

**DOCKET #:** W2983

**PROPOSED ZONING:**  
Site Plan Amendment

**EXISTING ZONING:**  
HB-S

**PETITIONER:**  
Duncan Properties LLC  
for property owned by  
Same

**SCALE:** 1" represents 200'

**STAFF:** King

**GMA:** 3

**ACRES:** 2.17

**NEAREST  
BLDG:** 65'

**MAP(S):** 606862

**F**

June 25, 2008

Duncan Properties, LLC  
c/o David W. Fulcher  
P. O. Box 1424  
Welcome, NC 27374

RE: SITE PLAN AMENDMENT W-2983

Dear Mr. Fulcher:

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  
Miller Landscape Architecture, P.A., 140 Club Oaks Court, Suite B, Winston-Salem, NC  
27104

**ACTION REQUEST FORM**

**DATE:** June 25, 2008  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on Site Plan Amendment of Duncan Properties, LLC

**SUMMARY OF INFORMATION:**

Site plan amendment of Duncan Properties, LLC for a HB-S ([Adult Daycare Center; Arts and Crafts Studio; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Child Daycare, Small Home; Child Daycare, Large Home; Child Daycare Center; Medical or Dental Laboratory; Restaurant (with drive-through service); Restaurant (without drive-through service); Services, Business B; Library, Public; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Banking and Financial Services; Manufacturing B; Services, Business A; Services, Personal; Building Contractors, General; Building Contractors, Heavy; Shopping Center; ABC Store; Building Material Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; Retail Store, Specialty or Miscellaneous; and Veterinary Services] zoned site: property is located on the southwest side of Robinhood Road across from Polo Road (Zoning Docket W-2983).

**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

Site Plan Amendment of Duncan Properties, LLC,  
Docket W-2983

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 granting a Site Plan Amendment for property zoned HB-S [Adult Daycare Center; Arts and Crafts Studio; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Child Daycare, Small Home; Child Daycare, Large Home; Child Daycare Center; Medical or Dental Laboratory; Restaurant (with drive-through service); Restaurant (without drive-through service); Services, Business B; Library, Public; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Banking and Financial Services; Manufacturing B; Services, Business A; Services, Personal; Building Contractors, General; Building Contractors, Heavy; Shopping Center; ABC Store; Building Material Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; Retail Store, Specialty or Miscellaneous; and Veterinary Services - Site Plan Amendment] and described as follows:

PIN# 6816-04-5308

Section 2. This Ordinance is adopted after approval of the site plan entitled TriStone Community Bank and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, to Duncan Properties, LLC.

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 TriStone Community Bank. 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 Duncan Properties, LLC, (Zoning Docket W-2983). 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 HB-S [Adult Daycare Center; Arts and Crafts Studio; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Child Daycare, Small Home; Child Daycare, Large Home; Child Daycare Center; Medical or Dental Laboratory; Restaurant (with drive-through service); Restaurant (without drive-through service); Services, Business B; Library, Public; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Banking and Financial Services; Manufacturing B; Services, Business A; Services, Personal; Building Contractors, General; Building Contractors, Heavy; Shopping Center; ABC Store; Building Material Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; Retail Store, Specialty or Miscellaneous; and Veterinary Services - Site Plan Amendment], approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the HB-S zoning district of the Zoning Ordinance of the *Unified*

*Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional condition be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	W-2983		
<b>Staff</b>	<a href="#">Aaron King</a>		
<b>Petitioner(s)</b>	Duncan Properties, LLC		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN# 6816-04-5308		
<b>Type of Request</b>	Site Plan Amendment		
<b>Proposal</b>	The petitioner is requesting a site plan amendment for a HB-S zoned site for the use: Banking and Financial Services.		
<b>Zoning District Purpose Statement</b>	The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in Growth Management Areas 2, 3, and 4.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	Southwest side of Robinhood Road across from Polo Road		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	West		
<b>Site Acreage</b>	Approximately ± 2.17 acres		
<b>Current Land Use</b>	The subject property is currently undeveloped.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	HB & HB-S	Various commercial uses
	East	HB-S	
	South	IP	Jefferson Middle School
West	GO-S	Medical offices	
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(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 site is located in an area that is composed of various commercial, office, and institutional uses.		
<b>Physical Characteristics</b>	The site contains a mild topography that slopes down from the north to the south.		
<b>Proximity to Water and Sewer</b>	The subject property will be served by public water and sewer.		
<b>Stormwater/ Drainage</b>	A stormwater study will be required with this request.		
<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 appears to be suitable for the proposed improvements.					
<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b>					
<ul style="list-style-type: none"> <li>Condition for stormwater study</li> </ul>						
<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>		
Robinhood Road	Major Thoroughfare	101 feet	20,000	13,400		
<b>Proposed Access Point(s)</b>	The subject property has public road frontage along Robinhood Road. The site plan proposes two access points into the main portion of the site onto Leinbach Plaza Drive. A connection to the adjacent parking lot to the east is also proposed.					
<b>Planned Road Improvements</b>	The <i>Thoroughfare Plan</i> recommends that Robinhood Road be constructed as a four lane cross section with raised median, curb and gutter, and sidewalks.					
<b>Trip Generation - Existing/Proposed</b>	<u>Estimated Trip Generation</u> 9,000/ 1,000 x 246.49 (Drive-In Bank Trip Rate) = 2,218 Trips per Day					
<b>Sidewalks</b>	Sidewalks exist along the site's frontage on Robinhood Road.					
<b>Transit</b>	Route 21 runs along Robinhood Road.					
<b>Traffic Impact Study (TIS)</b>	Not required because this is a Site Plan Amendment for a previously approved HB-S zoning district.					
<b>Analysis of Site Access and Transportation Information</b>	While the subject property has frontage on Robinhood Road, it will be served by Leinbach Plaza Drive. Staff does not anticipate any negative transportation impacts from this request.					
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>						
<b>Legacy GMA</b>	GMA 3 (Suburban Neighborhoods)					
<b>Relevant Legacy Recommendations</b>	<i>Legacy</i> recommends revitalizing and concentrating development in downtowns and existing commercial centers, maximizing the density in these areas rather than promoting growth at the suburban fringe.					
<b>Relevant Area Plan(s)</b>	<b><i>Robinhood Road Area Plan</i></b>					
<b>Area Plan Recommendations</b>	The <i>Robinhood Road Area Plan</i> recognizes this site for commercial use.					
<b>Analysis of Conformity to Plans and Planning Issues</b>	The site is currently zoned HB-S which is consistent with the recommendations of the <i>Robinhood Road Area Plan</i> .					
<b>RELEVANT ZONING HISTORIES</b>						
<b>Case</b>	<b>Request</b>	<b>Decision &amp; Date</b>	<b>Direction from Site</b>	<b>Acreeage</b>	<b>Recommendation</b>	
					<b>Staff</b>	<b>CCPB</b>
W-2590	HB & HB-S to HB-S	Approved 12/2/02	North	1.31	Approval	Approval

W-1908	B-3, R-2 & R-5 to B-3-S	Approved 8/1/94	Includes subject property	9.7	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	9,000 sf		Approximate middle			
Parking	Required	Proposed		Layout		
	35 spaces	45 spaces		90° head-in		
Building Height	Maximum			Proposed		
	60 feet			33 feet		
Impervious Coverage	Maximum			Proposed		
	85%			68%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> <li>Section 2-1.3(I) HB District</li> </ul>					
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy</i> policies:		Yes			
	(B) <i>Environmental Ord.</i>		Yes			
	(C) <i>Subdivision Regulations</i>		NA			
Analysis of Site Plan Compliance with UDO Requirements	<p>The site plan proposes a 9,000 square foot bank with drive-through service. When the subject property was rezoned to B-3-S in 1994, the eastern 1/3 of the site was designed out, with the remainder of the subject property shown as Two-Phase zoning. Since the current request proposes a design that does not match what was shown on the original approved site plan, a site plan amendment is required.</p>					
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The request is consistent with the recommendations of <i>Legacy</i> and the <i>Robinhood Road Area Plan</i> .			The request will generate an increase in traffic.			
The site is already zoned HB-S.						
The site is located in an area that is primarily composed of commercial, office, and institutional uses.						
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL						
<p>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.</p> <p><b><u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u></b></p> <ol style="list-style-type: none"> <li>Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem.</li> </ol>						

**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.**

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Jerry Clark moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Arthur King

VOTE:

