DOCKET #: W3093

PROPOSED ZONING:
GB-S

EXISTING ZONING:
GB-S

PETITIONER:
Collett Management LLC
for property owned by Same

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 3

ACRES: 3.74

NEAREST BLDG: 60' northwest

MAP(S): 612842
February 23, 2011

Collette Management, LLC
P. O. Box 36799
Charlotte, N C  28236

RE:  ZONING MAP AMENDMENT W-3093

Dear Sir:

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
     Doug Stimmel, Stimmel Associates, PA, 601 North Trade Street, Suite 200, Winston-Salem, NC  27101
ACTION REQUEST FORM

DATE: February 23, 2011
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:
Request for Public Hearing on zoning map amendment of Collett Management, LLC

SUMMARY OF INFORMATION:
Zoning map amendment of Collett Management, LLC from GB-S [Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Retail Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); and Restaurant (with drive-through service)] to GB-S [Residential Building, Townhouse; Residential Building, Multifamily; Boarding or Rooming House; Combined Use; Family Group Home B; Family Group Home C; Fraternity or Sorority; Life Care Community; Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display, Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Funeral Home; Hotel or Motel; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Animal Shelter, Public; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Neighborhood

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
EXCUSED: BRENDA SMITH
SITE PLAN ACTION: CONFORMS TO THE REQUIREMENTS OF THE UDO
Organization, or Post Office; Group Care Facility A; Group Care Facility B; Habilitation Facility C; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking Commercial; Terminal, Bus or Taxi; and Transmission Tower]: property is located on the west side of Stratford Road, and north side of Hanes Mall Boulevard (Zoning Docket W-3093).
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 GB-S [Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Retail Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); and Restaurant (with drive-through service)] to GB-S [Residential Building, Townhouse; Residential Building, Multifamily; Boarding or Rooming House; Combined Use; Family Group Home B; Family Group Home C; Fraternity or Sorority; Life Care Community; Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display, Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Funeral Home; Hotel or Motel; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Animal Shelter, Public;
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PIN # 6814-25-6039

Section 2. This Ordinance is adopted after approval of the site plan entitled Lordson Truth Center and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of ________________, 20___ to Collette Management, L.L.C.

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 Lordson Truth Center. 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 Collette Management, LLC, (Zoning Docket W-3093). 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 GB-S [Residential Building, Townhouse; Residential Building, Multifamily; Boarding or Rooming House; Combined Use; Family Group Home B; Family Group Home C; Fraternity or Sorority; Life Care Community; Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display, Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Funeral Home; Hotel or Motel; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Animal Shelter, Public; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Group Care Facility A; Group Care Facility B;
Habilitation Facility C; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking Commercial; Terminal, Bus or Taxi; and Transmission Tower], approved by the Winston-Salem City Council the _____ day of ____________________ , 20 ___ " and signed, provided the property is developed in accordance with requirements of the GB-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 ZONING:**
  a. Developer shall obtain a driveway permit from NCDOT and the City of Winston-Salem Public Works Department. Additional improvements may be required prior to issuance of driveway permit.
  b. The use of Storage Services, Retail may not occupy more than 55% of the total building’s floor plate (21,375) square feet.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. All required improvements of the City of Winston-Salem and NCDOT driveway permits shall be completed.
  b. Developer shall record a cross access easement to PIN #s 6814-24-5853 and 6814-24-3928 as shown on site plan.

- **OTHER REQUIREMENTS:**
  a. The use Transmission Tower shall only be allowed as an accessory use to Broadcast Studio. Additionally, any tower, antenna or associated equipment shall be completely screened from view from public right-of-way.
  b. The use Motor Vehicle, Body or Paint Shop shall be restricted to the portion of the building identified on the site plan as “tenant space, 1,475 sf +/-.” Additionally, all activity associated with this use must take place indoors.
CITY-COUNTY PLANNING BOARD
STAFF REPORT

PETITION INFORMATION

Docket # W-3093
Staff Gary Roberts, Jr. AICP
Petitioner(s) Collett Management, LLC
Owner(s) Same
Subject Property PIN # 6814-25-6039
Address 910 Hanes Mall Boulevard
Type of Request Special Use rezoning from GB-S to GB-S
Proposal The petitioner is requesting to amend the Official Zoning Maps for the subject property from GB-S General Business District [Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Retail Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); and Restaurant (with drive-through service)] to GB-S (General Business District). The petitioner is requesting the following uses:
- [Residential Building, Townhouse; Residential Building, Multifamily; Combined Use; Family Group Home C; Life Care Community; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display, Retail; Restaurant (without drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Car Wash; Funeral Home; Hotel or Motel; Kennel, Indoor; Motor Vehicle, Body or Paint Shop; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Recreation Services, Indoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Animal Shelter, Public; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Access Easement, Private Off-Site; Park and Shuttle Lot; and Transmission Tower]

Neighborhood Contact/Meeting Awaiting response from the petitioner.
### 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 Growth Management Areas (GMAs) 1 (Center Cities), 2 (Urban Neighborhoods) and 3 (Suburban Neighborhoods) 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)?
Yes, the site is currently zoned GB-S and is located at the intersection of two major thoroughfares within a Metro Activity Center.

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Stratford Road, and north side of Hanes Mall Boulevard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Southwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 3.74 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The building currently located on the site was formerly occupied by Circuit City.</td>
</tr>
<tr>
<td>Surrounding Property Zoning and Use</td>
<td>Direction</td>
</tr>
<tr>
<td></td>
<td>Northeast</td>
</tr>
<tr>
<td></td>
<td>Southeast</td>
</tr>
<tr>
<td></td>
<td>Southwest</td>
</tr>
<tr>
<td></td>
<td>Northwest</td>
</tr>
</tbody>
</table>

(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?
Yes, the proposed commercial uses are compatible with the adjacent GB and GB-S permitted uses.

| Physical Characteristics | The site is predominantly developed and has a gentle to moderate slope downward toward the northwest. |
| Proximity to Water and Sewer | Public water and sewer are available. |
| Stormwater/Drainage | The site is predominantly developed with impervious surface, it was improved prior to the current storm water requirements. No storm water study is required as no building expansion is proposed. |
| Watershed and Overlay Districts | The site is not within a water supply watershed. |
### Analysis of General Site Information
The site has no apparent constraints and appears to be suitable for development with the proposed GB-S District.

### 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>Stratford Road</td>
<td>Major Thoroughfare</td>
<td>358'</td>
<td>26,000</td>
<td>46,000</td>
</tr>
<tr>
<td>Hanes Mall Boulevard</td>
<td>Major Thoroughfare</td>
<td>53'</td>
<td>29,000</td>
<td>40,900</td>
</tr>
<tr>
<td>I-40 exit ramp</td>
<td>Freeway/Expressway</td>
<td>391'</td>
<td>74,000</td>
<td>95,900</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
The request proposes the continued use of the existing one-way entrance from Stratford Road and the right-in, right-out access onto Hanes Mall Boulevard.

**Planned Road Improvements**
The Comprehensive Transportation Plan recommends sidewalks along Stratford Road.

**Trip Generation - Existing/Proposed**

- **Existing Zoning:** GB-S

  42,750 / 1,000 x 45.04 (Electronics Superstore Trip Rate) = 1,925 Trips per Day

- **Proposed Zoning:** GB-S*

  23,512.5 / 1,000 x 2.5 (Mini-Warehouse Trip Rate) = 59 Trips per Day +
  19,237.5 / 1,000 x 40.67 (Specialty Retail Center Trip Rate) = 782

  Trips per Day = 841 Total Trips per Day

*Based upon the recommended condition limiting the use of Storage Services, Retail to a maximum of 55% of the building’s floor plate.

**Sidewalks**
Sidewalks are recommended along Stratford Road in accordance with the Comprehensive Transportation Plan and along the drive connection to Hanes Mall Boulevard.

**Transit**
Route 19 runs along Stratford Road and Route 43 runs along Hanes Mall Boulevard.

**Connectivity**
The existing internal circulation pattern links the subject property to several adjacent properties to the south and west. The recording of a cross access easement is necessary to formalize connectivity between commercial sites.

**Analysis of Site Access and Transportation Information**
Staff does not see any negative transportation impacts associated with this request. The proposed access easement is part of a much used linkage between Stratford Road and Westgate Center Drive which serves multiple commercial properties.
### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy GMA</th>
<th>Growth Management Area 3 - Suburban Neighborhoods</th>
</tr>
</thead>
</table>
| **Relevant Legacy Recommendations** | • Ensure that zoning along Urban Boulevards, other major roads and at Activity Centers support the mix, type, density and design of development that facilitates walking, bicycling and the use of public transportation.  
• Metro Activity Centers are not intended to provide space for manufacturing and warehousing. These industrial uses, which can produce noise and odors and require heavy truck transport to service them, are often incompatible with the residential, office and commercial uses proposed for Metro Activity Centers. Industrial uses typically tend to defeat the compact, pedestrian orientation envisioned for Metro Activity Centers. |
| **Relevant Area Plan(s)** | *Southwest Suburban Area Plan (2008)* |
| **Area Plan Recommendations** | • This property is shown as part of the Hanes Mall Retail/Residential Mixed Use Area on Map 7-Proposed Land Use.  
• This area, proposed for a mix of multifamily and retail uses, is located along Hanes Mall Boulevard from I-40 to South Stratford Road. This area currently consists primarily of big-box commercial development, strip centers and outparcel development. This area also contains a large amount of surface parking. As development pressures mount in future decades, these surface parking lots could be redeveloped as vertically-oriented, mixed-use developments incorporating multifamily residential and structured parking. Redevelopment of this area should incorporate pedestrian-scaled architectural detailing such as awnings and allow for a visual connection between the public realm and activity inside buildings. Sidewalks should also be constructed along both sides of Hanes Mall Boulevard. |
| **Addressing** | The Address Technical Committee has determined that the address for this building is required to change from 910 Hanes Mall Boulevard to 1919 South Stratford Road. If this building is divided into multiple units, additional address numbers will be assigned. |
| **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?  
Yes |
The subject request would allow additional uses on a developed GB-S zoned site. No building expansion is proposed. The site is the former location of the Circuit City retail store. Due to various ownership and leasing issues, much of the parking previously associated with this business (located directly south of the site at the corner of Stratford Road and Hanes Mall Boulevard) is no longer available. Without said parking, the subject 42,750 sf building cannot meet the parking requirements if used solely for retail.

The Southwest Suburban Area Plan recommends a more vertically oriented, mixed use redevelopment of the subject property and the adjacent properties. While staff still embraces this more pedestrian oriented, long term vision, the request at hand would permit an adaptive reuse of an existing big box retail store which has been vacant since March 2009.

The site plan proposes said building to be divided into approximately 21,225 sf of Retail use on the first floor and 43,190 sf of Storage Services, Retail use on two levels. Staff does note that the addition of the latter use, while lower in traffic generation, is often part of the life cycle of big box stores. It is hoped that it will not lead to other storage use conversions in the general area.

### 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-3075</td>
<td>GB-S to GB-S</td>
<td>Approved 9-7-10</td>
<td>Directly southwest</td>
<td>.6</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1926</td>
<td>B3-S TWO PHASE &amp; B3-S TWO PHASE to B3-S (GB-S)</td>
<td>Approved 12-6-94</td>
<td>Included current site</td>
<td>4.88</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>42,750 sf</td>
<td>Central portion</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>76 spaces</td>
<td>114 spaces</td>
<td>Located to the front and sides of building</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum 60'</th>
<th>Proposed 1 story existing</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum 100%</th>
<th>Proposed 71.83%</th>
</tr>
</thead>
</table>

* UDO Sections Relevant to Subject Request:
  - Chapter B, Article II, Section 2-1.3 (J) General Business District
  - Chapter B, Article II, Section 2-5 Applicable Use Conditions
<table>
<thead>
<tr>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
<th>(A) Legacy policies:</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>(B) Environmental Ord.</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>(C) Subdivision Regulations</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>Analysis of Site Plan Compliance with UDO Requirements</td>
<td>The site plan complies with the requirements of the UDO.</td>
<td></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 request would permit the renovation of a vacated, large footprint commercial building.</td>
<td>The proposed use of Storage Services, Retail could discourage future redevelopment and reinvestment in the area.</td>
</tr>
<tr>
<td>The proposed use of Storage Services, Retail will generate less traffic than if the structure was used solely for Retail.</td>
<td></td>
</tr>
<tr>
<td>The site is currently zoned GB-S and is surrounded by other GB and GB-S zoned properties.</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 ZONING:**
  a. Developer shall obtain a driveway permit from NCDOT and the City of Winston-Salem Public Works Department. Additional improvements may be required prior to issuance of driveway permit.
  b. The use of Storage Services, Retail may not occupy more than 55% of the total building’s floor plate (21,375) square feet.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. All required improvements of the City of Winston-Salem and NCDOT driveway permits shall be completed.
  b. Developer shall record a cross access easement to PIN #s 6814-24-5853 and 6814-24-3928 as shown on site plan.

- **OTHER REQUIREMENTS:**
  a. The use Transmission Tower shall only be allowed as an accessory use to Broadcast Studio. Additionally, any tower, antenna or associated equipment shall be completely screened from view from public right-of-way.
  b. The use Motor Vehicle, Body or Paint Shop shall be restricted to the portion of the building identified on the site plan as “tenant space, 1,475 sf +/-.” Additionally, all activity associated with this use must take place indoors.
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-3093
FEBRUARY 10, 2011

PUBLIC HEARING
FOR: None
AGAINST: None

WORK SESSION
MOTION: Paul Mullican moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.
SECOND: Clarence Lambe
VOTE:
FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Lynne Mitchell, Paul Mullican, Allan Younger
AGAINST: None
EXCUSED: Brenda Smith

A. Paul Norby, FAICP
Director of Planning
DOCKET #: W3093

PROPOSED ZONING: GB-S

EXISTING ZONING: GB-S

PETITIONER: Collett Management LLC for property owned by Same

SCALE: 1" represents 300'

