PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
GB-S

PETITIONER:
Nellie Graves Trustee
for property owned by Same

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 3

ACRES: 1.00

NEAREST BLDG: 90' northeast

MAP(S): 612842

DOCKET #: W3100
April 20, 2011

Nellie Graves, Trustee
2951 Middlebrook Drive
Clemmons, NC 27012

RE: SITE PLAN AMENDMENT W-3100

Dear Ms. Graves:

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
Nick Lukens, Moseley Real Estate Advisors, 1100 Kennelworth Avenue, Suite 210 Charlotte, NC 28204
Richard Sieg, Kilpatrick Townsend, 1000 W. Fourth Street, Winston-Salem, NC 27101
Ron Davis, 2590 Harper Road, Clemmons, NC 27012
**ACTION REQUEST FORM**

**DATE:** April 20, 2011  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning

**COUNCIL ACTION REQUEST:**
Request for Public Hearing on Site Plan Amendment of Nellie Graves, Trustee

**SUMMARY OF INFORMATION:**
Site Plan Amendment of Nellie Graves, Trustee for a 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)] zoned site: property is located on the northwest corner of Stratford Road and Hanes Mall Boulevard (Zoning Docket W-3100).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** WESLEY CURTIS, ARNOLD KING, CLARENCE LAMBE, DARRYL LITTLE, BARRY LYONS, LYNNE MITCHELL, PAUL MULLICAN, ALLAN YOUNGER  
**AGAINST:** NONE  
**EXCUSED:** BRENDA SMITH  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO
CITY ORDINANCE - SPECIAL USE

Site Plan Amendment of Nellie Graves, Trustee,
Docket W-3100

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 granting a Site Plan Amendment for
property zoned 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) -
Site Plan Amendment] and described as follows:

PIN # 6814-24-5853

Section 2. This Ordinance is adopted after approval of the site plan entitled Nellie
Graves, Trustee and identified as Attachment "A" of the Special Use District Permit issued by
the City Council the _____ day of ________________, to Nellie Graves, Trustee.

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 Nellie Graves, Trustee. 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 Nellie Graves, Trustee, (Zoning Docket W-3100). 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 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) - Site Plan Amendment], 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 ANY PERMITS:**
  a. Developer shall finalize agreement for access easement with the owner of PIN 6814-25-6039 as per note on site plan.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. Developer shall screen any rooftop HVAC equipment from view from the adjacent public streets.

- **OTHER REQUIREMENTS:**
  a. Any freestanding signage shall be limited to one monument sign per frontage with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.
# CITY-COUNTY PLANNING BOARD
## STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3100</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Nellie Graves, Trustee</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN # 6814-24-5853</td>
</tr>
<tr>
<td>Address</td>
<td>900 Hanes Mall Boulevard</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Site Plan Amendment for property zoned GB-S to add building square footage and to revise the site layout.</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting a Site Plan Amendment for a GB-S zoned property. The approved uses are: 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)</td>
</tr>
<tr>
<td>Neighborhood Contact/Meeting</td>
<td>According to an email from the petitioner’s site plan preparer: “No meetings have been held with adjacent property owners other than with the Circuit City site.”</td>
</tr>
<tr>
<td>Zoning District Purpose Statement</td>
<td>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 (Growth Management Areas) 1 (Center Cities), 2 (Urban Neighborhoods) and 3 (Suburban Neighborhoods) and Metro Activity Centers.</td>
</tr>
<tr>
<td>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</td>
<td>(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.</td>
</tr>
</tbody>
</table>

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Northwest corner of Stratford Road and 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>± 1 acre</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently improved as a parking lot.</td>
</tr>
</tbody>
</table>
### Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>GB-S</td>
<td>Formerly Circuit City</td>
</tr>
<tr>
<td>East</td>
<td>GB</td>
<td>Applebee’s restaurant</td>
</tr>
<tr>
<td>South</td>
<td>GB-S</td>
<td>Village Tavern restaurant and Lowe’s Home Improvement</td>
</tr>
<tr>
<td>West</td>
<td>GB-S</td>
<td>Convenience Store</td>
</tr>
</tbody>
</table>

Applyable 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?

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 to the site.

### 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.

### Watershed and Overlay Districts

The site is not located within a water supply watershed.

### Analysis of General Site Information

The site has no apparent constraints and appears to be suitable for development within the existing GB-S zoning.

### 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>137’</td>
<td>26,000</td>
<td>46,000</td>
</tr>
<tr>
<td>Hanes Mall Boulevard</td>
<td>Major Thoroughfare</td>
<td>254’</td>
<td>29,000</td>
<td>40,900</td>
</tr>
</tbody>
</table>

### Proposed Access Point(s)

The request proposes the continued use of the existing off-site, one-way entrance from Stratford Road and the existing off-site, 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

No trip rate is available for the existing parking lot on the site.

- **Proposed Zoning:** GB-S

10,925 sf / 1,000 x 40.67 (Specialty Retail Center Trip Rate) = 444 Trips per Day

### Sidewalks

The request includes a lateral sidewalk connection from the existing sidewalk along Hanes Mall Boulevard to one of the proposed buildings.
<table>
<thead>
<tr>
<th>Transit</th>
<th>Route 19 runs along Stratford Road and Route 43 runs along Hanes Mall Boulevard.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connectivity</td>
<td>The site is accessed via an adjacent off-site, public access easement which runs along the above mentioned access points onto Stratford Road and Hanes Mall Boulevard. Therefore, the site has vehicular connectivity to several adjacent properties to the northeast and northwest.</td>
</tr>
<tr>
<td>Analysis of Site Access and Transportation Information</td>
<td>The existing circulation pattern adjacent to the site links the subject property to several surrounding properties. Staff does not see any negative transportation impacts associated with this request.</td>
</tr>
</tbody>
</table>

### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy GMA</th>
<th>Growth Management Area 3 – Suburban Neighborhoods</th>
</tr>
</thead>
<tbody>
<tr>
<td>Relevant Legacy Recommendations</td>
<td></td>
</tr>
</tbody>
</table>
- Retail and office buildings should be near the street and sidewalk. This reduces the distance pedestrians and transit users have to travel and provides direct access to buildings along the street. Locating buildings close to the street, lining the street with trees, buffering the street with parked cars, ensuring buildings have display windows at the sidewalk edge all provide an interesting walking environment where pedestrians feel a sense of activity, enclosure and safety. Parking should be located to the rear and sides or under retail and office buildings.  
- 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. |

<table>
<thead>
<tr>
<th>Relevant Area Plan(s)</th>
<th>Southwest Suburban Area Plan (2008)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Plan Recommendations</td>
<td></td>
</tr>
</tbody>
</table>
- The *Southwest Suburban Area Plan* recognizes the subject property as commercial development. The property is part of the proposed Hanes Mall Retail/Residential Mixed-Use Area. This area is proposed for a mix of multifamily and retail development. As development pressures mount in this area, surface parking lots could be redeveloped as vertically-oriented mixed-use developments incorporating multifamily residential and structured parking. Redevelopment here 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 be constructed along both sides of Hanes Mall Boulevard. |

<table>
<thead>
<tr>
<th>Addressing</th>
<th>Buildings A and B will both be assigned addresses on Stratford Road.</th>
</tr>
</thead>
</table>
| 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 |
| Analysis of | The subject property is now developed with a parking lot which formerly |
met some of the parking needs of the now closed adjacent Circuit City retail store. The proposed Site Plan Amendment would permit the construction of two, one-story buildings with a total square footage of 10,925.

The *Southwest Suburban Area Plan* recognizes the subject property as commercial development. As noted above, the long term recommendation for this area is a vertically oriented mixed-use redevelopment which incorporates pedestrian-scaled architectural detailing. In regard to building placement, the proposed site plan is consistent with this recommendation in that the buildings are pulled up to the frontages of both Stratford Road and Hanes Mall Boulevard. Staff applauds this pedestrian oriented, urban form which is now possible with the recent removal of setbacks in many office and commercial districts.

Because the buildings will be close to the street the “pedestrian-scaled architectural detailing” becomes even more important. Planning staff realizes this site is currently zoned GB-S and that the current character of the area is auto oriented. However, it is worth noting that some attention to the exterior facades and screening of rooftop HVAC equipment would be welcomed at this highly visible corner property.

