



**DOCKET #:** W1852

**PROPOSED ZONING:**  
Final Development Plan

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

**PETITIONER:**  
Southern Community Bank

**SCALE:** 1" represents 200'

**STAFF:** Simmons

**GMA:** 3

**ACRE(S):** 1.08

**MAP(S):** 624890

September 20, 2000

Southern Community Bank  
for property owned by  
Blue Oak Limited Partnership  
c/o Jon Corts  
P. O. Box 558  
Clemmons, NC 27012

RE: PROPOSED FINAL DEVELOPMENT PLAN W-1852

Dear Mr. Corts:

The attached report of the Planning Board to the Board of Aldermen is sent to you at the request of the Aldermen. You will be notified by the City Secretary's Office of the date on which the Aldermen 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 20, 2000  
**TO:** The Honorable Mayor and Board of Aldermen  
**FROM:** A. Paul Norby, AICP, Director of Planning

**BOARD ACTION REQUEST:**

Request for Public Hearing on Proposed Final Development Plan by Southern Community Bank for property owned by Blue Oak Limited Partnership

**SUMMARY OF INFORMATION:**

Proposed Final Development Plan by Southern Community Bank for property owned by Blue Oak Limited Partnership in a HB-S (Multiple Business Uses including Banking and Financial Services - TWO PHASE) Zoning District: property is located on the southeast corner of Hanes Mill Road and North Summit Square Boulevard (Zoning Docket W-1852).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - SPECIAL USE

Final Development Plan of Southern Community Bank for property owned by Blue Oak Limited Partnership, 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 Board of Aldermen 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 - TWO PHASE) to Final Development Plan the zoning classification of the following described property:

TRACT 1

STARTING at a point at the Northwest corner of Block 6329 Lot 004 and common boundary being at the intersection of the Eastern Right-of-Way of North Summit Square Blvd. and the Southern Right-of-Way of Hanes Mall Rd.; running thence from said starting point a chord South 77E43'07" East 214.43 with a radius of 1645.00 feet to a point; thence South 05E 08' 11" East 173.16 feet to a point; thence North 84E00'02" West 273.15 feet to a point that being the Eastern Right-of-Way of North Summit Square Blvd; thence following the Eastern Right-of-Way of North Summit Square Blvd North 10E 54' 22" East 5.39 feet to a point; thence North 05E 59' 58" East 163.02 feet to a point; thence a chord North 52E 16' 19" East 36.13 feet with a radius of 25.00 feet to a point; that point being the place of beginning; being all or part of Block 6329 Lot 004; comprising 47,044.8 square feet or 1.08 acres.

TRACT 2

STARTING at a point at the Southwest corner of Tract 1 as described above and common boundary being the Eastern Right-of-Way of North Summit Square Blvd; running South 84E00'02" East 273.15 feet to a point; thence South 06E05'25" West 121.02 feet to a point; thence South 87E57'02" West 285.31 feet to a point being the Eastern Right-of-Way of North Summit Square Blvd.; thence following the Eastern Right-of-Way of North Summit Square Blvd North 05E59'58" East 49.85 feet to a point; thence North 10E54'22" East 111.53 feet to a point; that point being the place of beginning; being all or part of Block 6329 Lot 004; comprising of 38,768.4 square feet or 0.89 acres.

Tract 1 and Tract 2 comprises of 85,813.2 square feet or 1.97 acres.

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 Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, to Southern Community Bank for property owned by Blue Oak Limited Partnership.

Section 3. The Board of Aldermen 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 Board of Aldermen

of the City of Winston-Salem

The Board of Aldermen 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 for property owned by Blue Oak Limited Partnership, (Zoning Docket W-1852). 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 a Final Development Plan in a HB-S (Multiple Business Uses including Banking and Financial Services - TWO PHASE) Zoning District, approved by the Winston-Salem Board of Aldermen 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 THE 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 THE ISSUANCE OF OCCUPANCY PERMITS**
  - a. One (1) freestanding monument type ground sign shall be permitted in the southeast corner of the intersection of Hanes Mill Road and North Summit Square Boulevard with a maximum height of five (5) feet and a maximum copy area of thirty-six (36) square feet.

- b. Developer shall install a minimum five (5) foot wide sidewalk to City of Winston-Salem specifications along the entire length of the property along Hanes Mill Road and North Summit Square Blvd.
- c. Any storm water management devices shall be installed.

**C OTHER REQUIREMENTS**

- a. This Final Development Plan must be approved by the Board of Aldermen prior to the issuance of any permits.
- b. As a condition of the first phase of zoning for the entire development, this outparcel shall share a joint driveway easement with the outparcel to the south and provide cross access via a driveway stub connection to the outparcel located to the east of the property.

## **ZONING STAFF REPORT**

**DOCKET #** W-1852  
**STAFF:** Glenn Simmons

Petitioner(s): Southern Community Bank  
Ownership: Blue Oak Limited Partnership

### **REQUEST**

From: HB-S Highway Business District (Multiple Business Uses including Offices,  
Miscellaneous; and Professional Office - 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: 1.08 acres

### **LOCATION**

Street: Southeast corner of Hanes Mill Road and North Summit Square Boulevard.  
Jurisdiction: City of Winston-Salem.  
Ward: Northeast.

### **SITE PLAN**

Proposed Use: Financial Institution.  
Square Footage: 3,444 sf.  
Building Height: One story.  
Density: N/A  
Parking: Required: 18 spaces @ 1 space per 200 sf; proposed: 19 spaces.  
Bufferyard Requirements: No bufferyard required.  
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

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

Existing Structures on Site: None; site is vacant.

Adjacent Uses:

North - Across Hanes Mill Road is a tract of HB-S zoned land on which will be constructed the new Wal-Mart Super Center.

East - Vacant land zoned HB-S.



South - Vacant land zoned HB-S. Further south is North Summit Square Shopping Center zoned HB-S.

West - Across North Summit Square Boulevard are a Wachovia Bank branch and an ABC Store, both zoned HB-S.

### **GENERAL AREA**

Character/Maintenance: Emerging commercial area of new construction.

Development Pace: Moderate to rapid.

### **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Vacant lot to be cleared and developed.

Topography: Site slopes gently from northwest to southeast.

Streams: None.

Vegetation/habitat: Cleared.

Constraints: No major constraints.

Floodplains: None

Wetlands: None

Natural Heritage Sites: None

Farmland Preservation Sites: None

Is the project in a water supply watershed? No

Compliance with Watershed Protection Regulations: NA

### **TRANSPORTATION**

Direct Access to Site: North Summit Square Blvd via Hanes Mill Road

Street Classification: North Summit Square Blvd - local; Hanes Mill Road - minor thoroughfare

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

Hanes Mill Road (east of University Parkway) - 9,400/32,200

Trip Generation/Existing Zoning: NA

Trip Generation/Proposed Zoning:  $2,802 + 642 = 3,444 / 1000 = 3.444$  265.21 (bank trip rate) = 913 vehicles per day.

Planned Road Improvements: State TIP Project # U-2729 ( widening Hanes Mill Road west of University Parkway) beyond 2008;

Sight Distance: Adequate.

Interior Streets: Private drives.

Sidewalks: Sidewalks requested along entire frontage of North Summit Square Boulevard and Hanes Mill Road.

## **HISTORY**

W-1885; R-6 to B-3-S (converted to HB-S in the UDO); approved November 15, 1993; this was the original zoning petition for a larger tract of land, including this property. This property was approved for multiple business uses including shopping centers - TWO PHASE. Both the Planning Board and staff recommended approval of this rezoning petition. The following are the conditions approved in this rezoning petition which are relevant to this Final Development Plan.

- a. Final Development Plans approved by the City-County Planning Board and the Board of Aldermen prior to the issuance of building permits. Additional conditions may be required by the City-County Planning Board during the review and approval of the Final Development Plans.
- b. All median breaks and access points to Hanes Mill Road extension shall be approved by the Public Works Department of the City of Winston-Salem during the review and approval of Final Development Plans. The right-of-way width, construction standards, and access points to Summit Square Boulevard shall also be determined by the Public Works Department of the City of Winston-Salem during the review and approval of the Final Development Plans.

## **CONFORMITY TO PLANS**

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

Relevant Comprehensive Plan Recommendation(s): Development of activity nodes at planned locations; separation and buffering of commercial from residential uses; improvement of existing commercial areas, such as consolidation of driveways, improved landscaping, and reduced or more consistent signage; and encouraging consolidation of some commercial uses at shopping centers.

Area Plan/Development Guide: The site does not lie within a development guide study area.

## **GREENWAY/RECREATION/OPEN SPACE REVIEW**

Greenway Plan: None

## **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 Board of Aldermen attached a condition that the Final Development Plan be approved by both the Planning Board and the Board of Aldermen.

The current site is located at the southeast corner of North Summit Square Boulevard and Hanes Mill Road and was originally approved as one of several TWO PHASE outparcels on the south side of Hanes Mill Road. As currently constructed North Summit Square Boulevard terminates approximately 160 feet south of the property and is eventually proposed to connect with the northern terminus of Summit Square Boulevard near the existing Wal-Mart located on the east side of University Parkway. A median break in Hanes Mill Road currently exists at its intersection with North Summit Square Boulevard and is intended to serve as the primary vehicular access to outparcels.

As submitted, this Final Development Plan meets all the conditions of the original zoning including the requirement that only one driveway connection be permitted on the east side of North Summit Square Boulevard. To meet this requirement, the current site plan shows shared driveway access to the vacant outparcel contiguous to and immediately south of the current site.

### **STAFF RECOMMENDATION**

Final development Plan: **APPROVAL**.

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

- **PRIOR TO THE 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.
  
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- C **OTHER REQUIREMENTS**
  - a. This Final Development Plan must be approved by the Board of Aldermen prior to the issuance of any permits.
  - b. As a condition of the first phase of zoning for the entire development, this outparcel shall share a joint driveway easement with the outparcel to the south and provide cross access via a driveway stub connection to the outparcel located to the east of the property.

[*For information purposes only:* The draft *Legacy* plan identifies the site as lying in the Suburban Neighborhoods area of the Municipal Services Area of the Growth Management Plan. This area contains most of the undeveloped land for future residential, commercial and industrial uses, and is appropriate for future urban and suburban development.]

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Steve Johnson moved approval of the final development plan with staff recommendations.

SECOND: James Rousseau

VOTE:

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

AGAINST: None

EXCUSED: Williams

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A. Paul Norby, AICP  
Director of Planning