



**DOCKET #:** W1206B

**PROPOSED ZONING:**  
Final Development Plan

**EXISTING ZONING:**  
HB-S (Multiple Business Uses)

**PETITIONER:**  
Magnum Car Wash

**SCALE:** 1" represents 200'

**STAFF:** McGee

**GMA:** 3

**ACRE(S):** 0.75

**MAP(S):** 624838

**ZONING STAFF REPORT**

**DOCKET #** W-1206b  
**STAFF:** Tony McGee

Petitioner(s): Magnum Car Wash  
Ownership: Russell Charles

**REQUEST**

From: HB-S Highway Business District (Multiple Business Uses including Car Wash - TWO PHASE)  
To: Final Development Plan

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

Acreage: 0.75 acre

**LOCATION**

Street: East side of Peters Creek Parkway/NC 150 north of Ethel Drive.  
Jurisdiction: City of Winston-Salem.  
Ward: South.

**SITE PLAN**

Proposed Use: Car wash.  
Square Footage: 1,600 sf structure  
Building Height: N/A  
Density: N/A  
Parking: Required: two spaces; proposed: two spaces; five stacking spaces per wash bay provided.  
Bufferyard Requirements: Existing white pine trees adjacent to RS-9 (installed as part of First Phase development).  
Vehicular Use Landscaping Standards Requirements: Standards would apply.

**PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: None; site is grassy.  
Adjacent Uses:  
North - Single wide manufactured home and vacant used car lot zoned HB-S.  
East - Wooded area; further east are single family homes zoned RS-9.

- South - Johnson's Garment Care and, across Ethel Drive, Cook Out Restaurant.  
Both uses are zoned HB-S.
- West - Across Peters Creek Parkway is Deerwood Apartment Complex zoned RM-18.

### **GENERAL AREA**

Character/Maintenance: Commercial strip and multifamily residential along Peters Creek Parkway with mixed residential single family beyond.

Development Pace: Moderate to Rapid

### **TRANSPORTATION**

Direct Access to Site: Peters Creek Parkway/NC150

Street Classification: Major Thoroughfare

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

Peters Creek between Brewer Rd and Clemmonsville Rd - 25,000/32,000

Trip Generation/Existing Zoning: N/A (multiple business uses permitted)

Trip Generation/Proposed Zoning: 2,880/1000 = 2.88 11.01 (general office) = 32 trips

Planned Road Improvements: N/A

Sight Distance: Good.

### **HISTORY**

W-1206; B-3-S (Multiple Business and Office Uses - TWO PHASE) to Site Plan Amendment; approved November 5, 1984; the petition included all the land on the east side of Peters Creek Parkway/NC 150 from SouthPark Boulevard Road to the north end of the SouthPark Development which is just south of Brewer Road; Planning Board and staff recommended approval.

### **CONFORMITY TO PLANS**

GMP Area (*Vision 2005*): Area 3: Urban

Relevant Comprehensive Plan Recommendation(s): Separation and buffering of commercial from residential uses.

Area Plan/Development Guide: The project is not located within a development guide study area.

### **ANALYSIS**

The proposed Final Development Plan is for a car wash on one of the remaining undeveloped parcels in the SouthPark Development. The car wash will be located near the northeast corner of Peters Creek Parkway/NC 150 and Ethel Drive. One access drive (right-in, right-out) is allowed

from Peters Creek Parkway to this tract of land in accordance with the original First Phase approval of SouthPark. There is an additional egress point to Peters Creek Parkway which can be shared with the property to the north.

The proposed facility will not provide vacuum facilities and will be entirely automated, thus requiring no employees.

There are a number of site plan and UDO features which should minimize impacts on the residential area to the east. The project site was graded when SouthPark was originally developed in the mid-1980's. There will be little change in the existing topography on the site. The original grading resulted in the current project site lying approximately ten to twelve feet below the residential lots to the east. In addition, during the original development of the property, a bufferyard of white pines was installed along the rear of the property. That buffer is located at the top of a slope which was the original contour of this land and has grown up to provide a good visual break from the adjoining residential properties fronting Ethel Drive and Finley Circle. The buffer area must be retained undisturbed. The resulting sloped area and bufferyard will provide attenuation of noise and light/glare impacts. These impacts are further addressed by UDO provisions to orient outdoor lighting away from adjacent residential properties and to keep dumpsters at least fifty (50) feet from adjacent residential properties.

The proposed Final Development Plan meets all the conditions of the original zoning for the property. The staff will request additional conditions for development in accordance with UDO requirements. The property must meet the UDO development conditions and cannot be developed under the old zoning ordinance (existing white pines along eastern property line satisfies bufferyard requirements).

## **FINDINGS**

1. The proposed Final Development Plan is for a car wash on one of the remaining undeveloped parcels in the SouthPark Development.
2. The car wash will be located near the northeast corner of Peters Creek Parkway/NC 150 and Ethel Drive.
3. One access drive (right-in and right-out only) is allowed from Peters Creek Parkway to this tract of land in accordance with the original First Phase approval of SouthPark. There is an additional egress point to Peters Creek Parkway which can be shared with the property to the north.
4. The proposed facility will not provide vacuum facilities and will be entirely automated, thus requiring no employees.
5. There are a number of site plan and UDO features which should minimize impacts on the residential area to the east.

**STAFF RECOMMENDATION**

Final Development Plan Recommendation: **APPROVAL** with the following conditions:

**C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**

- a. Developer shall widen Peters Creek Parkway with an additional lane for the entire frontage of the property to the specifications of the North Carolina Department of Transportation.
- b. Developer shall tie the new parking lot and driveway into the existing driveway on the north side of this property.
- c. All "Enter Only" and "Exit Only" signs as shown on the site plan shall be installed prior to the issuance of occupancy permits.

**C OTHER REQUIREMENTS**

- a. Signage shall be limited to one (1) monument sign with a maximum height of fifteen (15) feet.
- b. The existing white pine buffer along the east side of this property shall be retained and not disturbed. This area shall not be graded and shall be cordoned off prior to the issuance of grading permits. All trees located in these areas shall be protected.

*[For information purposes only: The draft Legacy plan identifies the area within which the project lies as the Suburban Neighborhoods area of the Municipal Services Area. The Suburban Neighborhoods area contains most of the undeveloped land appropriate for future residential, commercial, industrial, and institutional development. The plan recommends future urban and suburban development as appropriate.]*

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Norman Williams moved approval of the final development plan with staff recommendations.

SECOND: James Rousseau

VOTE:

FOR: Bost, Johnson, King, Powell, Rousseau, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning