

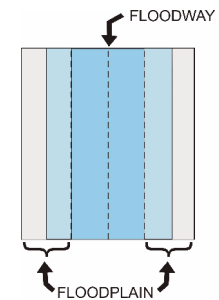


DOCKET #: W2939

PROPOSED ZONING:
LO-S

EXISTING ZONING:
LO-S

PETITIONER:
Southern Community Bank
& Trust for property
owned by Same



SCALE: 1" represents 300'

STAFF: Beckom

GMA: 3

ACRES: 3.6

NEAREST BLDG: 50' West

MAP(S): 600850

F

July 25, 2007

Southern Community Bank & Trust
c/o Scott Bauer
P. O. Box 26134
Winston-Salem, NC 27114-6134

RE: ZONING MAP AMENDMENT W-2939

Dear Mr. Bauer:

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
Doug Stimmel, 601 N. Trade Street, Suite 200, Winston-Salem, NC 27101

ACTION REQUEST FORM

DATE: July 25, 2007
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Map Amendment of Southern Community Bank & Trust

SUMMARY OF INFORMATION:

Zoning Map Amendment of Southern Community Bank & Trust from LO-S to LO-S (Professional Office; Medical and Surgical Offices; Offices, Miscellaneous; Funeral Home; Banking and Financial Services; Non Store Retailer; Veterinary Services; Adult Day Care Center; Child Care – Sick Children; Child Day Care Center; Church or Religious Institution, Neighborhood; Hospice and Palliative Care Center; Library, Public; Neighborhood Organization; and Police or Fire Station): property is located on the north side of Country Club Road, west of Cambridge Park Court (Zoning Docket W-2939).

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 Southern Community Bank & Trust, Docket W-2939

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

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 LO-S (Offices Miscellaneous, Professional Office, Banking and Financial Services) to LO-S (Professional Office; Medical and Surgical Offices; Offices, Miscellaneous; Funeral Home; Banking and Financial Services; Non Store Retailer; Veterinary Services; Adult Day Care Center; Child Care – Sick Children; Child Day Care Center; Church or Religious Institution, Neighborhood; Hospice and Palliative Care Center; Library, Public; Neighborhood Organization; and Police or Fire Station) the zoning classification of the following described property:

Tax Lot 102B, Tax Block 3914 and Tax Lots 1-4, Tax Block 6166

Section 2. This Ordinance is adopted after approval of the site plan entitled Southern Community Bank & Trust - Cambridge Plaza and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20____ to Southern Community Bank & Trust.

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 Southern Community Bank & Trust - Cambridge Plaza. 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 Southern Community Bank & Trust, (Zoning Docket W-2939). 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 LO-S (Professional Office; Medical and Surgical Offices; Offices, Miscellaneous; Funeral Home; Banking and Financial Services; Non Store Retailer; Veterinary Services; Adult Day Care Center; Child Care – Sick Children; Child Day Care Center; Church or Religious Institution, Neighborhood; Hospice and Palliative Care Center; Library, Public; Neighborhood Organization; and Police or Fire Station), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the LO-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 ISSUANCE OF ANY PERMITS:**
 - a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem.
- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Landscape easement to be obtained from Crowne Club Apartments for encroachment area shown on site plan.
- **OTHER REQUIREMENTS:**
 - a. The maximum height of the entrance sign is to be 8 feet. The maximum height of individual office signs is to be 6 feet.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-2939
Staff	Jesse Beckom III
Petitioner(s)	Southern Community Bank
Owner(s)	Southern Community Bank
Subject Property	Tax Lot 102B /Tax Block 3914 Tax Lot 1-4/Tax Block 6166
Type of Request	Special Use Rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from LO-S to LO-S. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Professional Office, Medical & Surgical Office, Office-Miscellaneous, Funeral Home, Banking & Financial Services, Non-Store Retailer, Veterinary Services, Adult Day Care Ctr., Child Day Care-Sick Children, Child Day Care Ctr., Church or Religious Inst. Neighborhood, Hospice & Palliative Care, Library-Public, Neighborhood Org., and Police/Fire Station. <p>NOTE: Both general and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>
Zoning District Purpose Statement	The LO District is primarily intended to accommodate moderately intense medical, professional administrative, and government office uses on small to mid-sized sites, in a suburban setting, The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in GMAs 2 and 3.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?
	The proposed added uses are consistent with the LO-S purpose statement.
GENERAL SITE INFORMATION	
Location	North side of country Club Road, west of Cambridge Park Court.
Jurisdiction	City of Winston-Salem
Ward(s)	West Ward
Site Acreage	Approximately ± 3.60 acre
Current Land Use	The subject property current land use is office.

Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	N	RS9	Single Family Dwellings	
	S	LO-S	Offices	
	E	RM8-S and LO-S	Multifamily Development and Offices	
	W	RS9	Single Family Dwellings	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes, the proposed use is permitted under the LO-S classification and is compatible with other properties in the vicinity.			
Physical Characteristics	Tax Lot 1-4/Tax Block 6166 of the subject property are all currently developed. Tax Lot 102B /Tax Block 3914 is currently undeveloped; it is a relatively flat piece of land and covered with various forms of vegetation.			
Proximity to Water and Sewer	The subject property is served by public water and public sanitary sewer.			
Stormwater/ Drainage	No known issues			
Watershed and Overlay Districts	Site is not within the boundaries of a water supply watershed.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Country Club Road	Major	145' feet	19,000	18,500
Proposed Access Point(s)	The subject property is accessed off Country Club Road and Cambridge Plaza Drive (Internal Private Road)			
Planned Road Improvements	Country Club Road is currently being widened into a five-lane road with curb and gutter.			
Trip Generation - Existing/Proposed	<u>Existing Zoning</u> LO-S Office Trip Rate			
	42,096/1,000 sq ft x 11.01 (Trip Rate) = 463 Trips Per day			
	<u>Proposed Zoning</u> LO-S Offices And LO-S Medical Offices			
	27,632/1,000 sq sf x 11.01 (Trip Rate) = 304 Trips Per Day + 14,464/1,000 sq sf x 36.13 (Trip Rate) = 522 Trips Per day Total 806 Trips Per Day			
Sidewalks	Sidewalks are present along Country Club Road adjacent to the subject property.			
Transit	The Subject Property is served by WSTA Route 12 (Country Club to Downtown)			
Connectivity	Site is developed			
Traffic Impact Study (TIS)	Not required			

Analysis of Site Access and Transportation Information	Access to the site is adequate. However, Medical Offices higher Trip Rate increases the estimated Total Trips Per Day by 343. Country Club Road capacity level is adequate enough to handle the increase in traffic.					
Legacy GMA	GMA 3: Suburban Neighborhoods					
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Legacy recommends concentrating the highest densities and mixed use development in the Municipal Services Area at Metro Activity Centers, along Urban Boulevards and in City/Town Centers. Ensure that zoning along Urban Boulevards, other major roads and at Activity Centers support the mix, type, density and design of development that facilitates walking, bicycling and the use of public transportation 					
Relevant Area Plan(s)	The <i>Country Club/Jonestown Area Plan</i>					
Area Plan Recommendations	<ul style="list-style-type: none"> The <i>Country Club/Jonestown Area Plan</i> recommends this site for office development. 					
Thoroughfare Plan Information	The 2030 Long Range Transportation Plan recommends Country Club Road to be widened to five lanes from peace Haven Road to Vinegar Hill Road					
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?					
	No.					
	(S)(4) - Is the requested action in conformance with Legacy?					
	Yes- the request is in conformance with the goals of Legacy.					
Analysis of Conformity to Plans and Planning Issues	The subject property is located within The <i>Country Club/Jonestown Area Plan</i> which recommends the site for office development. Currently the property is zoned for Professional Offices and Offices Miscellaneous, and Banking and Financial Services. This rezoning request intends to add additional uses to the property. The property is accessed from Country Club Road, and Cambridge Plaza Drive (Private Road). The subject property is adjacent to RS-9 and LO-S zoned property to the west, LO-S zoning to the south, RM8-S and LO-S to the east. The proposed LO-S District is compatible with surrounding districts, the recommendations of <i>Legacy</i> and the existing area plan.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-952	R-4 & R-5 to R-1S (LO-S)	Approval 07/06/82	Current Site and adjoining property	4.16	Approval	Approval
W-1129	R-1-S to Site Plan Amendment (Proposed 22 Additional	Approval 06/04/1984	Current Site and adjoining property	4.16	Approval	Approval

	Parking Spaces)					
W-2608	LO-S & RS-9 to LO-S (Professional Offices, and Offices Miscellaneous)	Approval 04/07/2003	Portion of the subject property	1.64	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	12,000 sf + 8,400 sf + 7,232 sf + 7,232 sf + 7,232 Total 42,096 sf		Five buildings located along Cambridge place Drive (Private).			
Parking	Required	Proposed		Layout		
	156	161		90°		
Building Height	Maximum			Proposed		
	40'			Two Story		
Impervious Coverage	Maximum			Proposed		
	75%			59.98%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.3 (B) Limited Office District. 					
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>		N/A			
Analysis of Site Plan Compliance with UDO Requirements	The proposed project is in conformance with <i>Legacy</i> .					
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The proposed LO-S District is compatible with the surrounding zoning districts and the recommendations of <i>Legacy</i> and the <i>Country Club/Jonestown Area Plan</i> .			Slightly more intense uses would be allowed adjacent to the single family homes to the west and north of the site.			
Clarifies zoning records by placing multiple zoned properties owned by same petitioner under the same zoning classification.						