STAFF: Roberts
GMA: 3
ACRES: 3.74
NEAREST BLDG: 60' northwest
MAP(S): 612842
**INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE**

**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 lists. 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.*

<table>
<thead>
<tr>
<th>PROJECT CASE NUMBER: W-3093</th>
<th>PROJECT TITLE: Lordson Truth Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE: January 26, 2011</td>
<td>PROJECT DESCRIPTION: West side of Stratford Road, and north side of Hanes Mall Boulevard (Southwest Ward)</td>
</tr>
</tbody>
</table>

**NCDOT-** Phone # - 336.703.6600 Email: jprhyne@ncdot.gov
“Obtain driveway permit”
*(per email from John Rhyne)*

**WSDOT-** Phone # - 336.747.6872 Email: conniec@cityofws.org
“S. Stratford Road is designated as a Boulevard Needs Improvement in the CTP which means it needs a sidewalk and a median to limit access. The 2009 ADT is between 30,000 and 26,000 vpd. Hanes Mall Boulevard is considered adequate in this location. What is planned for the adjoining parking area? Ensure there is a recorded cross access easement through the main drive aisles that connect to the public street. The transportation plan calls for sidewalk on Stratford Road. Would there be any way for this to be accommodated? Sidewalk along the drive connection to Hanes Mall Blvd. One of the two right turn exit lanes can be removed to provide the space for the sidewalk.”
*(per email from Connie Curtis)*

**City Engineer-** Phone # - 336.747.6846 Email: albertcg@cityofws.org
“Driveway permit req’d.”
*(per email from Al Gaskill)*

**City Streets Division-** Phone # - 336.734.1550 Email: robbys@cityofws.org
“No comment.”
*(per email from Robby Stone)*

**Inspections (Zoning)-** Phone # - 336.727.2626 Email: jeffv@cityofws.org
*(per email from Jeff Vaughn)*
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Inspections (Erosion Control) - Phone # - 336.727.2388 Email: jeffk@cityofws.org
"No Comments"
(per email from Jeff Kopf"

Signature

Stormwater Division - Phone # - 336.747.6961 Email: josephf@cityofws.org
No Comment
(per email from Joe Fogarty)

Signature

Fire (City) - Phone # - 336.747.7359 Email: jonc@cityofwsfire.org
"FD Comments dependent on final use/classification of building."
(per email from Jon Canupp)

Signature

Utilities - Phone # - 336.747.7499 Email: billjs@cityofws.org
"City/County Utilities does not assume responsibility for due diligence on behalf of the owner, developer, or consulting engineer. A sewer capacity analysis fee of $200 applies to all public or private sewer connections that require a DWQ FTSE form. Provide anticipated SS average daily flow for FTSE analysis. A construction drawing plan review fee applies to all public water and/or sewer extensions and all private water services required to be permitted through NCDENR. Water services larger than 2-inch and all fire services are required to be permitted by NCDENR. Subject to Utilities plan review for Building Permit Application and/or Authorization to Construct Water or Sanitary Sewer Systems. Contact Bob Kitchens, Utilities, 336-734-1332, for meter, backflow preventer, and/or grease interceptor requirements. Contact Charles Hendrick, Records Center, 336-747-6850, for applicable impact fees or rates, and record drawings. Contact CityLink, 727-8000 for Utility locates of water and sewer mains and or service laterals. Existing water and/or sewer connections may require evaluation for serviceability and/or termination at the main."
(per email from Bill Shookman)

Signature

Planning - Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org
"Staff recommends removing some uses; Staff recommends the following conditions: that self-storage be allowed in the existing building only, limit self storage to no more than 50% of the existing building, and no outdoor storage; record and show cross access to Graves property."
(per email from Aaron King)

Signature

Street Names/Addresses - 336.747.7048 Email: benfs@cityofws.org
"The Address Technical Committee has determined that the address for this building is required to change from 910 Hanes Mall Blvd to 1919 S Stratford Rd. If this building is divided into multiple units, additional address numbers will be assigned."
(per email from Ben Stamey)

Signature
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3093
(COLLETT MANAGEMENT, LLC)

The proposed special use zoning map amendment from GB-S (General Business District [with a limited list of uses]) to GB-S (General Business District [with a broader list of uses]) with its added conditions is consistent with the Legacy Comprehensive Plan and is reasonable and in the public interest because:

1. The site has no apparent constraints and it appears suitable for development within the proposed GB-S District;

2. The site is currently zoned GB-S and the proposed commercial uses are compatible with the adjacent GB and GB-S permitted uses;

3. The request would permit the renovation of a vacated, large footprint commercial building; and

4. The request is consistent with the purpose statement of the proposed GB-S District.