



**DOCKET #:** W2649

**PROPOSED ZONING:**  
 LO-S (Medical and Surgical Offices;  
 Professional Office;  
 Offices, Miscellaneous)

**EXISTING ZONING:**  
 RS9

**PETITIONER:**  
 Cynthia L. Wadkinson

**SCALE:** 1" represents 200'

**STAFF:** Hall

**GMA:** 3

**ACRE(S):** 0.43

**MAP(S):** 606850



September 24, 2003

Cynthia L. Wadkinson  
5149 Laurel View Drive  
Winston-Salem, NC 27104

RE: ZONING MAP AMENDMENT W-2649

Dear Ms. Wadkinson:

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, AICP  
Director of Planning

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

**ACTION REQUEST FORM**

**DATE:** September 24, 2003  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, AICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of Cynthia L. Wadkinson

**SUMMARY OF INFORMATION:**

Zoning map amendment of Cynthia L. Wadkinson from RS-9 to LO-S (Medical and Surgical Offices; Professional Office; and Offices, Miscellaneous): property is located at the southwest corner of Country Club Road and Hedgecock Avenue (Zoning Docket W-2649).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Cynthia D. Wadkinson,  
Docket W-2649

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 RS-9 to LO-S (Medical and Surgical Offices; Professional Office; and Offices, Miscellaneous) the zoning classification of the following described property:

Tax Block 2299, Tax Lot 212B

Section 2. This Ordinance is adopted after approval of the site plan entitled Cynthia D. Wadkinson and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, to Cynthia D. Wadkinson.

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 Cynthia D. Wadkinson. 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 Cynthia D. Wadkinson, (Zoning Docket W-2649). 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 (Medical and Surgical Offices; Professional Office; and Offices, Miscellaneous), 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 THE ISSUANCE OF BUILDING PERMITS**
  - a. On-site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.
  
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  - a. A pedestrian connection shall be provided that links the main entrance of the building to the existing sidewalk along Country Club Road.
  - b. All required fire hydrants shall be installed in accordance with the City Fire Department.
  
- **OTHER REQUIREMENTS**
  - a. Signage shall be limited to one monument type sign with a five (5) foot maximum height.

## ZONING STAFF REPORT

**DOCKET #** W-2649  
**STAFF:** S. Chad Hall

Petitioner(s): Cynthia L. Watkinson  
Ownership: Same

### **REQUEST**

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf  
To: LO-S Limited Office District (Medical and Surgical Offices; Professional Office; and Offices, Miscellaneous)

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: 0.43 acre

### **LOCATION:**

Street: Southwest corner of Country Club Road and Hedgecock Avenue.  
Jurisdiction: City of Winston-Salem.  
Ward: Southwest.

### **SITE PLAN**

Proposed Use: Medical and Surgical Offices, Professional Office, and Offices, Miscellaneous  
Square Footage: 1,192 sf (plus future addition of approximately 900 s.f.)  
Building Height: 1 story  
Parking: Required: 4; proposed: 5; layout: parking is to the east side of the structure and closer to Country Club Road than the façade of the building.  
Bufferyard Requirements: Type I abutting RM-12; type II abutting RS-9.  
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: A residential dwelling currently exists on site. Said structure is to be retained and converted into office.

Adjacent Uses:

North-	Shopping center, zoned LB.
Northeast-	South of Country Club, several businesses zoned LB.
East-	Multifamily buildings zoned RM-18.
Southeast-	Single family residential zoned RS-9.
South-	Multifamily building zoned RM-12.
West-	Single family residential zoned RS-9.

Northwest- Single family residential zoned RS-9.

## **GENERAL AREA**

Character/Maintenance: A mixture of businesses and shopping centers to the north and northeast. A mixture of residential properties exists from the east around to the northwest. At the eastern extent of the surrounding commercial properties, some houses have been converted to office. This would be the first conversion, if approved, on this western extent of commercial property.

Development Pace: Moderate.

## **HISTORY**

Relevant Zoning Cases:

1. W-2550; RS-9 to NO; approved July 15, 2002; south side of County Club Road, west of Kilpatrick Street and east of Old Vineyard Road; 0.79 acre; Planning Board and staff recommended approval.
2. W-2504; RS-9 to LO-S (Professional Office; Offices, Miscellaneous); approved October 1, 2001; north side Country Club Road, west of Kilpatrick Street and east of Old Vineyard Road; 1.48 acres; Planning Board and staff recommended approval.
3. W-2329; RS-9 to LO-S (Medical and Surgical Offices, Professional Office, and Offices, Miscellaneous); approved July 6, 1999; northwest side of Country Club Road across from Kilpatrick Street; 2.10 acres; Planning Board and staff recommended denial.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: The proposed site plan appears to remove most of the existing vegetation.

Topography: The subject property experiences an elevation change of approximately 10 feet, from about 888 feet on the property's border along Country Club Road down to about 878 feet at the southern property border.

Streams: No streams are located on or near the subject property.

Vegetation/habitat: A relatively significant amount of vegetation lies at the northern end of the subject property in front of the existing structure.

Water Supply Watershed: The subject property is not located in a water supply watershed.

## **TRANSPORTATION**

Direct Access to Site: Country Club Road; Hedgecock Avenue.

