DOCKET #: W3114

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
MRB-S

PETITIONER:
Jemsite Development LLC
for property owned by Same

SCALE: 1" represents 400'

STAFF: King

GMA: 3

ACRES: 1.8

NEAREST BLDG: 75' north

MAP(S): 624830
September 21, 2011

Jemsite Development LLC
c/o Melvin Cline
P. O. Box 1000
Jefferson, NC 28640

RE: ZONING MAP AMENDMENT W-3114

Dear Mr. Cline:

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
Jonathan Parsons, 2613 Pinta Drive, Winston-Salem, NC 27105
Jeff Flattery, P. O. Box 1000, Jefferson, NC 28640
Ray Collins, 2990 Bethesda Place Suite 601-C, Winston-Salem, NC 27103
ACTION REQUEST FORM

DATE: September 21, 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 Jemsite Development LLC

SUMMARY OF INFORMATION:

Site plan amendment of Jemsite Development LLC for an MRB-S zoned site; property is located on the northwest corner of Peters Creek Parkway and Stafford Village Boulevard (Zoning Docket W-3114).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: WESLEY CURTIS, ARNOLD KING, PAUL MULLICAN,
    BRENDA SMITH, ALLAN YOUNGER
AGAINST: LYNNE MITCHELL
SITE PLAN ACTION: CONFORMS TO THE REQUIREMENTS OF THE UDO
CITY ORDINANCE - SPECIAL USE

Site Plan Amendment of Jemsite Development LLC,
Docket W-3114

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 MRB-S - Site Plan Amendment and described as follows:

PIN #6823-72-0244

Section 2. This Ordinance is adopted after approval of the site plan entitled Jemsite
Development LLC and identified as Attachment "A" of the Special Use District Permit issued by
the City Council the ______ day of __________________, to Jemsite Development LLC.

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 Jemsite Development LLC. 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 Jemsite Development LLC, (Zoning Docket W-3114). 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 MRB-S, approved by the Winston-Salem City Council the _____ day of ______________________, 20___" and signed, provided the property is developed in accordance with requirements of the MRB-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 ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain approval for all retaining walls from the Inspections Division.

• **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  a. Any retaining walls shall be earth tone in color or shall match the color of the primary building as approved by Planning staff.
  b. Developer shall dedicate right-of-way along Stafford Village Boulevard to the back of existing sidewalk. Right-of-way dedication shall be approved by WSDOT.
  c. Proposed building shall be constructed in substantial conformance with building elevations labeled Exhibit A, as verified by Planning staff.

• **PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**
  a. Developer shall install an enhanced streetyard, as approved by Planning staff.
  b. Developer shall submit a lighting plan which demonstrates compliance with B.3-12.1 of the UDO.

• **OTHER REQUIREMENTS:**
  a. Signage shall be limited to one (1) freestanding, six (6) foot high monument sign with a thirty-six (36) square foot sign area. Signs with electronic changeable (LED) copy areas shall be prohibited.
b. Landscape materials shall be consistent with that shown on sheet LS 01, Landscape Plan, of the approved site plan.

c. Developer shall submit an updated overall site plan to the Planning Department, reflecting newly approved outparcels.

d. Developer shall agree to restrict the subject property to a story and a half building with ground floor office and/or retail, with flexibility allowed for the front/side street setbacks, parking, etc per the MRB-S District standards. Specifically:

(1) The outparcel building will include a functional story and a half;

(2) The design of the outparcel building will incorporate materials, colors, and architectural features that match or complement the Lowes building;

(3) The outparcel building will be sited so that only one drive aisle will be located between the building and any public street;

(4) The front yard setback may be reduced as stipulated on the MRB-S zoning ordinance; and,

(5) The required parking on the outparcel may be reduced per the MRB-S zoning ordinance.
## CITY-COUNTY PLANNING BOARD

### STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3114</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Aaron King</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Jemsite Development LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN # 6823-72-0244</td>
</tr>
<tr>
<td>Address</td>
<td>3389 Sides Branch Road</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Site plan amendment</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting a site plan amendment for a MRB-S zoned site in order to modify existing conditions of approval.</td>
</tr>
<tr>
<td>Neighborhood Contact/Meeting</td>
<td>No neighborhood meeting was held.</td>
</tr>
</tbody>
</table>

### ZONING DISTRICT PURPOSE STATEMENT

The purpose of the MRB-S District is to ensure that major retail projects are adequately analyzed through site plan review and supplemental criteria in order to determine their compatibility with the surrounding community. This district is characterized by large sized destination shopping in a single structure, or as part of a large shopping center. The potential individual and cumulative impact upon the community as a result of the large-scale retail development shall receive a comprehensive review under the established criteria. The establishment of a Major Retail and Business District does not establish justification for future large-scale retail zoning in the area. Therefore the community's natural, physical, economic and fiscal resources, and their adequacy to accommodate the impact of such developments, both individually and cumulatively shall be fully evaluated. This District is intended for application in GMAs 1, 2 and 3, and within a designated Metro Activity Center, and shall be applied as a Special Use District.

### GENERAL SITE INFORMATION

| Location | Northwest corner of Peters Creek Parkway and Stafford Village Boulevard |
| Jurisdiction | City of Winston-Salem |
| Ward(s) | South |
| Site Acreage | ± 1.80 acres |
| Current Land Use | Undeveloped land |
| Surrounding Property Zoning and Use | Direction | Zoning District | Use |
| North | MRB-S | Hardees |
| East | IP-S | Pinedale Church |
| South | MRB-S | Multi-tenant retail building |
| West | MRB-S | Undeveloped land |

### Physical Characteristics

The subject property has been graded and is suitable for the proposed improvements.
<table>
<thead>
<tr>
<th>Proximity to Water and Sewer</th>
<th>The site has access to public water and sewer.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater/Drainage</td>
<td>The stormwater pond installed with the construction of Lowes was designed to accommodate stormwater runoff from this site, along with the other outparcels.</td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not located within a water supply watershed.</td>
</tr>
<tr>
<td>Analysis of General Site Information</td>
<td>The site has been graded and utilities are present. The subject property appears suitable for the proposed development.</td>
</tr>
</tbody>
</table>

### 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>Peters Creek Parkway</td>
<td>Major Thoroughfare</td>
<td>235'</td>
<td>26,000</td>
<td>30,100</td>
</tr>
<tr>
<td>Stafford Village Boulevard</td>
<td>Major Thoroughfare</td>
<td>318'</td>
<td>NA</td>
<td>18,000</td>
</tr>
<tr>
<td>Sides Branch Road</td>
<td>Local Road</td>
<td>253'</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**: The proposed site plan depicts one full-access point onto Sides Branch Road.

**Trip Generation - Existing/Proposed**

\[
\text{Trip Generation - Current Request} = \frac{6,658 \text{ sf} \times 1,000 \times 246.49}{\text{Drive-In Bank Trip Rate}} = 1,641 \text{ Trips per Day}
\]

**Sidewalks**: Sidewalks currently exist along all three street frontages.

**Transit**: Route 13 runs along Peters Creek Parkway.

**Traffic Impact Study (TIS)**: A TIS was submitted with the initial MRB-S rezoning in 2006.

**Analysis of Site Access and Transportation Information**: The subject request is estimated to generate approximately 1,641 trips per day. When the original rezoning was approved for the entire MRB-S development, a TIS was submitted and reviewed by WSDOT and NCDOT. The improvements recommended by the TIS have been installed. Staff does not anticipate any negative transportation impacts from this request.

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy GMA**: GMA 3 (Suburban Neighborhoods)

**Relevant Legacy Recommendations**

- Concentrate the highest densities and mixed use development in the Municipal Services Area at Metro Activity Centers, along Urban Boulevards and in City/Town Centers.
- 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.

**Relevant Area Plan(s)**: *South Suburban Area Plan – Adopted 2011*
Area Plan Recommendations

- The site is located in the Peters Creek Metro Activity Center intended to serve the South Suburban Planning Area. New development in the Activity Center should include a mixture of uses, have a pedestrian-oriented form of development with parking to the side and rear of buildings and be linked to each other and the surrounding area with pedestrian and vehicular connections. These policies and guidelines were implemented with the commercial development on the Walmart outparcel immediately to the south of the subject site.

Addressing

This building will be assigned a Sides Creek Rd address.

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

Between 2005 and 2006, the Lowes and Walmart developments were approved under the (then) recently adopted MRB-S standards. Staff supported both requests because they provided a strong retail component in the Peters Creek Parkway Metro Activity Center (MAC). While reviewing the request for the Walmart development, staff worked with the developer to ensure that the outparcel buildings located at the intersection of Peters Creek Parkway and Stafford Village Boulevard would have a functional second story and a pedestrian-oriented design that brought the buildings closer to the street and minimized the impact of drive-throughs. Ultimately a two-story building was approved and constructed.

When the Lowes development was submitted, staff worked with the developer to mirror the two-story building that was built on the Walmart site. Staff’s intent was to have similar vertical elements at the entrance to the MAC in order to create a sense of place. The developer for Lowes agreed to conditions that essentially required the subject property to have a two-story building that would be pulled up to the corner. After Lowes was constructed the developer submitted a site plan to staff for the subject property that adhered to all of the design related conditions of approval.

One of the conditions of approval specific to this outparcel stated that “The outparcel building will be sited so that it will be placed towards the southeast corner of the outparcel, with no parking or drive aisles between the building and the street.” The site plan submitted with this most recent request depicts a bank with drive-through service located in the southeast portion of the site with a drive aisle located between the building and adjacent streets. A second condition of approval for the subject property stated that “The outparcel building will include two functional stories.”
The building elevations submitted with this current request depict a building that is a story and a half, rather than two functional stories. The site plan does not comply with the aforementioned conditions of approval, hence the request for a site plan amendment.

With respect to the first condition limiting parking and drive aisles between the building and the street, staff is comfortable with the proposed design that has only a drive aisle for circulation purposes around the south and west sides of the building. Staff is supportive of this, provided that an enhanced streetyard is provided. With respect to a functional second story, staff has indicated to the petitioner that it could reluctantly support a proposed building footprint that is more of a story and a half, rather than a fully functional two-story building. However, staff strongly recommends that there be some usable space and significant clear glass on the upper floor on part of the building which faces Peters Creek Parkway. If the upper floor were designed as a conference room or break room with clear glass, it would provide the complementary vertical element at the gateway to the MAC that exists across the street to the south.

Staff believes that this is a reasonable expectation, as there are other examples of suburban bank branch locations with second stories even in Winston-Salem.

### 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-2844</td>
<td>RS9 to MRB-S</td>
<td>Approved 7/3/16</td>
<td>Includes the subject property</td>
<td>36.91</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>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6,658 sf</td>
<td>Southeast corner</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Height Maximum</td>
<td>Proposed</td>
<td>60'</td>
<td>36'6&quot;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Impervious Coverage Max</td>
<td>Proposed</td>
<td>85%</td>
<td>67.4%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>UDO Sections Relevant to Subject Request</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Section 2-1.3(L) MRB-S District</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Section 3-12 Large Scale Retail Developments (W)</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
### Complies with
Chapter B, Article VII, Section 7-5.3

<table>
<thead>
<tr>
<th>Legacy policies:</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environmental Ord.</td>
<td>Yes</td>
</tr>
<tr>
<td>Subdivision Regulations</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Analysis of Site Plan Compliance with UDO Requirements
The site plan has to demonstrate compliance with the MRB-S district requirements, large scale retail requirements, conditions of the original rezoning, and minimum UDO requirements. Staff has provided the petitioner with a list of outstanding issues. A revised site plan demonstrating compliance is anticipated prior to the Planning Board meeting.

<table>
<thead>
<tr>
<th>Issue</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide clear glass/usable area on upper floor</td>
<td>Awaiting revised site plan</td>
</tr>
</tbody>
</table>

### Remaining Site Plan Issues

### 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 allow continued development of the MAC.</td>
<td>The request does not provide the type of urban building placement and massing that was envisioned for this outparcel.</td>
</tr>
<tr>
<td>Building is located on the southeast portion of the site.</td>
<td>The request does not provide the complimentary “bookend” to what was built on the south side of Stafford Village Boulevard.</td>
</tr>
<tr>
<td></td>
<td>The site plan provides 27 more parking spaces than what is required by the UDO.</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 Issuance of Grading Permits:**
  a. Developer shall obtain approval for all retaining walls from the Inspections Division.

- **Prior to Issuance of Building Permits:**
  a. Any retaining walls shall be earth tone in color or shall match the color of the primary building as approved by Planning staff.
  b. Developer shall dedicate right-of-way along Stafford Village Boulevard to the back of existing sidewalk. Right-of-way dedication shall be approved by WSDOT.
  c. Proposed building shall be constructed in substantial conformance with building elevations labeled Exhibit A, as verified by Planning staff.

- **Prior to Issuance of Occupancy Permits:**
  a. Developer shall install an enhanced streetscape, as approved by Planning staff.
  b. Developer shall submit a lighting plan which demonstrates compliance with B.3-12.1 of the UDO.
• OTHER REQUIREMENTS:
  a. Signage shall be limited to one (1) freestanding, six (6) foot high monument sign with a thirty-six (36) square foot sign area. Signs with electronic changeable (LED) copy areas shall be prohibited.
  b. Landscape materials shall be consistent with that shown on sheet LS 01, Landscape Plan, of the approved site plan.
  c. Developer shall submit an updated overall site plan to the Planning Department, reflecting newly approved outparcels.
  d. Developer shall agree to restrict the subject property to a multi-storied story and a half building with ground floor office and/or retail, and retail, office and/or residential units on the upper floor(s) with flexibility allowed for the front/side street setbacks, parking, etc per the MRB-S District standards. Specifically:
     (1) The outparcel building will include two functional stories a functional story and a half;
     (2) The design of the outparcel building will incorporate materials, colors, and architectural features that match or complement the Lowes building;
     (3) The outparcel building will be sited so that only one drive aisle will be located between the building and any public street it will be placed towards the southeast corner of the outparcel, with no parking or drive aisles between the building and the street;
     (4) The front yard setback may be reduced as stipulated on the MRB-S zoning ordinance; and,
     (5) The required parking on the outparcel may be reduced per the MRB-S zoning ordinance.

STAFF RECOMMENDATION: APPROVAL, if an adequate second floor treatment is provided

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.
Aaron King presented the staff report.

PUBLIC HEARING

FOR:

Melvin Cline, P. O. Box 1000, Jefferson, NC 28640 or 1608 US Highway 221 North, Jefferson, NC 28640

- Jemsite is the owner of the six sites at the front.
- Over the past several years we have diligently pursued marketing this space and been unsuccessful.
- There isn't a lot of second story office use above retail. In fact the building across the street has several spaces vacant and only one space is occupied.
- We're excited about bringing State Employees Credit Union (SECU) to this site. They are recognized and established credit union in this area. We hope to use them to springboard this development into a true mixed use development and help to soften that gateway as you come in to the big boxes of Lowes and WalMart.
- We feel they help diversify the build-out of the development and are consistent with the intention of the Metro Activity Center. They are pedestrian friendly and inviting places.
- The proposed design has a second story. It's function is to house HVAC equipment and provide extra storage space for the credit union.
- SECU has committed to meeting all the site and building design criteria set forth in the UDO within the MRB zoning.
- Again the second story is functional.
- The glass you see on the second story will be clear. There will be a window well behind that which gives the appearance of a second story. We feel that meets the intent of the functional second story requirement and the special use permit.

Jonathan Parsons, 2613 Pinta Drive, Winston-Salem, NC 27105

- The building design is a prototype developed by and for SECU so it's hard to change the design.
- The roof is 45' height which is higher than the typical two story building. We do drop-downs on the top to break up the massing.
• This is pedestrian-friendly.
• We've made a lot of adjustments within the prototype we had to work with in an attempt to meet these standards.

AGAINST: None

WORK SESSION

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

1. Lynne Mitchell: What is the height of the faux second story as compared to the height of a real second story?

2. Requesting a functional second story is more a matter of people actually using the second floor - as for a conference room or break room.

3. Ideally staff would like to see what was built on the south side, but we're trying to work with them and their definition of functional.