<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-3093</td>
<td>GB-S to GB-S</td>
<td>Approved 3-7-11</td>
<td>Directly north and west</td>
<td>3.74</td>
<td>Approval</td>
</tr>
<tr>
<td>W-3075</td>
<td>GB-S to GB-S</td>
<td>Approved 9-7-10</td>
<td>60' west</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>

**RELEVANT ZONING HISTORIES**

**SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS**

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10,925 sf for both buildings</td>
<td>Fronting on Stratford Road and Hanes Mall Boulevard.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60'</td>
<td>One story</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>100%</td>
<td>75.55%</td>
</tr>
</tbody>
</table>

UDO Sections Relevant to Subject Request

- Chapter B, Article II, Section 2-1.3 (J) General Business District
Complies with Chapter B, Article VII, Section 7-5.3

<table>
<thead>
<tr>
<th>(A) Legacy policies:</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>(B) Environmental Ord.</td>
<td>NA</td>
</tr>
<tr>
<td>(C) Subdivision Regulations</td>
<td>NA</td>
</tr>
</tbody>
</table>

Analysis of Site Plan Compliance with UDO Requirements

The site plan complies with 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 request would permit the redevelopment of an underutilized parking lot.</td>
<td></td>
</tr>
<tr>
<td>The request would allow for new commercial development.</td>
<td></td>
</tr>
<tr>
<td>The underlying GB-S zoning would remain in place.</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 ANY PERMITS:**
  a. Developer shall finalize agreement for access easement with the owner of PIN 6814-25-6039 as per note on site plan.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. Developer shall screen any rooftop HVAC equipment from view from the adjacent public streets.

- **OTHER REQUIREMENTS:**
  a. Any freestanding signage shall be limited to one monument sign per frontage 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.
Brenda Smith recused herself from this case.

Gary Roberts presented the staff report.

**PUBLIC HEARING**

**FOR:**

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

- We feel the condition requiring the developer to finalize an agreement with the adjacent property owner for cross access prior to permitting addresses the issue of a 30-day continuance as requested by another party.
- My client would like to move forward with this knowing that agreement with the adjoining property owner has to be worked out.
- There is no connection between “Building B” and the sidewalk on Hanes Mall Boulevard due to grade issues.

**AGAINST:**

Richard Sieg, Kilpatrick Townsend, 1000 W. Fourth Street, Winston-Salem, NC 27101

- I represent Roanoke Vinton Video Inc.
- We request a 30-day continuance. The issues here are more complicated than just an easement and we would like time to resolve these issues. They include water lines, water meters, lines are shared, permanent maintenance, and others.
- Development of this property will have a significant impact on adjacent property. We would like time to discuss these issues with the petitioner.

Ron Davis, 2590 Harper Road, Clemmons, NC 27012

- We’re looking for an extension to address numerous issues: Islands, lighting, water lines, meters, sign agreement, and driveway permits.
- The liability insurance and maintenance are totally on us.
WORK SESSION

During discussion by the Planning Board, the following points were made:

There is a lot of confusion about how the subject parcel and the adjacent site relate to each other.

A lot of the concerns raised today are not issues which the Planning Board can address.

Neither party will be able to get permits until these things are worked out.

In the past the Planning Board has approved cases with similar conditions requiring that issues such as these have to be worked out before any permits will be issued.

There does not seem to be any benefit to continuing this request for a month at this level. However, in response to a question from Arnold King, Nick Lukens, Moseley Real Estate Advisors, 1100 Kennelworth Avenue, Suite 210 Charlotte, NC 28204 stated that continuing this request would create difficulties for the petitioner. Chairman King noted that if these issues are not resolved by the time it goes to City Council, a continuance can be requested then.

Until the petitioners understood fully what was happening on the adjacent property, they were limited in what they could plan to do.

The facade on the street needs to be attractive.

MOTION: Wesley Curtis moved approval of the site plan amendment and recommends staff conditions.
SECOND: Allan Younger
VOTE:
FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Paul Mullican, Allan Younger
AGAINST: None
EXCUSED: Brenda Smith

A. Paul Norby, FAICP
Director of Planning
### 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.

**PROJECT CASE NUMBER:** W-3100  **PROJECT TITLE:** Moseley – Stratford Road  
**DATE:** March 30, 2011

**PROJECT DESCRIPTION:** Northwest corner of Stratford Road and Hanes Mall Boulevard

**NCDOT- Phone # - 336.703.6600 Email: jprhyne@ncdot.gov**

"1ST DRIVE OFF US 158 SHOULD BE OUT ONLY TO AVOID CONFLICT WITH US 158, PROVIDE WIDE RADIUS ON HANES MALL BLVD +35'"

(Per email from John Rhyne)

**Signature**

**WSDOT- Phone # - 336.747.6872 Email: conniec@cityofws.org**

"We want to see sidewalk along the entrance from Hanes Mall Boulevard adjacent to building ‘A’. Collett and Associates (old Circuit City site) agreed to the access shown on this plan, but we would like to see this improved with curb and gutter and sidewalk. This would also provide an opportunity for landscaping behind Building ‘A’.”

(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**

"Both fronting streets are maintained by the NCDOT. Repair any damages that may occur to the sidewalk along Hanes Mall Blvd. Install an ADA dome mat at the intersection of Hanes Mall Blvd. and Stratford Road."

(Per email from Robby Stone)

**Inspections (Zoning)- Phone # - 336.727.2626 Email: jeffv@cityofws.org**

"Label loading/unloading space “will accommodate any size delivery space.” Do you want to add the use “Offices”?”

(Per email from Jeff Vaughn)

**Inspections (Erosion Control)- Phone # - 336.727.2388 Email: jeffk@cityofws.org**

"Land Disturbing Permit req’d."

(Per email from Jeff Kopf)
<table>
<thead>
<tr>
<th>Department</th>
<th>Phone #</th>
<th>Email</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater Division</td>
<td>336.747.6961</td>
<td><a href="mailto:josephf@cityofws.org">josephf@cityofws.org</a></td>
<td>No Comment (per email from Joe Fogarty)</td>
</tr>
<tr>
<td>Fire (County)</td>
<td>336.703-2550</td>
<td><a href="mailto:smithbi@forsyth.cc">smithbi@forsyth.cc</a></td>
<td>&quot;Existing and future FDC's cannot be greater than 100 feet from public hydrant. FD requirements for new buildings conditional on proposed use.&quot; (per email from Jon Cannup)</td>
</tr>
<tr>
<td>Utilities</td>
<td>336.747.7499</td>
<td><a href="mailto:billjs@cityofws.org">billjs@cityofws.org</a></td>
<td>&quot;City/County Utilities does not assume responsibility for due diligence on behalf of the owner, developer, or consulting engineer. 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. Contact CityLink, 727-8000 for the following services: Records Center for impact fees, water/sewer rates, and record drawings. Construction &amp; Maintenance utility locates of water and sewer mains and or service laterals. Utilities Plan Review for meter, backflow preventer, or grease interceptor requirements. Existing water and/or sewer connections may require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main.&quot; (per email from Bill Shookman)</td>
</tr>
<tr>
<td>Sanitation</td>
<td>336.748.3080</td>
<td><a href="mailto:christc@cityofws.org">christc@cityofws.org</a></td>
<td></td>
</tr>
<tr>
<td>Planning</td>
<td>336.747.7043</td>
<td><a href="mailto:aaronk@cityofws.org">aaronk@cityofws.org</a></td>
<td>&quot;Staff has a concern about the sides of the building that are highly visible from public rights-of-way, how will this be addressed? Staff recommends a cross access easement be recorded. Sign condition 6' height/36 sf area. Condition that rooftop HVAC equipment be screened.&quot; (per email from Aaron King)</td>
</tr>
<tr>
<td>Vegetation Management</td>
<td>336.748.3020</td>
<td><a href="mailto:keithf@cityofws.org">keithf@cityofws.org</a></td>
<td></td>
</tr>
<tr>
<td>Street Names/Addresses</td>
<td>336.747.7048</td>
<td><a href="mailto:benfs@cityofws.org">benfs@cityofws.org</a></td>
<td>&quot;Buildings A and B will both be assigned addresses on S Stratford Rd.&quot; (per email from Ben Stamey)</td>
</tr>
</tbody>
</table>
STATEMENT REGARDING CONSISTENCY WITH COMPREHENSIVE PLAN

W-3100

(NELLIE GRAVES, TRUSTEE)

The proposed site plan amendment for a GB-S zoned property to add building square footage and to revise the site layout with its added conditions is consistent with the *Legacy Comprehensive Plan* and is reasonable and in the public interest because:

1. The underlying GB-S zoning would remain in place;
2. The request would allow for new commercial development;
3. The request would permit the redevelopment of an underutilized parking lot;
4. The condition added as part of the Planning Board recommendation that requires the petitioner to complete an agreement with the adjacent property owner of the former Circuit City site concerning cross access points prior to obtaining any permits, assures that the access and circulation between the two parcels will be mutually acceptable; and
5. The site has no apparent constraints and appears to be suitable for development within the existing GB-S zoning.