Street Classification: Country Club Road – Major Thoroughfare; Hedgecock Avenue – Local Road.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Country Club Road between Silas Creek Parkway and Old Vineyard Road =

19,000/18,500

Trip Generation/Existing Zoning: RS-9

$0.43 \times 43,560/9,000 = 2 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 19 \text{ Trips per Day}$

Trip Generation/Proposed Zoning: LO-S

$1,192/1,000 \times 36.13 \text{ (Medical/Dental Office Trip Rate)} = 43 \text{ Trips per Day}$

Planned Road Improvements: None.

Sight Distance: Good.

Sidewalks: Exist on south side of Country Club.

Transit: Route 12 along Country Club.

Bicycle Route: Route 1, Silas Creek Loop, along Country Club.

### **CONFORMITY TO PLANS**

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3).

Relevant Comprehensive Plan Recommendation(s): *Legacy* supports office development adjacent to residential when the scale and design of the office development makes it compatible with residential uses.

Area Plan/Development Guide: *Country Club/Jonestown Area Plan* (adopted in 1985)

Relevant Development Guide Recommendation(s): The *Country Club/Jonestown Area Plan* recommends that the subject property remain as a low-density residential use.

### **ANALYSIS**

The current request is to rezone 0.43 acre from RS-9 to LO-S (Medical and Surgical Offices, Professional Office, and Offices, Miscellaneous). The site is located on the southwest corner of Country Club Road and Hedgecock Drive. The subject property is surrounded by commercial and multifamily uses on three sides. To the west is an existing single family dwelling zoned RS-9.

The *Country Club/Jonestown Area Plan* (adopted in 1985) recommends that the subject property remain as a low-density residential use. If converting to office, Planning staff would prefer an NO-S (Neighborhood Office) district at this location. Two key considerations have led to the pursuit of LO-S district.

Firstly, the topography of the site falls sharply from Country Club Road into the subject property and continues to fall throughout the site. While ADA (Americans with Disabilities Act) regulations would permit 250' of distance between a handicapped parking space in the rear and the front door, the labyrinth of ramps needed in order to overcome the grade would make handicap access cumbersome. The NO district would permit up to two parking spaces in front of the office with other parking to be located to the rear and/or side. The original submittal



illustrated three parking spaces in front with two located to the side. With only four parking spaces required, the petitioner worked with staff to eliminate one space to make it more in keeping with the NO district standards.

Secondly, the petitioner desires a larger sign area than the 8 square feet as limited by the NO district standards. After eliminating the one parking space, this is really the driving factor for LO vs. NO zoning.

A major consideration for recommending against the area plan recommendation includes the adaptive reuse of the existing dwelling. While there are certain negative impacts onto the subject property from adjacent commercial development, this property is on the periphery of an activity center and is a transition into residential. The viability of the subject property as residential due to those impacts is debatable. Therefore, maintaining the residential character of this site was important as to not set precedent for new commercial development that may not respect the residential fabric of adjacent properties.

Another consideration was the provision of generous vegetation beyond the minimum streetyard requirements to offset the visual impacts of the parking area. The site plan illustrates two large variety trees, three medium variety trees, and other supplemental plantings on site to mitigate the visibility of the parking area from adjacent right-of-ways. This landscape treatment is consistent with other offices that have been approved along Country Club Road.

In order for staff to support the current request in opposition to the area plan, staff looked at a larger area to ascertain the potential of a ripple effect of commercial and business zonings. If this proposal is approved, the intent is not to promote sprawl, but rather to make a logical transition to the existing residential in the area. In this context, this project can set a positive example for adaptive reuse maintaining residential character. With that, staff would concede that the property to the west might also be adequate as a (Neighborhood office) use. Staff would highly discourage any further rezoning to the west, except possibly for a duplex. In conceding the possibility of the property adjacent to the west as becoming office, staff asked the site plan preparer to show how future parking could be laid out and connected with parking to the rear of that lot. In addition, in looking at the two vacant lots at the intersection of Bishop Street and Country Club Road, staff would still recommend residential for those properties.

With the understanding that there are multiple impacts onto the subject property from adjacent uses and also with the understanding that staff is attempting to make a logical transition to adjacent residential properties while not promoting sprawl, staff is supportive of the petition as presented with adaptive reuse of the dwelling and the provision of additional vegetation while upholding the spirit of an NO district.

## **FINDINGS**

1. The *Country Club/Jonestown Area Plan* (adopted in 1985) recommends that the subject property remain as a low-density residential use.

2. The subject property is surrounded by either commercial or multifamily uses on three sides.
3. The site plan upholds the spirit of the NO district.
4. The adaptive reuse of the existing dwelling aids in the transition to residential.
5. Additional vegetation mitigates impacts of the parking area as seen from adjacent right-of-ways.
6. If approved, the intent is to provide logical transitions between business and residential uses versus promoting sprawl.

### **STAFF RECOMMENDATION**

Zoning: **APPROVAL.**

Site Plan: Staff certifies that **the site plan meets all code requirements,** and recommends the following conditions:

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  - a. On-site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  - a. A pedestrian connection shall be provided that links the main entrance of the building to the existing sidewalk along Country Club Road.
  - b. All required fire hydrants shall be installed in accordance with the City Fire Department.
- **OTHER REQUIREMENTS**
  - a. Signage shall be limited to one monument type sign with a 5' maximum height.

### **PUBLIC HEARING**

FOR: None

AGAINST: None

### **WORK SESSION**

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

SECOND: Jimmy Norwood

VOTE:

FOR: Bost, Clark, Doyle, Eickmeyer, Folan, King, Lambe, Norwood

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning