# CITY-COUNTY PLANNING BOARD
## STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3169</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>CRP Winston-Salem, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Portion of PIN #5895-55-6807</td>
</tr>
<tr>
<td>Address</td>
<td>The site does not currently have an address assignment.</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Final development plan for a HB-S Two Phase zoned site</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting final development plan approval for a HB-S Two-Phase (Highway Business – Special Use) zoned site. The requested use is Motor Vehicle, Repair and Maintenance</td>
</tr>
</tbody>
</table>

### GENERAL SITE INFORMATION

- **Location**: Northwest corner of Country Club Road and Country Club Lane
- **Jurisdiction**: City of Winston-Salem
- **Ward(s)**: West
- **Site Acreage**: ± .92 acre
- **Current Land Use**: The site is currently undeveloped.

<table>
<thead>
<tr>
<th>Surrounding Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>MU-S</td>
<td>Undeveloped property</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>HB-S</td>
<td>Commercial development currently under construction</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>RS9</td>
<td>One single family home located on a 45 acre tract</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>HB-S</td>
<td>Commercial development currently under construction</td>
<td></td>
</tr>
</tbody>
</table>

- **Physical Characteristics**: The site is currently being graded for the proposed improvements.
- **Proximity to Water and Sewer**: Public water and sewer are available to the site.
- **Stormwater/Drainage**: The site will be covered under the existing Stormwater Management Plan for the Meadowlark Drive Retail Center Development which was permitted on January 2, 2014.
- **Watershed and Overlay Districts**: The site is not located within a water supply watershed.
- **Analysis of General Site Information**: The site appears to possess no development constraints and is currently being graded for the proposed improvements.

### 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>Country Club Road</td>
<td>Major Thoroughfare</td>
<td>120’</td>
<td>11,000</td>
<td>15,300</td>
</tr>
<tr>
<td>Country Club Lane</td>
<td>Local Street (under construction)</td>
<td>403’</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>-------------------</td>
<td>----------------------------------</td>
<td>------</td>
<td>----</td>
<td>----</td>
</tr>
<tr>
<td>Beauchamp Road</td>
<td>Private Access Easement (under construction)</td>
<td>120’</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
The site will be accessed from Country Club Lane which, when completed, will have full access onto Country Club Road. The site will also have access onto a new portion of Beauchamp Road.

**Planned Road Improvements**
The *Comprehensive Transportation Plan* recommends a three lane cross section with widened outside lanes and sidewalks for Country Club Road. There is a pending NCDOT road project to construct a westbound to northbound right turn lane at the intersection of Country Club Road and Meadowlark Drive. This project is currently under construction and is scheduled for completion by October 2014 according to WSDOT staff.

**Trip Generation - Existing/Proposed**
Proposed Use of Motor Vehicle, Repair and Maintenance: 6,258 / 1,000 x 20.36 (Wholesale Tire Store/Tire Superstore Trip Rate) = 127 Trips per Day.

**Sidewalks**
Sidewalks are required along all three street frontages of Country Club Road, Country Club Lane, and Beauchamp Road.

**Transit**
Route 12 runs along Country Club Road 1.3 miles to the east.

**Connectivity**
The site has good internal and external connectivity. Country Club Lane, located at the eastern edge of the site, will be a public street running north and south connecting Country Club Road to the undeveloped MU-S zoned property to the north. The northern border of the site abuts Beauchamp Road (private) which will connect to Meadowlark Drive. The site plan also includes two internal driveway connections to the undeveloped HB-S Two Phase zoned site directly to the west.

**Traffic Impact Study (TIS)**
A TIS is not required.

**Analysis of Site Access and Transportation Information**
The site is part of a larger, comprehensively developed commercial center with consolidated access and interconnectivity. The access will be from two new internal streets and not directly onto Country Club Road.

**CONFORMITY TO PLANS AND PLANNING ISSUES**

**Legacy GMA**
Growth Management Area 3 – Suburban Neighborhoods

**Relevant Legacy Recommendations**
- Promote activity centers as compact, mixed-use areas supporting walking and transit use and providing services and employment close to residences.
- Encourage reuse of vacant and underutilized commercial and industrial sites.
- 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)

**West Suburban Area Plan (2011)**

### Area Plan Recommendations

- The subject property is located within the Country Club Road/Shallowford Activity Center and is recommended for commercial use. Much of the existing nonresidential development in this activity center is suitable for redevelopment. Redevelopment of individual parcels of land within the activity center should be done comprehensively, and parcel-by-parcel redevelopment is not recommended. New development in the Country Club Road/Shallowford Road activity center should be either commercial/office or high-density residential. New development here should have a pedestrian-oriented urban form with buildings near the street featuring transparent windows and doors, façade articulation, and parking to the side and rear of buildings. Uses within the activity center should be linked to each other and the surrounding area with pedestrian and vehicular connections.

### Addressing

The address assignment for this new building is 130 Country Club Lane.

### Analysis of Conformity to Plans and Planning Issues

The subject request is for a final development plan for the use of Motor Vehicle, Repair and Maintenance. The site is a portion of a larger, multi parcel, HB-S Two Phase development which was approved in 2013. The first phase of this development included a Sheetz convenience store to be located at the intersection of Country Club Road and Meadowlark Drive. Between the subject property and the Sheetz site is a remaining 1.35 acre parcel which will also require final development plan approval.

The **West Suburban Area Plan** recommends commercial use for the subject property and also identifies the site as being located within the Country Club Road/Shallowford Road activity center. The plan recommends development in this activity center to be done in a comprehensive, pedestrian-oriented manner with buildings near the street and transparent windows and doors. The plan also recommends good internal and external pedestrian and vehicular connectivity, which this development includes.

The petitioner has provided building elevations which appear to complement those recently approved for the Wal-Mart grocery store in terms of proposed building materials and color.

### 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></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>W-3200</td>
<td>HB-S to HB-S</td>
<td>Approved 11-25-13</td>
<td>Directly east</td>
<td>11.95</td>
<td>Approval</td>
</tr>
<tr>
<td></td>
<td>Two Phase</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>W-3169</td>
<td>HB-S to HB-S</td>
<td>Approved 3-4-13</td>
<td>Included subject</td>
<td>4.77</td>
<td>Approval</td>
</tr>
<tr>
<td></td>
<td>Two Phase</td>
<td></td>
<td>property</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Square Footage (Phase One)</td>
</tr>
<tr>
<td>Square Footage</td>
</tr>
<tr>
<td>6,258 sf</td>
</tr>
<tr>
<td>Placement on Site</td>
</tr>
<tr>
<td>Along the western property line</td>
</tr>
<tr>
<td>Parking (Phase One)</td>
</tr>
<tr>
<td>Required Proposed Layout</td>
</tr>
<tr>
<td>21 spaces 31 spaces Primarily to the side and rear of the proposed building.</td>
</tr>
<tr>
<td>Building Height (Phase One)</td>
</tr>
<tr>
<td>Maximum Proposed</td>
</tr>
<tr>
<td>60' One story</td>
</tr>
<tr>
<td>Impervious Coverage (Phase One)</td>
</tr>
<tr>
<td>Maximum Proposed</td>
</tr>
<tr>
<td>85% 78.5%</td>
</tr>
<tr>
<td>UDO Sections Relevant to Subject Request</td>
</tr>
<tr>
<td>Chapter B, Article II, Section 2-1.3 (I) Highway Business District</td>
</tr>
<tr>
<td>Complies with Chapter B, Article VII, Section 7-5.3</td>
</tr>
<tr>
<td>(A) Legacy policies: Yes</td>
</tr>
<tr>
<td>(B) Environmental Ord. NA</td>
</tr>
<tr>
<td>(C) Subdivision Regulations NA</td>
</tr>
<tr>
<td>Analysis of Site Plan Compliance with UDO Requirements</td>
</tr>
<tr>
<td>The proposed site plan is for a 6,258 square foot Goodyear auto service center. The site plan meets the requirements of the UDO.</td>
</tr>
</tbody>
</table>

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 site is already zoned HB-S.</td>
<td>The request would likely increase traffic on Country Club Road.</td>
</tr>
<tr>
<td>The proposed commercial land use is consistent with the commercial land use recommendation of the West Suburban Area Plan.</td>
<td></td>
</tr>
<tr>
<td>The proposed building elevations are compatible with those approved for the adjacent Wal-Mart grocery store.</td>
<td></td>
</tr>
</tbody>
</table>

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 City of Winston-Salem Public Works Department and NCDOT.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. The proposed buildings 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. Developer shall ensure that the proposed landscaping be consistent with the
landscaping used on the approved HB-S site located on the northeast corner of Country Club Road and Meadowlark Drive west (W-3169 Sheetz store).

• **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. All required improvements of the City of Winston-Salem driveway permit shall be completed.

• **OTHER REQUIREMENTS:**
  a. The use of Motor Vehicle Repair and Maintenance shall be further limited to allow no: inoperable vehicles; outdoor repair of vehicles; nor outdoor display of goods/materials.
  b. 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.

**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-3169
AUGUST 14, 2014

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the final development plan including staff recommended conditions.
SECOND: Paul Mullican
VOTE:
    FOR: Unanimous
    AGAINST: None
    EXCUSED: None

A. Paul Norby, FAICP
Director of Planning and Development Services
DOCKET #: W3169

PROPOSED ZONING:
Final Development Plan (Motor Vehicle Repair)

EXISTING ZONING:
HB-S (Two-Phase)

PETITIONER:
CRP Winston-Salem LLC for property owned by Same

M: Property included in zoning request
S: 500' mail notification radius. Property not in zoning request

SCALE: 1" represents 300'
STAFF: Roberts
GMA: 3
ACRES: 0.92 (part)
2.24 (whole)
NEAREST BLDG: 319' west
MAP(S): 5895.02
Proposed Land Use

Special Land Use Condition Area

Activity Centers

Utilities

Commercial Recreation

Low-Density Residential

Intermediate-Density Residential

Moderate-Density Residential

High-Density Residential

Manufactured Housing Park

Office / Low-Intensity Commercial

Office / High-Density Residential

Urban Residential

Mixed-Use Development

Intermediate-Density Commercial / Institutional

Industrial

Institutional

Low-Density Residential / Institutional

Parks

Commercial

Office

Doctor

Educational

Tax Sites

W3169

West Suburban Area Plan, 2012

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

Country Club Road

Shallowford Road MAC
New Development:

Additions to Existing Development:

Total Site Size (in square feet): 38,894
Total Limits of Land Disturbance (in square feet): 38,894

Minimum Tree Save Area Required:

- 10% ___ 12%

Total Required Tree Save Area (in square feet): Total Site Size x (10%) = 3,889 sf

Individual Trees Method Used:

- Yes ___ No

Tree Stand Method Used:

- Yes ___ No

New Trees Used for TSA Credit:

- Yes ___ No

Number of Trees 6-9" DBH:

0 x 500 sf = 0

Number of Large Variety Trees Planted:

6 x 750 sf = 4,500 sf

Number of Trees 9.01-12" DBH:

0 x 750 sf = 0

Number of Trees 12.01-24" DBH:

0 x 1,800 sf = 0

Number of Trees Larger Than 36.01" DBH:

0 x 4,000 sf = 0

Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 0 sf

Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 0 sf

Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 4,500 sf

Total Site Area Excluded From TSA:

- Square Feet of Proposed R.O.W.s = 0
- Square Feet of Existing Utility Easements = 0
- Square Feet of Existing Water Bodies and Stormwater Ponds = 0

Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s + Square Feet of Existing Utility Easements + Square Feet of Existing Water Bodies and Stormwater Ponds = 0

Tree Save Area Summary Calculations - To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist:

- Total Required TSA (in square feet): 3,889 sf
- Total TS Provided (in square feet): 4,500 sf