DOCKET #: W3107

PROPOSED ZONING:
GB-S

EXISTING ZONING:
GB-S

PETITIONER:
Mark and Catherine English
for property owned by Same

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 3

ACRES: 2.16

NEAREST BLDG: 550' southeast

MAP(S): 606846

Printed: 6/15/2011
July 27, 2011

Mark and Catherine English
P. O. Box 61
Cooleemee, NC 27014

RE: ZONING MAP AMENDMENT W-3107

Dear Mr. & Mrs. English:

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
## ACTION REQUEST FORM

**DATE:** July 27, 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 Mark and Catherine English

### SUMMARY OF INFORMATION:

Zoning map amendment of Mark and Catherine English from GB-S (Shopping Center) to GB-S [Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Banking and Financial Services; Offices; Services A; Services B; Testing and Research Lab; and Recreation Services, Indoor]: property is located on the north side of Hanes Mall Boulevard along the eastern right-of-way of Interstate 40 (Zoning Docket W-3107).

### 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 Mark and Catherine English,
Docket W-3107

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 GB-S (Shopping Center)
to GB-S [Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home
Furnishings Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-
through service); Banking and Financial Services; Offices; Services A; Services B; Testing and
Research Lab; and Recreation Services, Indoor] the zoning classification of the following
described property:

PIN #’s 6804-76-0458 and 6804-76-0643

Section 2. This Ordinance is adopted after approval of the site plan entitled Mark and
Catherine English and identified as Attachment "A" of the Special Use District Permit issued by
the City Council the ______ day of ____________________, 20__ to Mark and Catherine
English.

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 Mark and Catherine English. 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 Mark and Catherine English, (Zoning Docket W-3107). 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 [Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Banking and Financial Services; Offices; Services A; Services B; Testing and Research Lab; and Recreation Services, Indoor], 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 GRADING PERMITS:
  a. 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.

• PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
  a. All property located within one hundred (100) feet of the right-of-way of Interstate 40 shall meet the requirements of the TO Thoroughfare Overlay District in UDO Section 2-1.6(B). Sufficient documentation shall be provided to the Inspections Division that the site plan will meet these requirements.
  b. Developer shall pay the City of Winston-Salem One Hundred Dollars ($100) per foot for a 36-foot wide driveway on Hanes Mall Boulevard. Total assessment is $3,600, payable to the City of Winston-Salem for the future widening of this road.

W-3107 July 2011 4
This assessment fee is an adopted policy of the City of Winston-Salem and is only being applied to the frontage of this property which would have been issued a driveway permit by the NCDOT.

• **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  
a. The driveway on Hanes Mall Boulevard shall be for right-in/right-out movements only and shall be constructed to the specifications of the Public Works Department of the City of Winston-Salem and to the specifications of the North Carolina Department of Transportation.

b. Developer shall provide an access easement and construct at least one internal connector drive to the eastern property line. Developer shall allow access to this connector drive when the adjacent property is developed. That property will be required to tie into at least one connector drive as a condition of rezoning. The access drive to Hanes Mall Boulevard shall be closed to vehicular traffic within six months of the opening of the connector drive.

• **OTHER REQUIREMENTS:**
  
a. Only one freestanding sign shall be permitted on this property. Said sign shall be a monument type with a maximum height of six (6) feet.

b. The driveway on Hanes Mall Boulevard is only temporary until the adjacent property to the east is developed. At that time, the driveway on Hanes Mall Boulevard must be closed and access to this site shall be through the adjacent property. The adjacent shopping center site has a condition that requires a dedication of at least a twenty-five (25) foot wide private access easement through that property to Hanes Mall Boulevard. If the adjacent site is redesigned through the Site Plan Amendment process, access will still be required through that new design.
# CITY-COUNTY PLANNING BOARD
## STAFF REPORT

## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3107</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Mark and Catherine English</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN #’s 6804-76-0458 and 6804-76-0643</td>
</tr>
<tr>
<td>Address</td>
<td>4612 Hanes Mall Boulevard</td>
</tr>
<tr>
<td>Type of Request Proposal</td>
<td>Special Use rezoning from GB-S to GB-S</td>
</tr>
</tbody>
</table>

The petitioner is requesting to amend the Official Zoning Maps for the subject property from GB-S (General Business District; Shopping Center) to GB-S (General Business District). The petitioner is requesting the following uses:
- Arts and Crafts Studio; Convenience Store; Food or Drug Store;
- Furniture and Home Furnishings Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service);
- Banking and Financial Services; Offices; Services A; Services B;
- Testing and Research Lab; and Recreation Services, Indoor

## Neighborhood Contact/Meeting
The application indicates that at the time of filing, no neighborhood/community meeting had been held.

## 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 (Growth Management Areas) 1 (Center Cities), 2 (Urban Neighborhoods), 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 presently zoned GB-S within a destination retail area in GMA 3.

## GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>North side of Hanes Mall Boulevard along the eastern right-of-way of Interstate 40.</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>± 2.16 acres</td>
</tr>
</tbody>
</table>
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></td>
<td>North</td>
<td>RS9</td>
<td>I-40/US 421 interchange</td>
</tr>
<tr>
<td></td>
<td>East</td>
<td>GB-S</td>
<td>Undeveloped</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>RS9</td>
<td>Little Creek and undeveloped property</td>
</tr>
<tr>
<td></td>
<td>West</td>
<td>RS9</td>
<td>I-40</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?
  - Yes, the proposed uses are compatible with the other retail and business uses which are either existing or permitted in the general area.

Physical Characteristics

- The site has a moderate slope downward toward the southeast. No streams or wetlands are located on the site.

Proximity to Water and Sewer

- Public water and sewer are available to the site.

Stormwater/Drainage

- A stormwater study will be required.

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 within the existing 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>Hanes Mall Boulevard</td>
<td>Major Thoroughfare</td>
<td>472'</td>
<td>18,000</td>
<td>40,900</td>
</tr>
<tr>
<td>I-40</td>
<td>Freeway/Expressway</td>
<td>399'</td>
<td>74,000</td>
<td>95,900</td>
</tr>
</tbody>
</table>

Proposed Access Point(s)

- The site will have a “temporary” right-in/right-out access from Hanes Mall Boulevard. There is a previously approved condition that would require removal of this driveway once the adjacent site to the east is developed and connected to the subject property with a cross access easement.

Trip Generation - Existing/Proposed

- **Existing Zoning: GB-S**
  24,000 sf / 1,000 x 40.67 (Specialty Retail Center Trip Rate) = 976 Trips per Day

- **Proposed Zoning: GB-S**
  12,000 sf / 1,000 x 40.67 (Specialty Retail Center Trip Rate) = 488 Trips per Day
<table>
<thead>
<tr>
<th>Sidewalks</th>
<th>Sidewalks are currently located along Hanes Mall Boulevard. A lateral sidewalk connection is not recommended due to the temporary nature of this driveway onto Hanes Mall Boulevard.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transit</td>
<td>Route 43 runs along Hanes Mall Boulevard.</td>
</tr>
<tr>
<td>Connectivity</td>
<td>The approved site plan includes two cross access connections to the east. The proposed plan includes one cross access connection to the east.</td>
</tr>
<tr>
<td>Traffic Impact Study (TIS)</td>
<td>No TIS is required.</td>
</tr>
<tr>
<td>Analysis of Site Access and Transportation Information</td>
<td>Staff does not anticipate any negative transportation impacts from this request. The proposed right-in/right-out driveway onto Hanes Mall Boulevard will be closed once the adjacent site to the east is developed and connected to the subject property with a cross access easement.</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>
</table>
| Relevant Legacy Recommendations | • Promote land use patterns and transit-oriented design standards that support public transit, walking and bicycling and reduce the number and length of automobile trips.  
• Encourage compact, pedestrian-oriented neighborhoods that contain a mixture of residential and commercial buildings, public spaces and amenities, and offer a variety of transportation options. |
| Relevant Area Plan(s) | *Southwest Suburban Area Plan* (2008) |
| Area Plan Recommendations | • The *Southwest Suburban Area Plan* identifies the subject property as part of the Hanes Mall Retail/Residential Mixed-Use Area. This area is recommended for a mixture of retail and multifamily uses. The area currently consists primarily of big-box commercial development, strip centers and outparcel development. The plan recommends developing vacant sites and parking areas as vertically-oriented mixed-use buildings. Redevelopment here should incorporate pedestrian-scaled architectural detailing such as awnings and allow for visual connections between the inside and outside of buildings. |
| Addressing | There are no address number or street naming concerns. |
| 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 Conformity to Plans and Planning Issues | The *Southwest Suburban Area Plan* which recommends a mixture of retail and multifamily uses developed with pedestrian-scaled architectural detailing. The approved GB-S retail use site plan for the subject property was adopted prior to the adoption of said plan. It is generally consistent with the recommendations of said area plan. There is a sign condition attached to this request which was a part of the original approval. |
### 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-3106</td>
<td>GB-S Site Plan Amendment</td>
<td>City Council hearing on 7-18-11</td>
<td>600’ southeast</td>
<td>12.31</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2430</td>
<td>GB-S Site Plan Amendment</td>
<td>Approved 11-6-00</td>
<td>Current site</td>
<td>2.18</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage (Phase 1)</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>12,000</td>
<td>Central portion</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>25 spaces</td>
<td>43 spaces</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>NA</td>
<td>46.7%</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**

- (A) Legacy policies: Yes
- (B) Environmental Ord.: NA
- (C) Subdivision Regulations: NA

**Analysis of Site Plan Compliance with UDO Requirements**

This site was approved in 2000 for the use of Shopping Center. The subject request includes a specific list of proposed uses. However, the primary reason for the request is that because the site remains undeveloped the property has lost its vesting which expires two years after approval. There have been many significant amendments to the UDO and the City’s development standards since 2000 including stormwater requirements and tree planting and preservation standards.

The proposed site plan accommodates a 12,000 square foot single story commercial building with a potential 6,000 square foot future addition. The approved site plan is for a two story, 24,000 square foot building. 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 will permit new commercial development.</td>
<td>The site plan as submitted includes tree removal and grading within the NCDOT right-of-way.</td>
</tr>
<tr>
<td>The request is consistent with the <em>Southwest Suburban Area Plan</em> and <em>Legacy</em>.</td>
<td></td>
</tr>
<tr>
<td>The underlying GB-S District would remain in place.</td>
<td></td>
</tr>
<tr>
<td>Request will result in a reduction in trips per day.</td>
<td></td>
</tr>
</tbody>
</table>

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

**Note:** These conditions are based upon the previously approved site plan, W-2430. Some of these conditions may have already been addressed and complied with during development of the site. Revised conditions are shown in **bold italics with strike through or underline.**

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - *The existing drainage area in front of this property in the right-of-way of Hanes Mall Boulevard shall be protected from erosion problems from grading on this property. This drainage area shall be inspected by the Erosion Control Officer and any improvements or changes to that drainage basin recommended by the Erosion Control Officer shall be made.*
  - **a.** 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.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - **a.** All property located within one hundred (100) feet of the right-of-way of Interstate 40 shall meet the requirements of the TO Thoroughfare Overlay District in UDO Section 2-1.6(B). Sufficient documentation shall be provided to the Inspections Division that the site plan will meet these requirements.
  - **b.** Developer shall pay the City of Winston-Salem One Hundred Dollars ($100) per foot for a 36-foot wide driveway on Hanes Mall Boulevard. Total assessment is $3,600, payable to the City of Winston-Salem for the future widening of this road. This assessment fee is an adopted policy of the City of Winston-Salem and is only being applied to the frontage of this property which would have been issued a driveway permit by the NCDOT.
• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
  a. The driveway on Hanes Mall Boulevard shall be for right-in/right-out movements only and shall be constructed to the specifications of the Public Works Department of the City of Winston-Salem and to the specifications of the North Carolina Department of Transportation.
  b. Developer shall provide an access easement and construct at least one internal connector drive to the eastern property line. Developer shall allow access to this connector drive when the adjacent property is developed. That property will be required to tie into at least one connector drive as a condition of rezoning. The access drive to Hanes Mall Boulevard shall be closed to vehicular traffic within six months of the opening of the connector drive.

• OTHER REQUIREMENTS:
  a. Only one freestanding sign shall be permitted on this property. Said sign shall be a monument type with a maximum height of five (5) six (6) feet.
  b. The driveway on Hanes Mall Boulevard is only temporary until the adjacent property to the east is developed. At that time, the driveway on Hanes Mall Boulevard must be closed and access to this site shall be through the adjacent property. The adjacent shopping center site has a condition that requires a dedication of at least a twenty-five (25) foot wide private access easement through that property to Hanes Mall Boulevard. If the adjacent site is redesigned through the Site Plan Amendment process, access will still be required through that new design.

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.
MOTION: Clarence Lambe moved approval of the zoning map amendment and certified that the site plan meets all code requirements and recommends staff conditions.
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
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
Project Case Number: W-3107

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-3107 PROJECT TITLE: Mark & Catherine English
DATE: June 29, 2011
PROJECT DESCRIPTION: North side of Hanes Mall Boulevard along the eastern right-of-way I-40
NCDOT- Phone # - 336.703.6600 Email: jprhyne@ncdot.gov
"Acquire Driveway Permit. Provide wide driveway radius"
(per email from John Rhyne)

WSDOT- Phone # - 336.747.6872 Email: conniec@cityofws.org
"Label the driveway and the stub to the east as a cross access easement."
(per email from Connie Curtis)

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

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

Inspections (Zoning)- Phone # - 336.727.2626 Email: jeffv@cityofws.org
“Label size, type and spacing requirements for large variety trees and shrubs in the legend. Signage? - show location and size of freestanding sign, if any”
(per email from Jeff Vaughn)

Inspections (Erosion Control)- Phone # - 336.727.2388 Email: jeffk@cityofws.org
“Land Disturbing Permit reqd. Obtain encroachment agreements for work in ROW”
(per email from Jeff Kopf)
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
Project Case Number: W-3107

Stormwater Division- Phone # - 336.747.6961 Email: josephf@cityofws.org
“Stormwater Study Required”
(per email from Joe Fogarty)

Signature

Fire (City)- Phone # - 336.747.7359 Email: jone@cityofwsfire.org
“Proposed hydrant does not appear to be within 500 feet of most remote corner of building by the route the fire truck would travel as it laid hose into an incident. Note that Phase 2 Development could also negatively impact maximum distance between hydrant and most remote corner. If sprinkler system is required, FDC is required to be within 100 feet of public hydrant.”
(per email from Jon Canupp)

Signature

Utilities- Phone # - 336.747.7499 Email: courtneyd@cityofws.org
“Subject to Utilities plan review for permits and/or authorization to construct. SS outfall will need to be field verified. Public water will need to be extended along Hanes Mall”
(per email from Courtney Driver)

Signature

Sanitation- Phone # - 336.748.3080 Email: christc@cityofws.org

Signature

Planning- Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org
“We need to talk about how the 2nd phase is shown on the plan; freestanding sign location? Label sidewalk width; will HVAC equipment be visible from I-40?”
(per email from Aaron King)

Signature

Forsyth County Health Department - 336.703-3110 Email: rakescd@forsyth.cc

Signature

Vegetation Management -336.748.3020 Email: keithf@cityofws.org

Signature

Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org
“No address number or street naming concerns.”
(per email from Ben Stamey)

Signature
The proposed special use zoning map amendment from GB-S (General Business District-Shopping Center) to GB-S (General Business District) with its added conditions is consistent with the Legacy Comprehensive Plan, and the Southwest Suburban Area Plan and is reasonable and in the public interest because:

a. The request will permit new commercial development;

b. The underlying GB-S District will remain in place;

c. The request will result in a reduction in the number of trips per day; and

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