



DOCKET #: W2415

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
LO-S (Offices; and
Medical or Surgical Offices)

PETITIONER:
Southern Community
Bank & Trust

SCALE: 1" represents 200'

STAFF: Hughes

GMA: 3

ACRE(S): 1.67

MAP(S): 600850

August 23, 2000

Mr. Scott Bauer, President
Southern Community Bank and Trust
P.O. Box 26134
Winston-Salem, NC 27114

RE: ZONING MAP AMENDMENT W-2415

Dear Mr. Bauer:

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
Doug Stimmel, 305 W. 4th Street, Suite 1-A, Winston-Salem, NC 27101

ACTION REQUEST FORM

DATE: August 23, 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 zoning map amendment of Southern Community Bank and Trust

SUMMARY OF INFORMATION:

Zoning map amendment of Souther Community Bank and Trust from LO-S (Professional Office; Offices, Miscellaneous; Banking and Financial Services; and Medical and Surgical Offices) to Site Plan Amendment: property is located on the north side of Country Club Road east of Jonestown Road (Zoning Docket W-2415)

PLANNING BOARD ACTION:

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Southern Community Bank and Trust, Docket W-2415

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 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 LO-S (Professional Office; Offices, Miscellaneous; Banking and Financial Services; and Medical and Surgical Offices) to Site Plan Amendment the zoning classification of the following described property:

All that tract or parcel of land lying and being in Forsyth County, North Carolina and being more particularly described as follows:

Beginning at an iron pin, said iron pin being located on the Northerly right-of-way of Country Club Road and being located at the Southwesterly corner of the property designated as Lot #1, Country Club Hills, Block A, as recorded in Plat Book 12, Page 173; running thence with the right-of-way of Country Club Road North 88°, 12' 34" West 150.13 feet to an iron pin; continuing with said right-of-way, North 84° 01' 41" West 49.37 feet to a point; running thence North 00° 24' 55" West 183.89 feet to an iron pin; running thence North North 00° 18' 37" West 57.16 feet to an iron pin; running thence South 67° 31' 08" East 53.29 feet to an iron pin; running thence North 00° 23' 31" West 181.61 feet to an iron pin; running thence North 89° 39' 01" East 236.56 feet to an iron pin; running thence South 00° 28' 02" East 175.56 feet to an iron pin and place of beginning; being 1.67125 acres as shown on the survey for Landura Management Associates, prepared by Thomas A. Riccio, RLS, dated: June 11, 1997. Also being Tax Lot 96B, Block 3905.

Section 2. This Ordinance is adopted after approval of the site plan entitled Cambridge Park Campus Office Building and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to Southern Community Bank and Trust.

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 Cambridge Park Campus Office Building. 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 zoning petition of Southern Community Bank and Trust, (Zoning Docket W-2415). 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; Offices, Miscellaneous; Banking and Financial Services; Medical and Surgical Offices - Site Plan Amendment), approved by the Winston-Salem Board of Aldermen 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 GRADING PERMITS**
 - a. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, developer shall provide on-site stormwater improvements on this property or the developer may be able to improve other existing stormwater management devices in this drainage area without having to make those improvements on this property.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. A private street sign shall be installed at the intersection of Cambridge Park Drive and Country Club Road. Developer may request this sign and pay the fees to make the sign through the Planning staff.
 - b. On-site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.
 - c. Loading and unloading spaces shall meet the requirements of UDO Section 3-3.6 or a reduction in size of these spaces must be approved by the Zoning Officer in accordance with subsection (C)(2) of the UDO.
 - d. Easement for private drive on west side of building (Cambridge Park Drive) must

be moved farther west from existing location to accommodate required twenty (20) foot building setback.

- e. Developer shall dedicate a fifteen foot wide utility and sidewalk easement on the north side of the existing right-of-way of Country Club Road.

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

- a. If required, all stormwater management devices shall be installed or improvements shall be made to existing stormwater facilities in this area in accordance with the Public Works Department of the City of Winston-Salem.
- b. Developer shall close all existing curb cuts, widen the easternmost frontage of the property on Country Club Road, and install a sidewalk along the entire frontage of the property on Country Club Road to the specifications of the Public Works Department of the City of Winston-Salem.
- c. Developer shall install any required turn lanes to City of Winston-Salem Department of Transportation specifications.
- d. On site fire hydrants, if required, shall be installed in accordance with the City Fire Department.
- e. Developer shall install a sidewalk as shown on the site plan to connect required off site parking areas to the subject office building along Cambridge Park Drive.

- **OTHER REQUIREMENTS**

- a. One freestanding ground sign shall be permitted along the frontage on Country Club Road for this new building. Said sign shall be limited to monument type with a maximum height of five (5) feet and a maximum copy area of twenty (20) square feet.

DOCKET # W-2415
STAFF: Suzanne Hughes

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

REQUEST

From: LO-S Limited Office District (Professional Office; Offices, Miscellaneous;
Banking & Financial Services; Medical and Surgical Offices)
To: Site Plan Amendment

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

Acreage: 1.67 acres

LOCATION

Street: North of Country Club Road east of its intersection with Jonestown Road.
Jurisdiction: City of Winston-Salem.
Ward: West.

SITE PLAN

Proposed Use: Professional Office.
Square Footage: 27,000 square feet.
Building Height: 40 feet maximum
Parking: Required: 90; Proposed: 90.
Bufferyard Requirements: Type II and Type I.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: The site is currently vacant.
Adjacent Uses:
North -Crowne Club Apartments, zoned RM-8-S.
East - Single family residences, zoned LO-S.
South -Vacant land, zoned RS-9; bank building, zoned LO-S
West -Office and bank buildings in the Cambridge Park office development, zoned LO-S.

GENERAL AREA

Character/Maintenance: Site is located within a well-maintained office development which borders single family residences and multi-family residences, which are also well maintained.

Development Pace: Fast

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site is vacant with mowed grass.

Topography: Site slopes down to the north.

Vegetation/habitat: Site is vacant with mowed grass.

Constraints: Minor

TRANSPORTATION

Direct Access to Site: Cambridge Park Drive, Country Club Road

Street Classification: Private, Major Thoroughfare (respectively)

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

Country Club Road from Old Vineyard Road to Jonestown Road 20,000/16,100

Trip Generation/Existing Zoning: LO-S Medical/Dental 21,072 sf./1,000 = 21 x 36.13 =
761 trips

Trip Generation/Proposed Zoning: Site Plan Amendment- Professional Office
27,000/1,000 = 27 x 11.01 (trip rate) = 297 trips

Sidewalks: Yes; as shown on site plan and recommended along Cambridge Park Drive to adequately connect site to off-site parking.

Transit: Route 12

Bike: WS/FC Route 2

HISTORY

Relevant Zoning Cases:

1. W-2302; LO-S and RS-9 to LO-S; approved March 11, 1999; north side of Country Club Road, west of Piccadilly Drive (current site); 1.67 acres; Planning Board and staff recommended approval.
2. W-1886; R-2-S to Site Plan Amendment; approved April 4, 1994; adjoining subject site to the north and west; 33.3 acres; Planning Board and staff recommended approval.
3. W-951; R-4 to R-1-S (Offices); approved July 6, 1982; Cambridge Park office development which adjoins the subject property to the west; 2.21 acres; Planning Board and staff recommended approval.
4. W-952; R-4 and R-5 to R-1-S (Offices); approved July 6, 1982; approximately 550 feet west on Country Club Road which is also another part of the Cambridge Park office park; 4.1 acres; Planning Board and staff recommended approval.
5. W-953; R-4 and R-5 to R-2-S (Dwellings, multi-family); approved July 6, 1982; adjoining subject site to the north and west; 33.3 acres; 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 and office uses from residential areas.

Area Plan/Development Guide: *Country Club/Jonestown Area Plan*

Relevant Development Guide Recommendation(s): The plan recommends low density residential uses at this location.

ANALYSIS

The subject petition was submitted as an amendment to the original site plan (Zoning Docket W-2302). The original site plan was comprised of two structures with a total square footage of 21,072. The proposed amendment is for a single building with 27,000 square feet. This increase in square footage requires a greater amount of parking, some of which the petitioner has proposed as off-site parking (as allowed by the ordinance).

The original petition was found to be consistent with Vision 2005. The original petition did not meet the land use objectives of the *Country Club/Jonestown Area Plan* but was determined to be an acceptable alternative based on the rezoning of other office properties in this area and other recent developments in the immediate area.

Staff is of the opinion that the visual impacts of the larger single building are mitigated by the grade change on the site and the proposed vegetation along the eastern property line. The petitioner has agreed to provide adequate pedestrian connections to the proposed off-site parking.

Staff finds that the site plan amendment is compatible with the surrounding area and recommends approval with the attached site plan conditions.

FINDINGS

1. The petition is consistent with Vision 2005.
2. The petition is an acceptable alternative to the area plan recommendations.
3. The original site plan was comprised of two structures with a smaller total square footage.
4. This increase in square footage requires a greater amount of parking, some of which the petitioner has proposed as offsite parking (as allowed by the ordinance).
5. The visual impact of a larger two-story structure has been mitigated by the change in topography and proposed vegetation.

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 GRADING PERMITS**
 - a. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, developer shall provide on-site stormwater improvements on this property or the developer may be able to improve other existing stormwater management devices in this drainage area without having to make those improvements on this property.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. A private street sign shall be installed at the intersection of Cambridge Park Drive and Country Club Road. Developer may request this sign and pay the fees to make the sign through the Planning staff.
 - b. On-site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.
 - c. Loading and unloading spaces shall meet the requirements of UDO Section 3-3.6 or a reduction in size of these spaces must be approved by the Zoning Officer in accordance with subsection (C)(2) of the UDO.
 - d. Easement for private drive on west side of building (Cambridge Park Drive) must be moved farther west from existing location to accommodate required twenty (20) foot building setback.
 - e. Developer shall dedicate a fifteen foot wide utility and sidewalk easement on the north side of the existing right-of-way of Country Club Road.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. If required, all stormwater management devices shall be installed or improvements shall be made to existing stormwater facilities in this area in accordance with the Public Works Department of the City of Winston-Salem.
 - b. Developer shall close all existing curb cuts, widen the easternmost frontage of the property on Country Club Road, and install a sidewalk along the entire frontage of the property on Country Club Road to the specifications of the Public Works Department of the City of Winston-Salem.
 - c. Developer shall install any required turn lanes to City of Winston-Salem Department of Transportation specifications.
 - d. On site fire hydrants, if required, shall be installed in accordance with the City Fire Department.
 - e. Developer shall install a sidewalk as shown on the site plan to connect required off site parking areas to the subject office building along Cambridge Park Drive.

- **OTHER REQUIREMENTS**
 - a. One freestanding ground sign shall be permitted along the frontage on Country

Club Road for this new building. Said sign shall be limited to monument type with a maximum height of five (5) feet and a maximum copy area of twenty (20) square feet.

[For information purposes only: The site lies within the Municipal Services Area of the Legacy Growth Management Plan, within the "suburban neighborhoods" portion. Compact growth characterized by infill development where possible is recommended for this Growth Management Area. The proposed rezoning would be consistent with the objectives of the draft Legacy Comprehensive Plan.]

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Norman Williams moved approval of the site plan amendment.

SECOND: James Rousseau

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning