DOCKET #: W3181

PROPOSED ZONING:
LO-S

EXISTING ZONING:
RS9

PETITIONER:
Allegacy Federal Credit Union for property owned by Carol Powell, Henry Heitman, and Gilbert Frank

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRES: 2.93

NEAREST BLDG: 18' northwest

MAP(S): 612874
May 22, 2013

Allegacy Federal Credit Union
C/o Tony Nakhle, Facility Manager
1691 Westbrook Plaza Drive
Winston-Salem, NC 27102

Re: Zoning Petition W-3181

Dear Mr. Nakhle:

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, FAICP
Director of Planning

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102
Carol B. Powell, 1075 Oak Hill Farm Road, Germanton NC 27019
Henry Heitman, 3238 Polo Road, Winston-Salem, NC 27106
Gilbert Frank, 3238 Polo Road, Winston-Salem NC 27106
Jim Lippard, 4325 Withrow Road, Winston-Salem, NC 27106
Jimmy Lippard, 4020 Tangle Lane, Winston-Salem, NC 27106
Steve Causey, 4720 Kester Mill Road, Winston-Salem, NC 27103
Andrew V. Dale, 4336 Withrow Road, Winston-Salem, NC 27106
Maureen Eggert, 4241 Mill Creek Road, Winston-Salem, NC 27106
Jeff McIntosh, 129 Woodbriar Road, Winston-Salem, NC 27106
### ACTION REQUEST FORM

**DATE:**    May 22, 2013  
**TO:**      The Honorable Mayor and City Council  
**FROM:**    A. Paul Norby, FAICP, Director of Planning

### COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning petition of Allegacy Federal Credit Union for property owned by Carol Powell, Henry Heitman, and Gilbert Frank

### SUMMARY OF INFORMATION:

Zoning petition of Allegacy Federal Credit Union for property owned by Carol Powell, Henry Heitman, and Gilbert Frank from RS9 to LO-S (Banking and Financial Services; Offices; and Services A); property is located on the southwest corner of Reynolda Road and Briarcliffe Road (Zoning Docket W-3181).

### PLANNING BOARD ACTION:

**MOTION ON PETITION:**  APPROVAL  
**FOR:**    UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:**  CONFORMS TO THE REQUIREMENTS OF THE UDO
CITY ORDINANCE - SPECIAL USE

Zoning Petition of Allegacy Federal Credit Union for property owned by Carol Powell, Henry Heitman, and Gilbert Frank, Docket W-3181

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 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 RS9 to LO-S (Banking and Financial Services; Offices; and Services A) the zoning classification of the following described property:

PIN #s 6817-54-2521, 6817-54-0549, 6817-44-9676, 6817-44-8527, and 6817-44-9712

Section 2. This Ordinance is adopted after approval of the site plan entitled Allegacy Federal Credit Union and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of ____________________, 20____ to Allegacy Federal Credit Union for property owned by Carol Powell, Henry Heitman, and Gilbert Frank.

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 Allegacy Federal Credit Union. 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 Allegany Federal Credit Union for property owned by Carol Powell, Henry Heitman, and Gilbert Frank, (Zoning Docket W-3181). 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 (Banking and Financial Services; Offices; and Services A), 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 GRADING PERMITS:
  a. Developer shall obtain a driveway permit from NCDOT and the City of Winston-Salem Public Works Department. Improvements shall include:
     • ADA detectable dome mats at all intersections.
     • Install curb and gutter along the Briarcliffe Road frontage.
     • Install sidewalks along Briarcliffe Road frontage.
  b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
  c. Right-of-way dedication and widening along Briarcliffe to accommodate right/lef turn lanes onto Reynolda.

• PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
  a. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles at the property line.
b. Developer shall obtain an encroachment agreement from the City of Winston-Salem to install the streetyard trees in the right-of-way along Briarcliffe Road as shown on the site plan.

c. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.

• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
  a. All required improvements of the driveway permit shall be completed.
  b. Lighting shall be installed per approved lighting plan and certified by an engineer.
  c. Building shall be constructed in substantial conformance with the approved building elevations.
# CITY-COUNTY PLANNING BOARD
## STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3181</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Allegacy Federal Credit Union</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Carol Powell, Henry Heitman, and Gilbert Frank</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN #s 6817-54-2521, 6817-54-0549, 6817-44-9676, 6817-44-8527, and 6817-44-9712</td>
</tr>
<tr>
<td>Address</td>
<td>2940 and 2950 Reynolda Road and 3045 Briarcliffe Road</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special use rezoning from RS9 to LO-S</td>
</tr>
</tbody>
</table>
| Proposal     | The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS9 (Residential, Single Family; 9,000 sq minimum lot size) to LO-S (Limited Office - special use district). The petitioner is requesting the following uses:  
- Banking and Financial Services; Offices; and Services, A (see Appendix B) |
| Neighborhood Contact/Meeting | The petitioner conducted a neighborhood meeting on Wednesday, May 1, 2013 at 6:30 at the Reynolda Manor Branch Library, see attached Appendix C for a summary. |
| Zoning District Purpose Statement | The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in GMAs (Growth Management Areas) 2 (Urban Neighborhoods), and 3 (Suburban Neighborhoods). |

| Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R) | (R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?  
Yes, the site is located within GMA 3 along a major thoroughfare at the intersection of a collector street. The site is also located between single family residential homes and more intense non-residential and institutional zonings. |

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Southwest corner of Reynolda Road and Briarcliffe Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Northwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 2.93 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Three single family homes are currently located on the site.</td>
</tr>
<tr>
<td>Surrounding Property Zoning and Use</td>
<td>Direction</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td></td>
<td>North</td>
</tr>
<tr>
<td></td>
<td>East</td>
</tr>
<tr>
<td></td>
<td>South</td>
</tr>
<tr>
<td></td>
<td>West</td>
</tr>
</tbody>
</table>

**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)**

(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?

The proposed uses are compatible with the adjacent institutional and business uses and are less compatible with the low density residential uses permitted across Briarcliffe Road.

**Physical Characteristics**

The site includes some mature trees and has a moderate slope downward to the southwest.

**Proximity to Water and Sewer**

Public water and sewer are available to the site.

**Stormwater/Drainage**

The site plan illustrates a stormwater management facility to be located in the southwest corner of the site. A stormwater study will be required.

**Watershed and Overlay Districts**

The site is not located within a water supply watershed.

**Analysis of General Site Information**

The site is currently developed with three single family homes and includes no regulatory floodplains, watersheds, or steep slopes.

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reynolda Road</td>
<td>Boulevard</td>
<td>513'</td>
<td>29,000</td>
<td>38,100</td>
</tr>
<tr>
<td>Briarcliffe Road</td>
<td>Collector Street</td>
<td>591'</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

The site will have one access onto Reynolda Road and one access onto Briarcliffe Road.

**Planned Road Improvements**

The Comprehensive Transportation Plan recommends a four lane section for Reynolda Road with a raised center median, wide outside lanes and sidewalks.

**Trip Generation - Existing/Proposed**

Existing Zoning: RS9

2.93 acre x 43,560 / 9,000 = 14 units x 9.57 (SFR Trip Rate) = 133 Trips per Day

Proposed Zoning: LO-S

4,520 sf / 1,000 x 148.15 (Drive In Bank Trip Rate) = 670 Trips per Day

**Sidewalks**

Sidewalks are currently located along Reynolda Road and are proposed along the frontage of Briarcliffe Road.

**Transit**

Route 16 runs along Reynolda Road.

**Traffic Impact Study (TIS)**

A TIS is not required.
<table>
<thead>
<tr>
<th>Analysis of Site Access and Transportation Information</th>
<th>The site is located on a corner lot and will have one access onto Reynolda Road and one access onto Briarcliffe Road which is a collector street. The proposed use of a bank with a drive through is a high traffic generating use during weekday peak times. While the site has almost 600’ of frontage along Briarcliffe Road said proposed driveway will be relatively close to the intersection of Reynolda Road, thus minimizing the impact to the surrounding single family homes. Sidewalk along with curb and gutter would be installed along the frontage of Briarcliffe Road.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CONFORMITY TO PLANS AND PLANNING ISSUES</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Legacy GMA</strong></td>
<td>Growth Management Area 3 - Suburban Neighborhoods</td>
</tr>
<tr>
<td><strong>Relevant Legacy Recommendations</strong></td>
<td></td>
</tr>
<tr>
<td>- Promote the use of moderate-density residential and office as transitional uses between intense business and residential uses.</td>
<td></td>
</tr>
<tr>
<td>- Reynolda Road is classified as a Growth Corridor.</td>
<td></td>
</tr>
<tr>
<td>- Uses, such as large parking lots; building forms, like drive-thru’s; a building’s scale or where it is placed on a lot, or its design are all factors that can make development incompatible with its surroundings.</td>
<td></td>
</tr>
<tr>
<td><strong>Relevant Area Plan(s)</strong></td>
<td>West Suburban Area Plan (2012)</td>
</tr>
<tr>
<td><strong>Area Plan Recommendations</strong></td>
<td></td>
</tr>
<tr>
<td>- The subject property is recommended for office/low-intensity commercial uses.</td>
<td></td>
</tr>
<tr>
<td>- The Plan recommends office/low-intensity commercial uses for sites on Reynolda Road between Sunny Drive and Valley Road, and sites on Reynolda Road between Yadkinville Road and Briarcliffe Road. Office and low-intensity commercial uses provide services to area residents, often with minimal negative impacts on adjacent residential uses.</td>
<td></td>
</tr>
<tr>
<td><strong>Addressing</strong></td>
<td>There are no addressing or street naming concerns.</td>
</tr>
<tr>
<td><strong>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</strong></td>
<td>(R)(3) - Have changing conditions substantially affected the area in the petition?</td>
</tr>
<tr>
<td></td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>(R)(4) - Is the requested action in conformance with Legacy?</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Analysis of Conformity to Plans and Planning Issues</strong></td>
<td>The subject request is to rezone 2.93 acres from RS9 to LO-S in order to construct a bank with a four-lane drive through. The site is located at the corner of Reynolda Road (which is classified as a Growth Corridor by Legacy) and Briarcliffe Road (which is a collector street). The West Suburban Area Plan recommends office/low-intensity commercial uses for this site. Legacy further promotes the use of moderate-density residential and office as transitional uses between intense business and residential uses.</td>
</tr>
</tbody>
</table>
### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-3085</td>
<td>RS9 to LO-S</td>
<td>Approved 1-3-11</td>
<td>800' northeast</td>
<td>1.67</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2837</td>
<td>RS-9 to LO-S</td>
<td>Approved 3-6-06</td>
<td>400' northwest</td>
<td>1.25</td>
<td>Denial</td>
</tr>
<tr>
<td>W-2528</td>
<td>RS-9 to LO-S</td>
<td>Approved 3-4-02</td>
<td>Directly east</td>
<td>1.74</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1911</td>
<td>R5 to R2-S (RM18-S)</td>
<td>Approved 7-5-94</td>
<td>Directly west</td>
<td>2.55</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,520</td>
<td>Central portion of site</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 spaces</td>
<td>43 spaces</td>
<td>Surrounding the proposed building</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>40'</td>
<td>One story</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>75%</td>
<td>31.35%</td>
<td></td>
</tr>
</tbody>
</table>

- Chapter B, Article II, Section 2-1.3 (B) Limited Office district

**Complies with**
(A) *Legacy policies:* See comments below.
(B) *Environmental Ord.* NA
(C) *Subdivision Regulations* NA

**Analysis of Site Plan Compliance with UDO Requirements**
The proposed site plan illustrates a 4,520 square foot bank with four drive through lanes. The proposed one story building would be located in the center of the site with the majority of the parking located between said building and Reynolda Road. The drive through area would be located to the rear of building closer to Briarcliffe Road. The finished grade of the parking area and building floor would be an average of 15' higher than the elevation of Briarcliffe Road which is lined with single family homes across from the subject property. A stormwater management facility is shown in the southwest corner of the site. The site plan meets the requirements of the UDO.

### CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed land use is consistent with the recommendation of the <em>West Suburban Area Plan.</em></td>
<td>Request will result in increased traffic.</td>
</tr>
<tr>
<td>The subject property is located along a Growth Corridor as identified in <em>Legacy.</em></td>
<td>The proposed site plan includes 23 more parking spaces than what is required by the UDO.</td>
</tr>
</tbody>
</table>
The request would result in a sidewalk being installed along the Briarcliffe Road frontage.

The request is consistent with the purpose statement of the proposed LO district which would serve as a transitional district between single family residential zoning and more intense zoning districts.

### SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall obtain a driveway permit from NCDOT and the City of Winston-Salem Public Works Department. Improvements shall include:
    - ADA detectable dome mats at all intersections.
    - Install curb and gutter along the Briarcliffe Road frontage.
    - Install sidewalks along Briarcliffe Road frontage.
  - b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
  - c. Right-of-way dedication and widening along Briarcliffe to accommodate right/left turn lanes onto Reynolda.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles at the property line.
  - b. Developer shall obtain an encroachment agreement from the City of Winston-Salem to install the streetyard trees in the right-of-way along Briarcliffe Road as shown on the site plan.
  - c. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. All required improvements of the driveway permit shall be completed.
  - b. Lighting shall be installed per approved lighting plan and certified by an engineer.
  - c. Building shall be constructed in substantial conformance with the approved building elevations.
STAFF RECOMMENDATION: Approval

NOTE: These are staff comments only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.
CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3181
MAY 9, 2013

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Jim Lippard, 4325 Witherow Road, Winston-Salem, NC 27106
  • The current home on the corner of Briarcliffe and Reynolda Road is very unattractive and
    is an embarrassment to our subdivision.
  • It is currently rented to students who leave trash all over the site.
  • The proposal would be an enhancement to the entrance of our neighborhood.
  • Traffic would not be significant enough to be a problem.
  • I am concerned about access to and from Briarcliffe from Allegacy.

Jimmy Lippard, 4020 Tangle Lane, Winston-Salem, NC 27106
  • The pictures don't show the trash which accumulates on this site over the weekend from
    the parties the night before.
  • Anything Allegacy does will be an enhancement to our neighborhood.
  • Traffic will not be a burden due to the traffic we already have when students are there
    throughout the year. Students have parties. Hundreds show up. Imagine the traffic that
    is generated.
  • I support this 100%.

Steve Causey, 4720 Kester Mill Road, Winston-Salem, NC 27103
  • We have agreed to a number of conditions.
  • LO zoning is consistent with the recommendations and the adjoining zonings. It is a good
    transitional use.
  • We had a neighborhood meeting on May 1. One of the main concerns was the college
    student rental. I think we were able to address those concerns.
  • Stormwater management will be provided as mentioned. We do not know specifics yet
    but it will definitely be provided.
  • Briarcliffe Road will be widened. A sidewalk will be added. Street trees and shrubs will
    be added, beyond what would normally be required.
Paul Norby: If the Planning Board would like to see this addressed and yet you want to move the case forward, you could make this part of your recommendation with the understanding that the details of that would be worked out between now and when the case is submitted to City Council. That way those details could be pinned down so everybody could see it.

Steve Causey: If we are widening Briarcliffe anyway, we might be able to widen our side by four feet and leave the radius and the other side of Briarcliffe alone.

The standard lighting condition which the petitioner volunteered is half a foot-candle at the property line which has worked very well in other business locations.

Shrubs are to be placed at the top of the slope to better buffer the parking area and building. Trees will be put at the bottom of the slope between the sidewalk and curb which is more pedestrian friendly.

MOTION: Paul Mullican moved approval of the zoning petition and certified that the site plan (including staff recommended conditions) meets all code requirements if the petition is approved. The petitioner shall also dedicate additional right-of-way along and widen Briarcliffe as necessary to accommodate right/left turn lanes onto Reynolda. A revised site plan shall be submitted prior to submission of the request to the City Council. In addition, the proposed building plans will also be in substantial conformance with the submitted elevations.
SECOND: Wesley Curtis
VOTE:
FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger
AGAINST: None
EXCUSED: None

A. Paul Norby, FAICP
Director of Planning
EXISTING RS9 USES ALLOWED
City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Landfill, Land Clearing/Inert Debris
Manufactured Home, Class A
Park and Shuttle Lot

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
SERVICES, A. An establishment primarily engaged in providing a service(s) to business and individuals. All merchandise and rental equipment is stored inside enclosed buildings. Services A includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):

- 7212 Garment Pressing and Agents for Laundries and Drycleaners
- 7215 Coin-Operated Laundries and Cleaning
- 7216 Drycleaning Plants, Except Rug
- 7217 Carpet and Upholstery Cleaning
- 722 Photographic Studios, Portrait
- 723 Beauty Shops
- 724 Barber Shops
- 725 Shoe Repair and Shoeshine Parlors
- 729 Miscellaneous Personal Services
- 733 Mailing, Reproduction, Commercial Art and Photography
- 735 Equipment Rental and Leasing (only with inside storage of equipment)
- 737 Computer Programming, Data Processing and other Computer Related Services (Except Computer Programming, 7371; Prepackaged Software, 7372; and, Computer System Design, 7373)
- 738 Miscellaneous Business Services (includes Sweepstakes operations)
- 762 Electrical Repair Shops
- 763 Watch, Clock, and Jewelry Repair
- 764 Upholstery and Furniture Repair
- 7699 Uses from SIC 7699 primarily engaged in providing repair and other services to business and individuals, that by the nature of their operation have little impact on adjoining property due to noise, odor, vibration, and/or air or water pollution. All repair items and supplies are stored in enclosed buildings. These uses include repair of small or precision equipment, such as medical, dental laboratory or drafting equipment, and the repair of personal use property such as cameras, musical instruments, and bicycles, and other services, including locksmiths and custom picture framing.
NEIGHBORHOOD MEETING SUMMARY
ALLEGACY FEDERAL CREDIT UNION
REYNOLDA ROAD
Wednesday, May 1, 2013, 6:30 p.m to 8:30 p.m

I. The meeting was held as a drop-in style meeting from 6:30 pm to 8:30 pm at the Reynolda Manor Branch Library. Representatives from the project team that were in attendance included:

   Allegacy FCU: Tony Nakhle
   Wise Design, Project Architect: Christos Kiriazis
   Level 5, Contractor/Project Manager: Robert Quarles and David Artrip
   Allied Design, Inc., Site Engineer: Steve Causey

II. The meeting display boards included: a rendered version of the site plan; a rendering of the proposed building; a Google Earth photo of the site and adjacent properties; a copy of the City/County planimetric and topographic map of the area.

III. A list of the neighbors who signed-in is attached. Additional residents appeared to be in attendance but did not sign-in.

IV. A summary of the questions and concerns from the neighbors included:

   A. Residents expressed concerns about stormwater runoff from the site and security around any proposed stormwater “ponds”.
   B. Residents questioned plans regarding improvements to Briarcliff Road and weather the sidewalk could be extended Loch Drive.
   C. Residents expressed concerns about rental of residential properties in the area to college students – but agreed this had no relation to the project.
   D. Concerns were expressed about site lighting.
   E. Residents expressed concerns about safety and protection from theft and burglaries.
   F. Residents questioned the project schedule.
   G. Residents expressed concerns about the condition of the existing structures and when they would be abandoned.
   H. Concerns about traffic increase and patterns were discussed; residents also questioned the feasibility of a traffic signal at Loch Drive and/or Briarcliff.
   I. Residents questioned the landscaping that would be saved and the plans for new plantings.

V. The project team offered the following responses and provided supplemental information as follows:
A. Residents were advised that site permitting would require compliance with the City’s stormwater management regulations. Although the exact BMP device has not been determined it is anticipated to be a bio-retention cell, sand filter or infiltration system – it is not likely to be an open, wet detention basin.

B. Residents were advised that Briarcliff would be widened to 13’ from the centerline of the existing street to the face of the new curb; sidewalk will be installed behind the curb. It is not practical for Allegacy to continue the sidewalk to Loch Drive, especially since this existing section of roadway is ribbon pavement with a side-ditch.

C. The project team could not provide any resolution to the issue of college rentals. Councilwoman Merschel and her assistant, Kimona McCarter advised the residents of their options and possible assistance.

D. Residents were advised that Allegacy is in agreement with a lighting condition which will be stipulated in the rezoning conditions.

E. Residents were advised that this development should not make the neighborhood any less safe; in fact with the lighting and security cameras at the facility, it may be a deterrent to theft and burglary.

F. Residents were advised that the rezoning process and due diligence period must be complete before the property is purchased. Construction would not be expected be complete until sometime in 2015. In response to demolition of the structures the residents were advised that the structures would not be rented by Allegacy and that demolition of the structures could be explored but would require the proper permitting.

G. Residents were advised that this project is below the threshold that would require a traffic study. This facility should not be a large trip generator. Predicted patterns were discussed. Residents were advised that traffic signals probably were not feasible at either of these locations. Further discussions ensued with Councilwoman Merschel.

I. Residents were advised which trees are designated to remain to meet the City’s TSA requirements; also attempts will be made to save additional trees. The buffering and streetyard requirements were discussed and explained. Residents were advised that Allegacy had agreed to additional landscaping requirements that will extend the streetyard to the Briarcliff-Reynolda Road intersection.

H. The residents were advised that the Planning Staff has prepared their report regarding the rezoning and that this information is available on-line. Residents were advised that an Area Plan has been previously approved by the City Council for this area. The Area Plan recommends Limited Office (LO) zoning and that the Planning Staff appeared to be following the recommendation of the Area Plan.

I. Those in attendance were advised that this month’s Planning Board meeting has been moved from 4:30 pm to 2:30 pm.
<table>
<thead>
<tr>
<th>Name</th>
<th>Home Address and Email Address</th>
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<tbody>
<tr>
<td>Ken Beagan</td>
<td>3339. Mill Creek Rd 27106</td>
</tr>
<tr>
<td>Elaine Bates</td>
<td>3280. Mockley Rd 27106</td>
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<tr>
<td>Betty</td>
<td>203 Milestone Rd 27106</td>
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<tr>
<td>Catherine Jourdan</td>
<td>Neighborhood Center</td>
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<td></td>
<td>5181. Atwater Rd 27106</td>
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<tr>
<td>Robert Crow</td>
<td>3625. Loch Drive</td>
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<td></td>
<td>Winston-Salem NC 27106</td>
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<tr>
<td>Wilbert McBride</td>
<td>1040 Oakland Dr</td>
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<td></td>
<td>Winston-Salem NC 27106</td>
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<tr>
<td>Verma M. McArthur</td>
<td>City of Winston-Salem</td>
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<td></td>
<td><a href="mailto:Vermamam@cityofws.org">Vermamam@cityofws.org</a></td>
</tr>
<tr>
<td>Linda Yunker</td>
<td>3015. Loch Drive</td>
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<td>Winston NC 27106</td>
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INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
Project Case Number: W-3181

PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS
Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations list. Further, please note that additional information may be forthcoming from Departments that indicate "See Emailed Comments" or other similar phrase. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

PROJECT CASE NUMBER: W-3181 PROJECT TITLE: Allegacy Federal Credit Union
DATE: April 24, 2013

PROJECT DESCRIPTION: Southwest corner of Reynolda Road and Briarcliffe Road

NCDOT- Phone # - 336.747.7900 Email: skjones@ncdot.gov
"Label radii dimensions. Increase size of radius turning into site off of Reynolda Road (30' is desirable, but it may be limited by existing catch basin). Apply for driveway permit. Apply for encroachment for any utility taps in Reynolda Road (none proposed currently)"
(per email from Steven Jones)

WSDOT- Phone # - 336.747.6872 Email: conniec@cityofws.org
"The ADA ramp in the NW corner at Briarcliffe is too far back. As shown, the crossing is behind the existing stop bar. The landing area for the ADA ramps appears to be too short."
(per email from Connie Curtis)

City Engineer- Phone # - 336.747.6846 Email: albertog@cityofws.org
"Driveway permit req’d" Close curb cut (unusual)
(per email from Al Gaskell)

City Streets Division- Phone # - 336.734.1550 Email: robbys@cityofws.org
"Reynolda Road is a NCDOT maintained street. Briarcliffe Road is a city maintained street. The road is currently wide enough however curb and gutter will need to be installed (13’ from the center of the road to the face of the curb) adjacent to the property limits. Repair any damage that occurs to Briarcliffe Road during construction. Install an ADA domed mat at the intersection of Reynolda Road and Briarcliffe Road adjacent to property corner."
(per email from Robby Stone)

Inspections (Zoning)- Phone # - 336.727.2626 Email: jeffv@cityofws.org
Ensure dumpster 50’ from Rm Zoning. Scales 58’. Signs limited to 6 sq. ft. Only and cannot be internally illuminated.

Signature

Signature
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
Project Case Number: W-3181

Erosion Control - Phone # - 336.727.2388 Email: matthewo@cityofws.org
"An Environmental Grading and Erosion Control permit will be required if more than 10,000 sq. ft. of area is disturbed during construction. An Erosion and Sediment Control Plan should be submitted for review at least 30 days prior to the intended construction start date."
(per email from Matthew Osborne)
Signature

Stormwater Division - Phone # - 336.747.6961 Email: iosephf@cityofws.org
"Stormwater Study Required"
(per email from Joe Fogarty)
Signature

Fire (City) - Phone # - 336.734.1290 Email: douglasc@cityofwsfire.org
No comments
(per email from Doug Coble)
Signature

Utilities - Phone # - 336.747.7499 Email: mikey@cityofws.org
"Change the date under No. 5 General Notes to June 2011. What is this 10’ Sewer Easement for?"
(per email from Mike Patton)
Signature

Sanitation - Phone # - 336.748.3080 Email: randallb@cityofws.org
Signature

Planning - Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org
"Staff recommends relocating the street yard closer to drive-through lane as opposed to being close to Briarcliffe; staff recommends pulling the sidewalk on Briarcliffe back enough to accommodate street trees between back of curb and the sidewalk; potential to dress up corner with landscaping/trees?"
(per email from Aaron King)
Signature

Street Names/Addresses - 336.747.7048 Email: benfs@cityofws.org
"No address numbering or street naming concerns based on the current version of the site plan"
(per email from Ben Stamey)
Signature
The proposed zoning map amendment from RS9 (Residential, Single Family; 9,000sf minimum lot size) to LO-S (Limited Office - special use district) with its added conditions is consistent with the *Legacy Comprehensive Plan* and generally consistent with the *West Suburban Area Plan* and is reasonable and in the public interest because:

1. The project is located along a Growth Corridor as identified by *Legacy*; and

2. The zoning on either side of the property fronting on Reynolda Road allows development that is more intense than single family residential; and

3. The request would result in the installation of a sidewalk with curb and gutter along Briarcliffe Road frontage; and

4. The request is consistent with the purpose statement of the proposed LO District which would serve as a transitional district between single family residential zoning and more intense zoning districts.
DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3181
(ALLEGACY FEDERAL CREDIT UNION)

Although the proposed zoning map amendment from RS9 (Residential, Single Family; 9,000sf minimum lot size) to LO-S (Limited Office - special use district) with its added conditions is consistent with the Legacy Comprehensive Plan and generally consistent with the West Suburban Area Plan, denial of the petition is reasonable and in the public interest because the request will result in increased traffic and the proposed site plan includes twenty-three (23) more parking spaces than what is required by the UDO.
3000 Briarcliffe Road  
Winston-Salem, NC 27106  
April 27, 2013

City-County Planning Board  
100 E. First St.  
P.O. Box 2511  
Winston-Salem, NC 27102

Re: Zoning Docket W-3181

This is in response to the above reference notice concerning rezoning of 2.93 acres of land located on the South West corner of Reynolda and Briarcliffe Road.

I am 50% owner of 8+ acres of land within the 500' of the proposed zoning request. My sister, Jane T. Bellamy, is the owner of the other 50%.

Unfortunately, I am not able to attend the planning board meeting on May 9 due to recent shoulder replacement surgery.

I am totally in support of the rezoning petition as I feel it is a win-win situation for all concerned.

Respectfully,

Emory A. Thomas

[Signature]

Telephone number: 336-723-8563
3000 Briarcliffe Road
Winston-Salem, NC 27106
April 27, 2013

City-County Planning Board
100 E. First St.
P.O. Box 2511
Winston-Salem, NC 27102

Re: Zoning Docket W-3181

This is in response to the above reference notice concerning rezoning of 2.93 acres of land located on the South West corner of Reynolda and Briarcliffe Road.

Our property is within the 500' of subject property.

Unfortunately, neither I nor my wife, Mary, will be able to attend the planning board meeting on May 9 due to my recent shoulder replacement surgery.

My wife and I fully support the rezoning petition as we feel it is a win-win situation for all concerned.

Respectfully,

Emory A. Thomas

and

Mary M. Thomas

Telephone number: 336-723-8563
Fax 336 - 748 - 3163

Gary H. Roberts
Project Planner
Winston-Salem Forsyth Planning Dept
100 East First Street Suite 225
Winston-Salem, N.C. 27101
www.cityofws.org/planning
Zoning Case W-3181

My name is Ed Landers and I live at 2892 Loch Drive in Winston-Salem 27106. I have lived here for 52 years and have been involved in many zoning cases concerning my neighborhood during this period of time. In the last few days, I have found out about this proposed case from some neighbors (I failed to see the zoning sign on Bravelift, since I don't go that way very often). I was not aware of the public comment meeting held on May 1, but some friends have furnished me with all of the details of the proposed zoning change, including the comments from the May 1 meeting. Because of personal physical limitations I will be unable to attend the planning board meeting.
On May 9, I sent the following observations that do not seem to have been covered previously.

According to your report, a TJS report is not required.

As you can see from the road map of my location in Town of County Estates, the residents of my area have 2 main exit routes from our area to Reynolds Road. One is the lock drive exit and the other is the Quarchfield exit. However, because of the traffic on Reynolds Road, most of us do not use either one of these exit routes if we intend to make a left turn on Reynolds to go towards Old Town. It is almost impossible to make a left turn on Reynolds because of the traffic (both way) and if we do choose to try, we have to get to the middle then wait first to wait for a clearance to develop. Most of my neighbors going towards Old Town elect to drive up to Oakland and then go to Fairlawn via the traffic light at Fairlawn and Rasholda and then make a left
Turn on Reynolds to Old Town. According to the proposed credit union site plan, a 2 lane cut road will lead from the bank premises onto Reynolds Road. Thus a customer of the bank headed back to Old Town would have the same problems getting back into traffic to make the left turn on Reynolds. Thus you will end up with 3 exit roads to Reynolds (from Bank, the Banks, and Friarcliff) all within 300 feet of each other trying to get into the Reynolds Rd traffic. If all of the exit traffic is turning right on Reynolds this can be done safely, but if all 3 exit lane traffic trying to make a left turn towards Old Town, there can be a real safety problem. And across Reynolds from these 3 exits is Voglers Funeral Home with a gulf to Reynolds. Many of the cars from the funeral home will be trying to make a left turn on Reynolds (probably using the middle lane for merging purposes).

To sum up — three exits from
one side of Reynolds and 2 from
the other side. Trying to merge
at the same time could create
a real traffic hazard. It would
seem to me that if this proposed
gaming is approved, the traffic
safety section of our city needs to
do some real soul searching (traffic
lights etc.) for a solution.

The other issue of concern to
me is the long range impact of
the credit union on the property
on the residential streets across
the street on Briarcliff. Regardless
of the landscaping shrubbery, trees,
and grass the credit union may
include in their plans, the fact
remains that residents on Briarcliff
will be able to look out their front
windows and see a bank parking
cot. People in Town & Country
have always considered this property
(the credit union property) as a line
not to be crossed. It maybe that
this is the best solution, but I
have mixed feelings as to the future
of Town & Country as a first class
residential area if this boundary is
crossed.
From: AUGUST A PIKE [mailto:ajpike@bellsouth.net]
Sent: Monday, May 06, 2013 6:35 PM
To: Paul Norby
Cc: Wanda Merschel; Gary Roberts; Joan Pike
Subject: Rezoning Case W-3181

As a 45-year resident of Town and Country Estates, I have been involved in zoning issues along Reynolda Road forever. Neighborhood groups have opposed many rezoning cases and have worked with developers on other cases which seemed to provide the best transitional usage from commercial zones to nearby residential zoning. The last case involving neighborhood participation was in 2006 when Southern Community Bank requested and was granted LO zoning. That parcel remains vacant and the Bank is gone. Interestingly, the Planning Staff recommended denial on that case.

Unlike on past rezoning requests, there has been no public notice of a neighborhood meeting to review Case W-3181. I was shocked when I became aware that the petitioner conducted a neighborhood meeting on May 1, 2013 at 6:30 pm at the Reynolda Manor Public Library. If notification of meeting had been posted in Town and Country Estates, I feel certain that more people than the eight names on a sign in sheet would have attended.

Having missed that meeting, I was not able to ask questions and get a better understanding of the issues involved. Thank goodness we have the internet to access public information from the City Planning Department, which has been my only source of information.

My concerns about this zoning case primarily revolve around traffic safety and the good faith of the petitioner.

The issue of traffic on Reynolda Road always comes up at neighborhood meetings. This should be obvious since there are 400 single family dwellings in this area adjacent to Reynolda Road and no access to Reynolda Road by means of a traffic light. Residents who fear entering Reynolda Road without a light must take a roundabout route away from Reynolda Road to reach the lights at Yadkinville Hwy. or Fairlawn Drive. Any change in zoning cannot help but increase the traffic in this area. That's a given. How can we get a traffic light at Briarcliff Road?

As to my second concern, I would ask how confident can the residents of Town and Country Estates be that the petitioner will carry out the plan and provide an addition to the area that neighbors can be proud of? Incidentally, will the side lot at Reynolda and Briarcliff remain an attractive buffer similar to the LO property directly across Briarcliff at the corner?

Also, why is Services A being requested? Are small service businesses anticipated/planned?

August Pike
4142 Wycliff Drive
Mr. Pike:

I share your concerns about increased traffic at the corner of Briarcliffe Rd and Reynolda Rd if the rezoning petition W-3181 sought by Allegacy Credit Union is approved. Mr. Gary Roberts was kind enough to give me your email address after you also expressed concerns about increased traffic to him and others in city government.

I have lived in Town & Country for the last 33 years at 4336 Witherow Rd. Over the years I have seen countless times when a vehicle attempting to make a left turn onto busy Reynolda Rd has traffic backed up on Briarcliffe Rd. I understand that you are proposing a new traffic light at the intersection, which may involve approvals from different parts of the government as well as increased cost. However, I am proposing an additional turn lane (either right or left) at Briarcliffe and Reynolda in lieu of a traffic light. I think this may be a low-cost solution, which might be as simple as painting lanes on the pavement. I am interested in your reaction to this proposal.

I am planning to attend the zoning meeting at 2:30 PM this Thursday and hope to meet you there. If you would like to discuss this issue prior to the meeting, I can be reached at 336-978-1220 (cell).

Sincerely,

Andy Dale
From: Paul Norby  
Sent: Tuesday, May 07, 2013 8:02 AM  
To: 'AUGUST A PIKE'  
Cc: Wanda Merschel; Gary Roberts; Aaron King; Toneq McCullough  
Subject: RE: Rezoning Case W-3181

Dear Mr. Pike—
Thanks for your email. I'm glad you found the information for the case on our website. We strongly encourage petitioners to schedule neighborhood meetings, but we don't control whether they actually do that or who they notify about the meeting. They did submit a sign-in sheet from their May 1 meeting where it shows 8 residents having signed in. Also, the letters we send out notifying people about the Planning Board public hearing go to property owners in a 500' radius of the subject property.

If it is at all possible for you to get to the public hearing this Thursday, May 9 at 2:30 PM, that would be the best way for you to communicate your questions and concerns at a venue that the petitioner is at. As you know, the staff has already issued its staff report and recommendation.

Regarding your concerns about a traffic light at Briarcliffe Rd and Reynolda, I am copying your email and my response to Toneq McCullough, the City's Transportation Director. As you may or may not know, any new traffic signals must meet certain warrants of traffic on Briarcliffe and Reynolda in order to justify such a signal. Since Reynolda Rd is also a state highway, this has to meet not only the City's standards, but also the State's standards for a traffic signal. I will note the information in the staff report that according to the last available counts, Reynolda Rd carries about 29,000 vehicles per day, with a capacity of 38,100 vehicles per day. The proposed rezoning would generate an estimated 640 trips per day more than what could be generated by development under the current zoning.

Your second question was about how confident can you be that the plan will be carried out will have to be answered by the petitioner. A rezoning only allows for development to be carried out in the manner it is proposed. It does not mandate that the develop happen. If the development actually happens, it would have to be done in conformance with the plan approved by the City Council under the rezoning.

Concerning your question about the corner lot at Briarcliffe and Reynolda, the site plan (which you should be able to see along with the staff report online) shows the corner lot area as open space with some trees.

As to why the petitioner is asking for Services A, you would need to ask them that question. Again, if it is at all possible for you to come to the public hearing this Thursday, that would be the best venue to ask questions and express your concerns. I will have copies made of your email for the Planning Board members at their places, although being there personally is always the best thing.

Thanks again for your inquiry.  
-Paul Norby