



**DOCKET #:** W1852

**PROPOSED ZONING:**  
Final Development Plan  
for a Car Wash

**EXISTING ZONING:**  
HB-S

**PETITIONER:**  
Southern Community  
Bank and Trust

**SCALE:** 1" represents 200'

**STAFF:** Gallaway

**GMA:** 3

**ACRE(S):** 0.90

**MAP(S):** 624886, 624890



September 24, 2003

Southern Community Bank & Trust  
Box 26134  
Winston-Salem, NC 27114

RE: FINAL DEVELOPMENT PLAN W-1852

Dear Sirs:

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

**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:**

Final Development Plan of Southern Community Bank and Trust for a Car Wash in an HB-S zoning district

**SUMMARY OF INFORMATION:**

Final Development Plan of Southern Community Bank and Trust for a Car Wash in an HB-S zoning district: property is located on the east side of North Summit Square Boulevard south of Hanes Mill Road (Zoning Docket W-1852).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - SPECIAL USE

Final Development Plan of Southern Community Bank and Trust, Docket W-1852

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 (Multiple Business Uses including Banking and Financial Services and Car Wash - TWO PHASE) to Final Development Plan for a Car Wash the zoning classification of the following described property:

Tax Block 6329, Tax Lot 104B and 105A

Section 2. This Ordinance is adopted after approval of the site plan entitled Southern Community Bank and Trust and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, to Southern Community Bank and 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 and Trust. 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 Final Development Plan of Southern Community Bank and Trust, (Zoning Docket W-1852). The site shall be developed in accordance with the plan approved by the Council and bearing the inscription: "Attachment A, Special Use District Permit for a Final Development Plan for a Car Wash in a HB-S (Multiple Business Uses including Banking and Financial Services and Car Wash - TWO PHASE) Zoning District, approved by the City Council of the City of Winston-Salem the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_" 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 conditions be met:

- **PRIOR TO ISSUANCE OF GRADING PERMITS**
  - a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
- **PRIOR TO 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. One (1) freestanding monument type ground sign shall be permitted with a maximum height of five (5) feet.
  - b. All required fire hydrants shall be installed in accordance with the City Fire Department.

- **OTHER REQUIREMENTS**

- a. This Final Development Plan must be approved by the City Council prior to the issuance of any permits.
- b. Street tree plantings shall be the same species as those installed on the site contiguous to and immediately north of the subject property (Southern Community Bank).

**ZONING STAFF REPORT**

**DOCKET #** W-1852  
**STAFF:** Suzy Gallaway

Petitioner(s): Southern Community Bank and Trust  
Ownership: Same

**REQUEST**

Final Development Plan for a Car Wash in an HB-S Zoning District

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

Acreage: 0.90 acre

**LOCATION:**

Street: East side of Summit Square Boulevard south of Hanes Mill Road.  
Jurisdiction: City of Winston-Salem.  
Ward: Northeast.

**SITE PLAN**

Proposed Use: Car Wash.  
Square Footage: 3,092 square feet.  
Building Height: Single story.  
Parking: Required: 8 spaces; proposed: 10 spaces.  
Bufferyard Requirements: None required.  
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

**PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Site is vacant.  
Adjacent Uses:

- North- Southern Community Bank and Trust, zoned HB-S.
- East- ABC Store, zoned HB.
- South- Shopping Center, zoned HB-S.
- West- Vacant property, zoned HB-S.

**TRANSPORTATION**

Direct Access to Site: Hanes Mill Road; Summit Square Boulevard.  
Street Classification: Hanes Mill Road – Major Thoroughfare; Summit Square Boulevard – Local Road.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):  
Hanes Mill Road between University Parkway and Germanton Road = 6,300/30,100  
Trip Generation/Proposed Zoning: HB-S; Final Development Plan  
6 stalls x 20.67 (Car Wash Trip Rate on a Saturday) = 124 Trips per Day

## **ANALYSIS**

The first phase rezoning of the current site was approved on November 15, 1993. The petition included several business uses including Shopping Center, and was approved as a TWO PHASE petition. Normal procedure would be for the City-County Planning Board to approve the Final Development Plan for a TWO PHASE petition. However, the City Council attached a condition that the Final Development Plan be approved by both the Planning Board and the City Council.

The site is located on the east side of Summit Square Boulevard south of Hanes Mill Road. The petitioner has proposed internal connections to adjacent outparcels. The request meets the requirements of the original zoning and proposes good connectivity with other properties. Therefore, staff recommends approval of this Final Development Plan.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

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

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- **OTHER REQUIREMENTS**
  - a. This Final Development Plan must be approved by the City Council prior to the issuance of any permits.
  - b. Street tree plantings shall be the same species as those installed on the site contiguous to and immediately north of the subject property (Southern Community Bank).



**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Carol Eickmeyer moved approval of the Final Development Plan, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Philip Doyle

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