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

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.

PRIOR TO ISSUANCE OF ANY PERMITS:

- a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem.

PRIOR TO THE ISSUANCE OF GRADING PERMITS:

- a. Landscape easement to be obtained from Crowne Club Apartments for encroachment area shown on site plan.

OTHER REQUIREMENTS:

- a. The maximum height of the entrance sign is to be 8 feet. The maximum height of individual office signs is to be 6 feet.

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

SECOND: Paul Mullican

VOTE:

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

AGAINST: None

EXCUSED: None

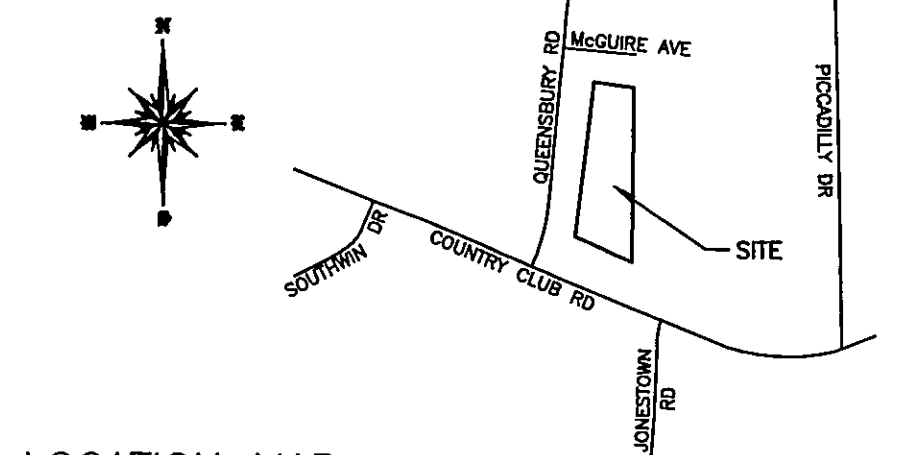
A. Paul Norby, FAICP
Director of Planning



Stimmel Associates, PA
 Landscape Architecture
 Civil Engineering
 Land Planning
 601 N. Trade Street Suite 200
 Winston Salem, NC 27101-2916
 P: 336.723.1067 F: 336.723.1069

SEALS:
 PRIMARY DRAWING
 SEAL
 NORTH CAROLINA
 1192
 NOTE APPROVED FOR CONSTRUCTION

PROJECT:



LOCATION MAP

Not to scale

SITE DATA:

PURPOSE STATEMENT:
 THE PURPOSE OF THIS REQUEST IS TO ADD MEDICAL & SURGICAL OFFICE, FUNERAL HOME, BANKING & FINANCIAL SERVICES, NON-STORE RETAILER, VETERINARY SERVICES, ADULT DAY CARE CTR., CHILD CARE-SICK CHILDREN, CHILD DAY CARE CTR., CHURCH OR RELIGIOUS INST.-NEIGHBORHOOD, HOSPICE & PALLIATIVE CARE, LIBRARY-PUBLIC, NEIGHBORHOOD ORG., AND POLICE/FIRE STATION TO PERMITTED USES FOR THE SITE WITHIN ZONING LO-S

JURISDICTION:
 CITY OF WINSTON-SALEM, NC
ZONING:
 EXISTING = LO-S
 PROPOSED = LO-S

PROPOSED USES:
 PROFESSIONAL OFFICE, OFFICE-MISC., MEDICAL & SURGICAL OFFICE, FUNERAL HOME, BANKING & FINANCIAL SERVICES, NON-STORE RETAILER, VETERINARY SERVICES, ADULT DAY CARE CTR., CHILD CARE-SICK CHILDREN, CHILD DAY CARE CTR., CHURCH OR RELIGIOUS INST.-NEIGHBORHOOD, HOSPICE & PALLIATIVE CARE, LIBRARY-PUBLIC, NEIGHBORHOOD ORG., POLICE/FIRE STATION

SITE ACREAGE:
 SITE AREA: 3.643 AC +/-
SETBACK REQUIREMENTS:
 FRONT: 40'
 REAR: 20'
 STREET SIDE: 20'
 INTERIOR SIDE: 5'
 ADJACENT TO RESIDENTIAL: 40'
 HEIGHT: 40' MAX

IMPERVIOUS CALCULATIONS:

BUILDINGS TO LAND:	0.485 AC +/-	=	13.31%
PAVEMENT TO LAND:	1.700 AC +/-	=	46.67%
OPEN SPACE:	1.458 AC +/-	=	40.02%
PARCEL TOTAL:	3.643 AC +/-	=	100%
TOTAL IMPERVIOUS:	2.185 AC +/-	=	59.98%

INFRASTRUCTURE:
 WATER = PUBLIC
 SEWER = PUBLIC
 STREETS = PUBLIC

OFF-STREET PARKING:

14,464 +/- SF @ 1 PER 200 SF (MED. OFFICE)	=	73 SPACES
15,632 +/- SF @ 1 PER 300 SF (PROF. OFFICE)	=	53 SPACES
12,000 +/- SF @ 1 PER 400 SF (MISC. OFFICE)	=	30 SPACES
42,096 +/- SF TOTAL		
	TOTAL REQUIRED =	156 SPACES
	TOTAL PROVIDED =	161 SPACES (INCLUDING 7 HANDICAP SPACES)

BUFFERYARDS:
 ADJACENT ZONING: RS9
 TYPE REQUIRED: TYPE II BUFFER
 TYPE PROVIDED: 15' MIN. TYPE II BUFFER
 ADJACENT ZONING: RMB-S
 TYPE REQUIRED: TYPE I BUFFER
 TYPE PROVIDED: 10' MIN. TYPE I BUFFER

STREETYARDS:
 TYPE REQUIRED: 10' MIN.

BOUNDARY AND TOPOGRAPHICAL INFORMATION:
 BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY:
 BRADY SURVEYING COMPANY, PA
 2990 BETHESDA PLACE
 SUITE 601-B
 WINSTON-SALEM, NC 27103
 P: 336.760.2716
 DATE: 08/04/06

WATERSHED:
 THE SITE IS NOT IN A WATERSHED.

SCB - CAMBRIDGE PLAZA

PETITIONER:

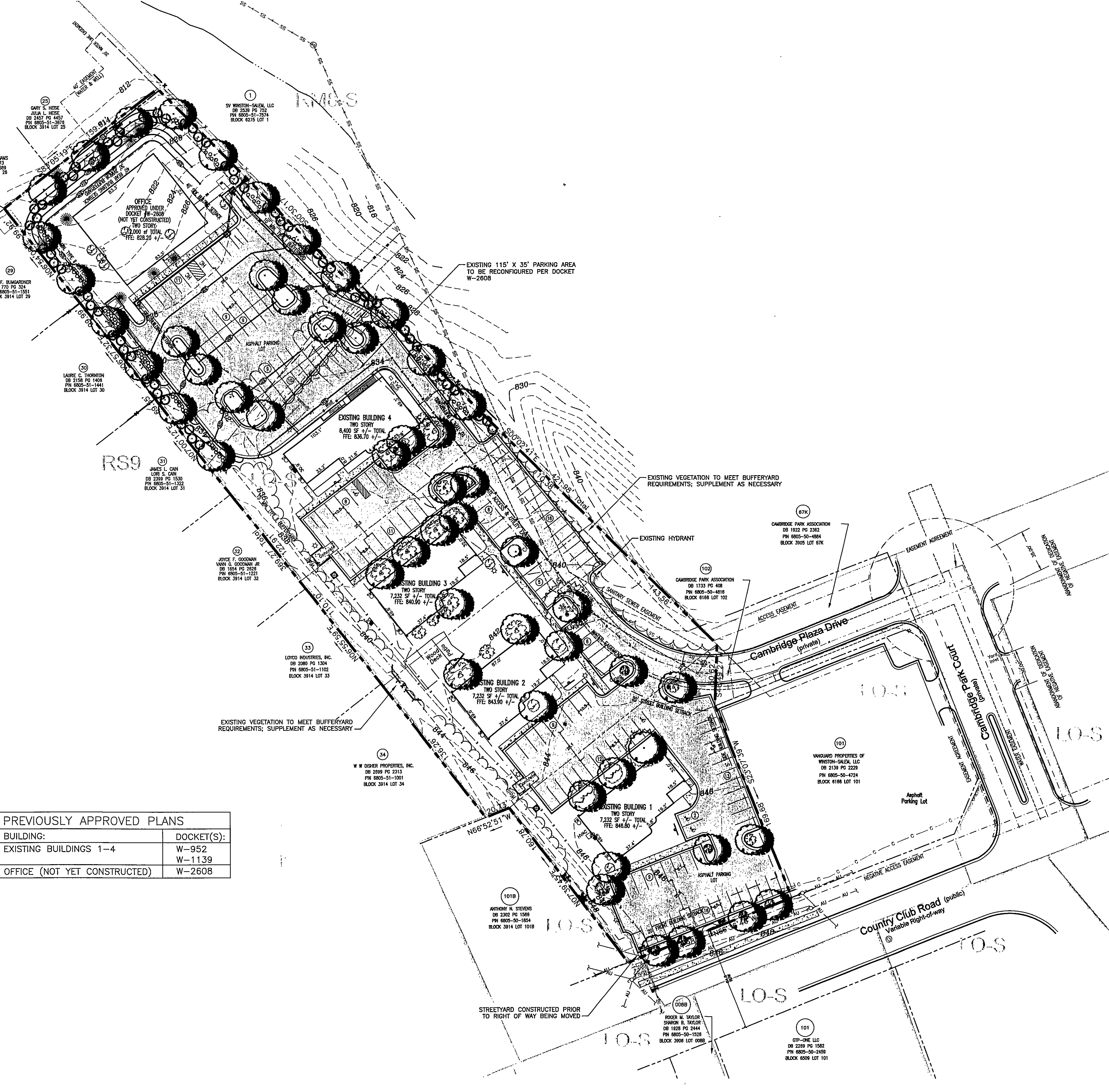
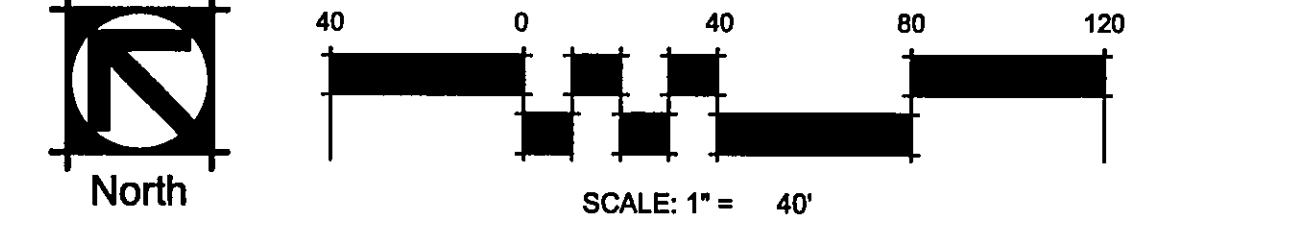
SOUTHERN COMMUNITY BANK & TRUST
 C/O SCOTT BAUER
 PO BOX 26134
 WINSTON-SALEM, NC 27103
 P: 336.794.7851
 F: 336.794.4222

OWNERS:

BLOCK 6166 LOTS 1, 2, 3, 4; BLOCK 3914 LOT 102B
 DB/PG 2696/182
 PIN # 6805-50-2871, 6805-50-3907, 6805-51-3110, 6805-51-3222, 6805-51-3420
 SOUTHERN COMMUNITY BANK & TRUST
 C/O SCOTT BAUER
 PO BOX 26134
 WINSTON-SALEM, NC 27103
 P: 336.794.7851
 F: 336.794.4222

LANDSCAPE ARCHITECTS / LAND PLANNERS / CIVIL ENGINEERS:

Stimmel
 Landscape Architecture
 Civil Engineering
 Land Planning
 601 N. Trade Street Suite 200
 Winston Salem, NC 27101-2916
 P: 336.723.1067
 F: 336.723.1069



PREVIOUSLY APPROVED PLANS

BUILDING:	DOCKET(S):
EXISTING BUILDINGS 1-4	W-952
OFFICE (NOT YET CONSTRUCTED)	W-1139
	W-2608

SCB - CAMBRIDGE PLAZA
REZONING
 WINSTON-SALEM, NORTH CAROLINA

CLIENT:

LENNY CAUDILL
 SOUTHERN COMMUNITY BANK & TRUST
 1600 HANES MALL BOULEVARD
 WINSTON-SALEM, NC 27103
 336.794.7851
 336.794.4222

DRAWN: CF

DATE: 06/08/07

REVISIONS:

08/05/07 PER COMMENTS

JOB NO: 07-154
 SHEET TITLE:

REZONING PLAN

W-2939
 SCALE: 1" = 40'

SHEET NO.:

RZ-1

© STIMMEL ASSOCIATES, P.A.

Site Plan File Copy