparcel 2 to the western property line of the subject property at its intersection with Brewer Road. Streetyard plantings (i.e. species type) shall be the same throughout each streetyard.
- c. Prior to the issuance of an occupancy permit for any outparcel, the developer shall comply with the current Motor Vehicle Surface Area Landscaping Standards of the UDO for the entire subject property except for the property within any future outparcels which shall comply with said standards at the time of approval.
- d. Prior to the issuance of an occupancy permit for a Final Development Plan for outparcel 2, the developer shall install a lateral sidewalk connection from Peters Creek Parkway to the existing primary commercial building.
- e. Prior to the issuance of an occupancy permit for a Final Development Plan for out- parcel 3, the developer shall install a lateral sidewalk connection from Brewer Road to the existing, primary commercial building.

**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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3173  
MARCH 14, 2013**

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Wesley Curtis 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: Lynne Mitchell

VOTE:

FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning