
**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3279
JANUARY 14, 2016**

Because this request was received prior to 5pm on Monday January 11, 2016, this case was automatically withdrawn.

A. Paul Norby, FAICP
Director of Planning and Development Services

**CITY-COUNTY PLANNING BOARD
DRAFT STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3279
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Carol Powell, Henry Heitman, Jr., and Gilbert Frank
Owner(s)	Same
Subject Property	PIN #s 6817-44-8527, 6817-44-9676, 6817-44-9712, 6817-54-0549, and 6817-54-2521
Address	2940 and 2950 Reynolda Road and 3045 Briarcliffe Road
Type of Request	Special use rezoning from RS9 to GB-S
Proposal	The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS9 (Residential, Single Family – 9,000 sf minimum lot size) to GB-S (General Business – special use zoning). The petitioner is requesting the following uses: <ul style="list-style-type: none"> • Storage Services, Retail; and Offices
Continuance History and Request	The request was automatically continued from the November 12, 2015 Planning Board meeting to the December 10 meeting. The petitioners are requesting a second continuance request to the January 14, 2016 Planning Board meeting. Requests for a second continuance must be voted on by the Planning Board.
Neighborhood Contact/Meeting	According to an email received from the petitioners site plan preparer: “A neighborhood drop-in session was held on Tuesday, October 6, 2015 from 6:00 pm until 7:30 pm at St. Anne’s Episcopal Church located at 2690 Fairlawn Drive. A total of 80 surrounding property owners were sent invitations to the meeting with a total of 10 neighbors attending.
Zoning District Purpose Statement	The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs 1, 2, and 3 and Metro Activity Centers.
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)?
	The site is located within GMA 3 at the intersection of a boulevard (Reynolda Road) which is a growth corridor and a collector street. The request is also for a destination service type use (Storage Services, Retail).
GENERAL SITE INFORMATION	
Location	Southwest corner of Reynolda Road and Briarcliffe Road
Jurisdiction	City of Winston-Salem
Ward(s)	Northwest
Site Acreage	± 2.92 acres

Current Land Use	Three single family homes are currently located on the site.			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	GO	Independence Village and a bank	
	East	GO & LO-S	Bank and office	
	South	RS9	Single family homes	
	West	RM18-S	Assisted living facility	
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 both an underground stormwater management facility and an above ground biocell 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. The site plan proposes the removal of said homes in order to accommodate the proposed buildings and circulation area.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Reynolda Road	Boulevard	505'	25,000	38,100
Briarcliffe Road	Collector Street	627'	NA	NA
Proposed Access Point(s)	The site will have one full access onto Reynolda Road and one exit only driveway onto Reynolda Road.			
Planned Road Improvements	The <i>Comprehensive Transportation Plan</i> recommends a four lane section for Reynolda Road with a raised center median, wide outside lanes and sidewalks.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS9</u> 2.92 acres x 43,560 / 9,000 = 14 units x 9.57 (SFR Trip Rate) = 134 Trips per Day			
	<u>Proposed Zoning: GB-S</u> 141,525 sf / 1,000 x 2.5 (Mini-Warehouse Trip Rate) = 354 Trips per Day			

Sidewalks	Sidewalks are currently located along Reynolda Road and are proposed along the frontage of Briarcliffe Road as it is designated as a Collector Street.
Transit	Route 16 runs along Reynolda Road.
Analysis of Site Access and Transportation Information	The site is located on a corner lot but the proposed facility will have no access onto Briarcliffe Road which is more residential in character than Reynolda Road. The proposed use of Storage Services, Retail is not a high traffic generating use and the trips are generally dispersed throughout the day rather than at peak times. A sidewalk would be installed along the frontage of Briarcliffe Road.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 GMA	Growth Management Area 3 - Suburban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Discourage inappropriate commercial encroachment into neighborhoods. • Promote quality design so that infill does not negatively impact surrounding development. • Require sufficient, but not excessive parking, while protecting adjacent land uses, surrounding neighborhoods and the environment. Provide incentives to reduce on-site parking, promote active forms of transportation, and minimize environmental impacts. • Encourage attractive parking design and more efficient use of parking.
Relevant Area Plan(s)	<i>West Suburban Area Plan (2012)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The subject property is recommended for office/low-intensity commercial uses. • Office and low-intensity commercial uses specifically exclude auto related uses and uses with drive-throughs and provide services to area residents, often with minimal negative impacts on adjacent residential uses.
Site Located Along Growth Corridor?	The site is located along the Reynolda Road Growth Corridor.
Site Located within Activity Center?	The site is not located within an activity center.
Addressing	The new address assignment for the office building will be 2930 Reynolda Road.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(R)(4) - Is the requested action in conformance with Legacy 2030?
	Yes
Analysis of Conformity to	The subject request is to rezone 2.92 acres located at the southwest corner of Reynolda Road and Briarcliffe Road from RS9 to GB-S. The proposed uses are Storage Services, Retail and Offices. The <i>West</i>

Plans and Planning Issues	<p><i>Suburban Area Plan</i> recommends office and low-intensity commercial land uses for this site. Said proposed uses are included in this category.</p> <p>The subject property functions as a transitional site between Reynolda Road (which is designated as a growth corridor in <i>Legacy 2030</i>) and the Town and Country Estates neighborhood. The proposed site plan does a good job of accommodating a relatively large building footprint while still being sensitive to the adjacent single family homes along Briarcliffe Road.</p> <p>Access to the site is from Reynolda Road and the limited amount of parking will be internal to the site. On the Briarcliffe Road frontage (although not required) the site plan includes a ten (10) foot street yard planted along the street side of an ornamental (non chain-link) fence with a row of evergreen plantings located behind that closer to the proposed building. Also, because there are overhead utility lines located on this side of Briarcliffe Road, large variety trees cannot be used. Therefore, the petitioner has agreed to double the required number of tree plantings with the use of small variety trees. These streetyard plantings will help to soften the view of the proposed building for the residents located along Briarcliffe Road.</p> <p>The petitioner has also agreed to a condition for lighting, monument signage, and has provided attractive building elevations. Planning staff supports this request because of the above mentioned site design elements and conditions and because the proposed storage building looks and functions like an office building.</p>
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RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3181	RS9 to LO-S	Withdrawn at City Council meeting on 6-3-13	Current site	2.93	Approval	Approval
W-2528	RS9 to LO-S	Approved 3-4-02	Directly east	1.74	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

Building Square Footage	Square Footage		Placement on Site	
	141,525 sf + 2,500 sf office building = 144,025 sf total		Central portion of the site	
Parking	Required	Proposed		Layout
	7 spaces	10 spaces		
Building Height	Maximum		Proposed	
	60'		28' in the front and 40' in the rear	
Impervious Coverage	Maximum		Proposed	
	NA		59.59%	

UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.3 (J) General Business district 	
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy 2030 policies:	Yes
	(B) Environmental Ord.	NA
	(C) Subdivision Regulations	NA
Analysis of Site Plan Compliance with UDO Requirements	<p>The proposed site plan illustrates a multilevel, 141,525 square foot self-storage building and a one story 2,500 square foot office building. Due to the proposed use, the site plan includes an adequate, yet minimal amount of parking which will improve the visual appearance of the site. Staff applauds the placement for the office building being pulled up close to Reynolda Road with the small parking area tucked in between said office and self-storage buildings. An underground stormwater management facility and an above ground biocell facility are shown to be located in the southwest corner of the site. The site plan meets the requirements of the UDO.</p>	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
<p>The proposed land use is consistent with the office/low-intensity land use recommendation of the <i>West Suburban Area Plan</i>.</p>		<p>The scale of the proposed Storage Services, Retail building is larger than that of the existing single family homes located on the site.</p>
<p>The subject property is located along a Growth Corridor as identified in <i>Legacy 2030</i>.</p>		
<p>The request would result in a sidewalk being installed along the Briarcliffe Road frontage and no vehicular access to Briarcliffe Road.</p>		
<p>The proposed site plan includes additional plantings and an ornamental fence along the Briarcliffe Road frontage in order to soften the visual impact of the proposed improvements.</p>		
<p>The proposed site plan does not include an excessive amount of parking.</p>		
<p>The proposed use is not a high traffic generating use and the trips are generally dispersed throughout the day rather than at peak times.</p>		
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL		
<p>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.</p> <ul style="list-style-type: none"> <u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u> <ol style="list-style-type: none"> 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.

- b. Developer shall obtain a driveway permit from NCDOT/City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit. Required improvements include:

- Sidewalk along the frontage of Briarcliffe Road.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

- a. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on “Exhibit A” as verified by Planning staff. All rooftop HVAC equipment shall be screened from view of the adjacent public streets.
- b. An engineered lighting plan shall be submitted to the Inspections Division which complies with the following: (1) maximum pole height of twenty-five (25) feet; (2) full cut-off fixtures; (3) any wallpacks or attached lighting shall be angled downward and away from all public streets; and (4) no more than 0.5 ft/candle along all public right-of-ways and adjacent to residential zoning.

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

- a. Lighting shall be installed per approved lighting plan and certified by an engineer.
- b. Developer shall complete all requirements of the driveway permit.
- c. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.

- **OTHER REQUIREMENTS:**

- a. Freestanding signage shall be limited to one (1) monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.
- b. Any fencing on the site shall be ornamental as noted on the site plan and not chain-link.

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-3279
DECEMBER 10, 2015**

MOTION: Clarence Lambe moved to continue this request until January 14, 2015.

SECOND: Paul Mullican

VOTE:

FOR: George Bryan, Melynda Dunigan, Arnold King, Clarence Lambe, Tommy Hicks,
Darryl Little, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None


DOCKET #: W3279
(continued from 11/12/2015)

PROPOSED ZONING:
GB-S

EXISTING ZONING:
RS9

PETITIONER:
Carol Powell, Henry Heitman Jr.,
and Gilbert Frank

 Property included
in zoning request.

 500' mail notification
radius. Property not
in zoning request.

SCALE: 1" represents 500'

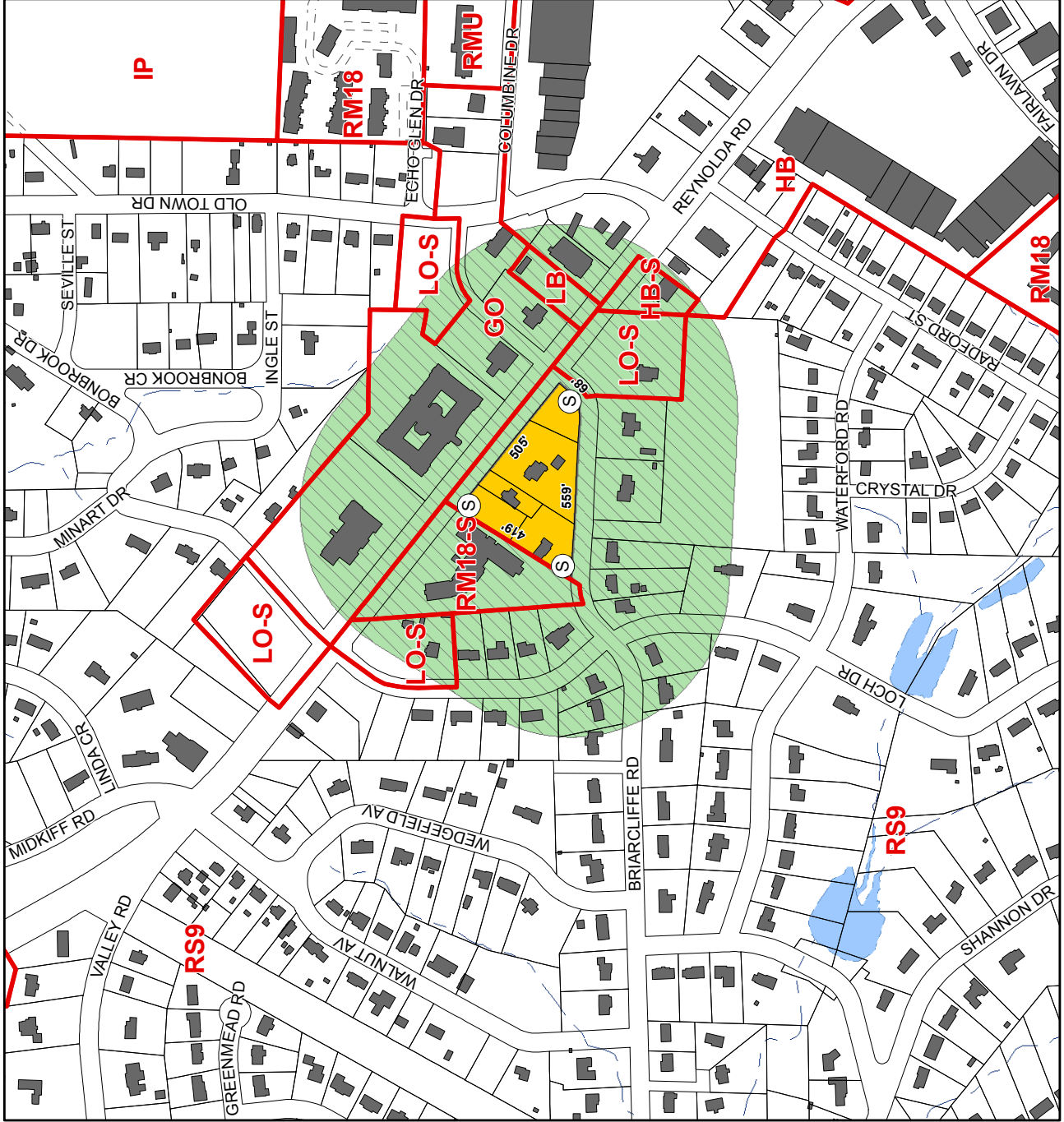
STAFF: Roberts 

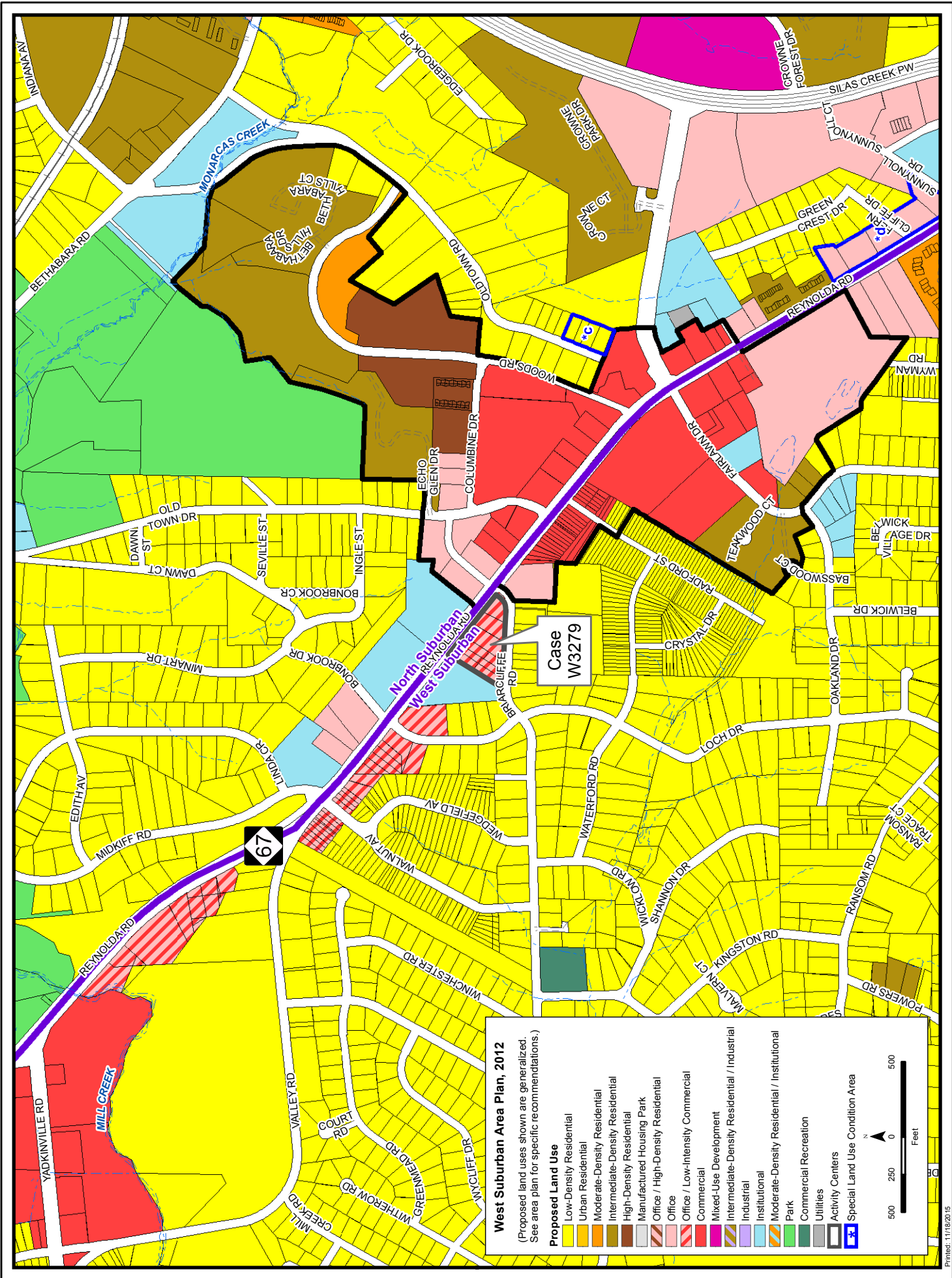
GMA: 3

ACRES: 2.92

**NEAREST
BLDG:** 15' west

MAP(S): 6817.03, 6817.04





West Suburban Area Plan, 2012

(Proposed land uses shown are generalized. See area plan for specific recommendations.)

- Proposed Land Use**
- Low-Density Residential
 - Urban Residential
 - Moderate-Density Residential
 - Intermediate-Density Residential
 - High-Density Residential
 - Manufactured Housing Park
 - Office / High-Density Residential
 - Office
 - Office / Low-Intensity Commercial
 - Commercial
 - Mixed-Use Development
 - Intermediate-Density Residential / Industrial
 - Industrial
 - Institutional
 - Moderate-Density Residential / Institutional
 - Park
 - Commercial Recreation
 - Utilities
 - Activity Centers
 - Special Land Use Condition Area