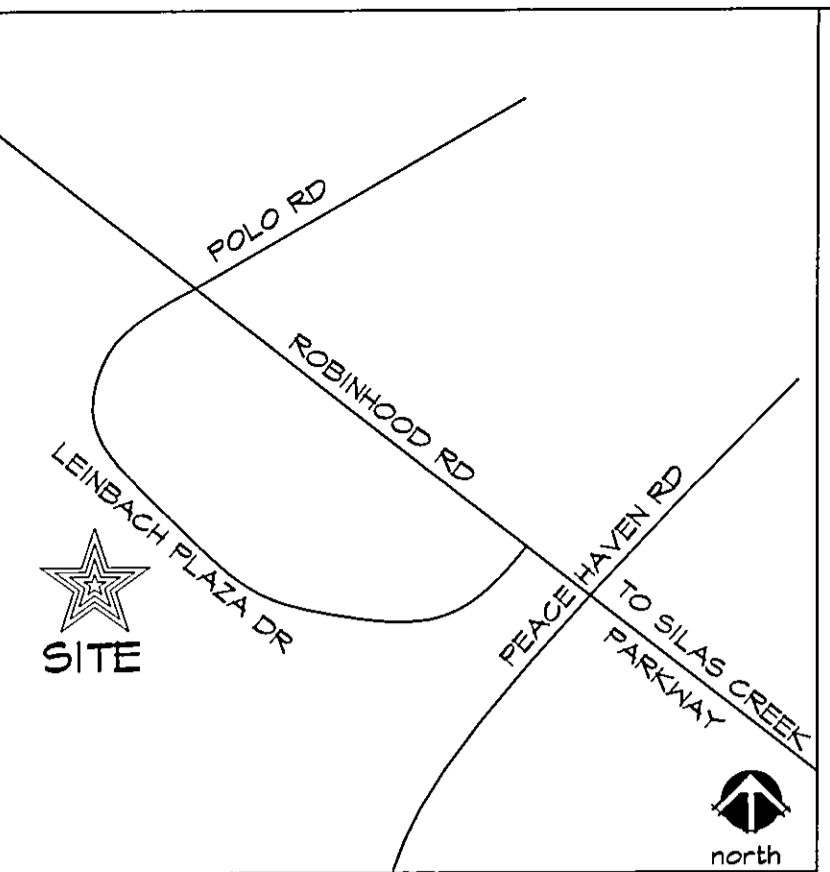
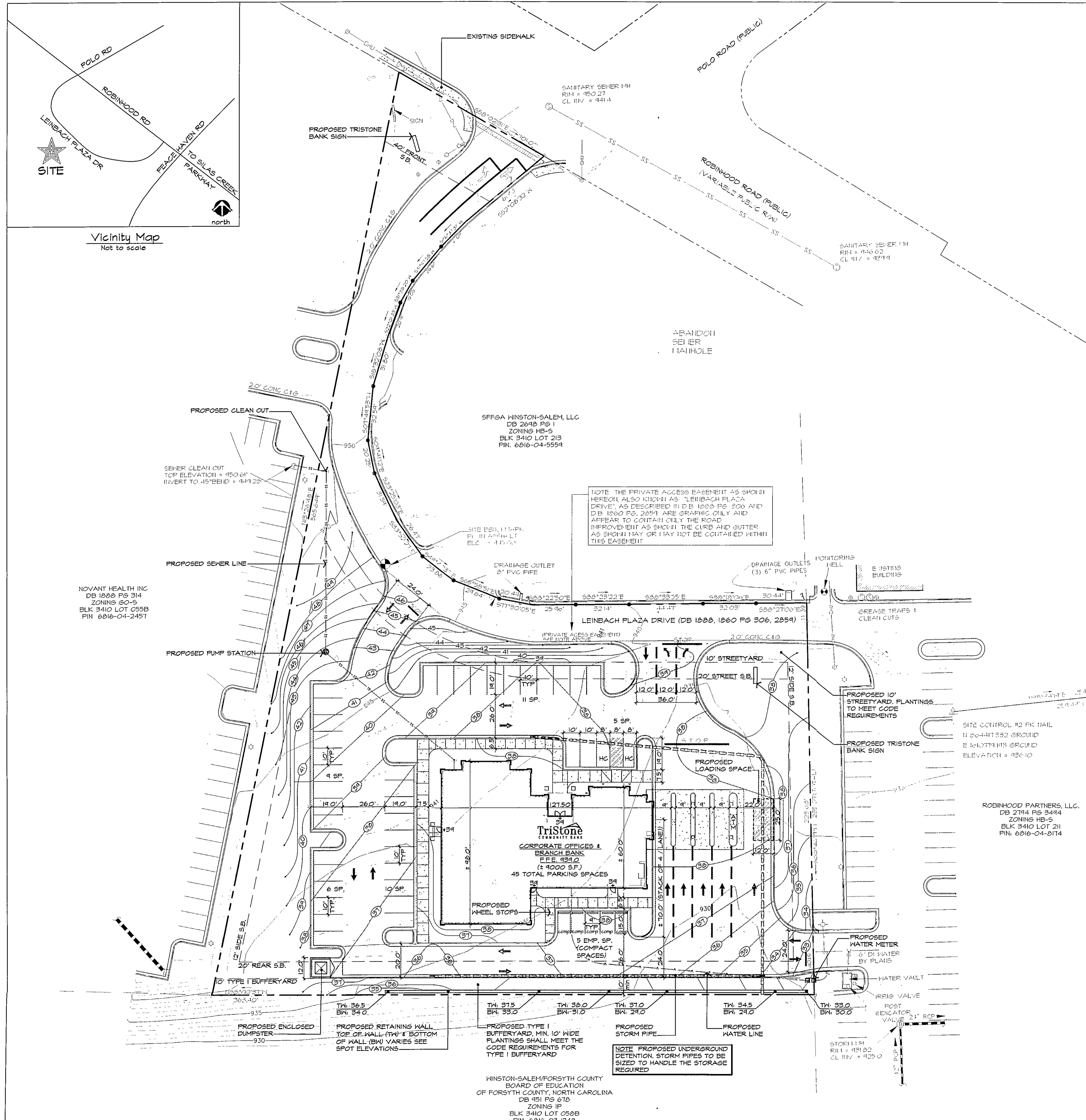
FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King,  
Clarence Lambe, Lynne Mitchell, Brenda Smith

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning



**Owner:** DUNGAN PROPERTIES, LLC  
CONTACT: DAVID FULCHER  
P.O. BOX 1424  
WELCOM, N.C. 27174  
PHONE: 336-764-3030  
FAX: 336-764-3022

**Petitioner:** TRISTONE COMMUNITY BANK  
CONTACT: SKIP BROWN (PRESIDENT)  
P.O. BOX 25288  
WINSTON-SALEM, N.C. 27103  
PHONE: 336-744-0211  
FAX: 336-744-0215  
EMAIL: sbrown@tristonebank.com

**Plan Preparer:** MILLER LANDSCAPE ARCHITECTURE, P.A.  
140 CLUB OAKS COURT, SUITE B  
WINSTON SALEM, NC 27104  
PHONE: 336-765-1423  
FAX: 336-765-5023  
EMAIL: ash@millerla.com

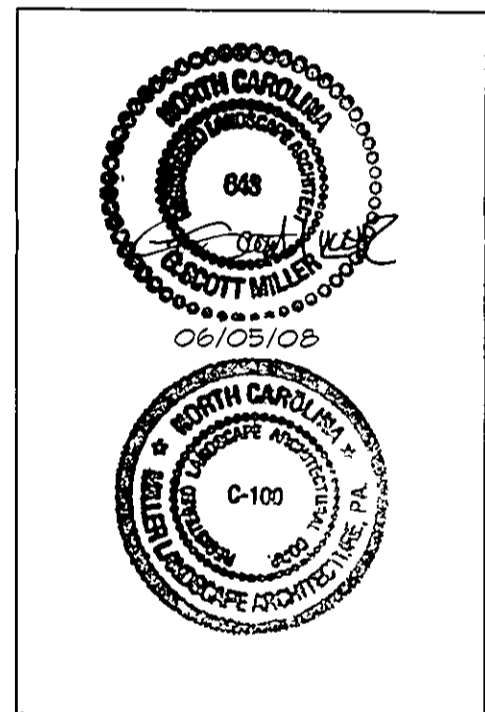
**Surveyor:** BOUNDARY & TOPOGRAPHIC SURVEY BY:  
ALLIED ASSOCIATES, P.A.  
4720 KESTER MILL ROAD  
WINSTON SALEM, NC 27103  
(336) 765-2377  
SURVEY DATE: 09 APRIL 2008

**MILLER LANDSCAPE ARCHITECTURE**  
TURNING LAND INTO LANDMARKS  
140 Club Oaks Court, Suite B  
Winston-Salem, NC 27104  
(336) 765-1423  
fax (336) 765-5023  
ash@millerla.com

**Site Plan Legend:**

<p><b>SITE INFORMATION</b> Tax Block 3410 Lots 054J, 054F &amp; 054G Deed Book 1860 Page 2854 PIN # 6816-04-5308 Leinbach Plaza Drive Winston Salem, NC</p>	<p><b>SITE SIZE AND COVERAGES</b> Total Acreage: 2.171 Acres Site Coverages: Existing Impervious: 16% Building to Land: 10% Other Impervious: 42% Open Space: 32%</p>
<p><b>ZONING</b> Jurisdiction: City of Winston-Salem Existing Zoning: HB-5 Proposed Zoning: HB-5 Adjacent Zoning: GO-S, HB-S &amp; IP Proposed Use: Banking &amp; Financial Services Type of Review Requested: Site Plan Amendment for W-1908</p>	<p><b>BUILDING SETBACKS:</b> Front Bldg. S.B.: 40' Rear Bldg S.B.: 20' Side Bldg S.B.: 12' Street Side Bldg S.B.: 20'</p>
<p><b>WATERSHED: NA</b> This site is not within regulated watershed area</p>	
<p><b>INFRASTRUCTURE</b> Water: Public Sewer: Public Streets: Robinhood Road - Public Leinbach Plaza Drive - Private</p>	
<p><b>OFF-STREET PARKING &amp; LOADING:</b> Proposed Use: Banking &amp; Financial Services w/ Drive-Thru Use Allowed: Yes Parking Required: Depository Institution (Branch Bank): 1 Sp./200 S.F. GFA = Approx. 2505 S.F./200 S.F. = 13 spaces Non-Depository Institution (Offices): 1 Sp./300 S.F. GFA = Approx. 6532 S.F./300 S.F. = 22 spaces Total Parking Required: 35 Spaces Parking Provided: 45 Spaces (including 2 Handicap Spaces) Stacking Required: 4 cars (9'x16') per drive-thru lane for 3 lanes Stacking Provided: 4 cars (9'x16') per drive-thru lane Required Loading Space: 1 (12' x25') Provided Loading Space: 1 (12' x25' loading space will accommodate all loading and unloading vehicles)</p>	
<p><b>BUFFERYARDS</b> Adjacent Zoning: IP (South) GO-S (West) &amp; HB-S (North &amp; East Side) Required Bufferyard: Type I adjacent IP zoning Provided Bufferyard: Type I (Min. 10' wide) adjacent to IP zoning</p>	
<p><b>STREETYARD</b> Required: 10' wide along Robinhood Road &amp; Leinbach Plaza Drive Provided: 10' wide along Robinhood Road &amp; Leinbach Plaza Drive</p>	
<p><b>PURPOSE STATEMENT:</b> Tristone Bank is making this request for Site Plan Amendment of the subject property to allow for the construction of their new corporate headquarters and associated branch banking facility with drive-up teller and ATM service. This facility will be a single story facility with typical professional office and branch banking operations.</p>	
<p><b>CURRENTLY APPROVED USES FROM W-1908:</b></p> <ul style="list-style-type: none"> <li>• Adult Day Care Center</li> <li>• Arts and Crafts Studio</li> <li>• Church or Religious Institution, Community &amp; Church or Religious Institution, Neighborhood</li> <li>• Child Day Care; Small Home, Large Home, Center</li> <li>• Medical or Dental Laboratory</li> <li>• Restaurant (without drive-through service) &amp; Restaurant (with drive-through service)</li> <li>• Business Services B</li> <li>• Library, Public</li> <li>• Medical or Dental Laboratories</li> <li>• Medical and Surgical Offices</li> <li>• Offices, Miscellaneous, Professional Office &amp; Banking and Financial Services</li> <li>• Manufacturing B (publisher of books); or Business Services A (photocopying)</li> <li>• Services Business A, Services Business B, Services Personal, Building Contractors General &amp; Building Contractors Heavy</li> <li>• Shopping Center</li> <li>• ABC Store, Building Material Supply, Convenience Store, Food or Drug Store, Furniture and Home Furnishings Store, General Merchandise Store, Hardware Store, Nursery, Lawn and Garden Supply Store</li> <li>• Retail &amp; Retail Store, Specialty or Miscellaneous</li> <li>• Veterinary Services</li> </ul>	

**TRISTONE COMMUNITY BANK**  
Leinbach Plaza Drive  
Winston Salem, NC



Date: May 06, 2008  
For Site Plan Amendment

5/12/08	Revisions per
6/4/08	Pre-Submittal Comments
	Revisions per
	Planning Staff Comments

Drawn By: ASH  
Checked By: GSM  
Project #: -

Sheet Title  
Site Plan Amendment  
**"REVISED"**  
W-2983  
Sheet: SP-1

RECEIVED  
JUN 05 2008

**TriStone COMMUNITY BANK**  
Corporate Offices & Branch Bank

scale: 1" = 30'