4. Arnold King: Aren't we getting away from land use here where we're talking about use? We've got a building that's 45 feet tall and I'm uncomfortable dictating what goes on inside the building.

5. Aaron King: When both of these developments came in, they understood the intent was to frame the gateway. Burger King probably didn't want to build to these requirements, but they did because that was part of being at the gateway here. To go back here and say that someone else didn't have to meet those same requirements isn't fair. Staff has been promoting these Metro Activity Centers for a long time and this is a very important intersection. This is the first Metro Activity Center which has been built from the ground up and this is a very significant corner.

6. Aaron King: Functionally this probably wouldn't look too different from their other locations in that you still have parking in the front, circulation around the building, drive-throughs on the side. Configuration of the lot is still basically the same.

7. Paul Mullican: It's a two-story building. You can't tell what's on that floor. It could be HVAC equipment or an office.

8. The original language said it should have two functional stories. Wesley Curtis: If that's what the original language said and we approved it on that, then that's what we were looking at when we approved it. Staff is trying to adhere to the guidelines we set up when we approved this development. In the future we need to be more specific in our conditions. For instance we should have said "functional office space" or "heated square footage" rather than just "functional".
9. Wesley Curtis: I think with mixed use we are trying to get a variety of uses but also trying to make it look like a variety of uses. This looks like a functional second floor.

10. The only reason staff is getting into discussion about this condition is that it was an original condition of development for this important site. If the petitioner could increase the mass of the glass on this side against Peter's Creek, that would help.

11. Brenda Smith: What's throwing me off is the proportion of the roof. It looks like as much glass above the bottom of the roof line as below it. Do we just have an extra-tall roof that makes it look like it's not there? Mr. Parsons responded that there is a taller peaked roof even along the middle and the glass there is proportionate to the glass below. There's probably around eight feet of glass there. Whatever there is on the bottom we've picked up for symmetry.

12. Lynne Mitchell: How hard would it be to change it to make it look like really two stories? What is proposed is pushing it as far as we can without a lot of cost to the credit union.

13. Wesley Curtis: I certainly agree with staff, but for me adding a bit more glass to it doesn't make it or break it. Mr. Parsons indicated that they would look at it and do what they could.

14. Lynne Mitchell: This is a major intersection. This is a defining moment for what's setting the tone for the future. It's hard to know what to do because the building will be here for 25-30 years. This is a big decision. If it's just a few more feet of glass to give what will really help our community in the long run, that's what I struggle with. I struggle with the trade-off.

15. Brenda Smith: I vision standing at the front of the one in Clemmons which I'm familiar with and doubling the amount of that, it moves it up. That's why I don't have a problem with the glass the way that it is.

16. Paul Mullican: What we're doing here is all opinionated. If we try to do what staff is looking for here.

17. Paul Norby: I want to clarify the role of staff is to make our best professional recommendations to you. What we're trying to reflect on is that you don't have Metro Activity Centers everywhere. From our thought this entryway was very important to defining what was going on there. Ultimately it is a judgment call. We've tried to make this as consistent as possible. We've tried to make every compromise we can while still maintaining the spirit of the idea. Ultimately it is a judgment call of this board and the City Council. This particular use is a wonderful use to have on this site. There's no question at all about the use, just about setting the template for how we hope this Metro Activity Center develops.
18. Paul Mullican: I want to thank the staff because they're the ones that have to interpret this and portray it to the petitioner and to us.

MOTION: Wesley Curtis moved approval of the site plan amendment.
SECOND: Allan Younger
VOTE:
   FOR: Wesley Curtis, Arnold King, Paul Mullican, Brenda Smith, Allan Younger
   AGAINST: Lynne Mitchell
   EXCUSED: None

A. Paul Norby, FAICP
Director of Planning
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
Project Case Number: W-3114

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: State Employee's Credit Union  PROJECT TITLE: W-3114
DATE: August 24, 2011

PROJECT DESCRIPTION: Northwest corner of Peters Creek Parkway and Stafford Village Boulevard

NCDOT- Phone # - 336.703.6600 Email: jprhyne@ncdot.gov
"Internal, No Comment"
(per email from Steven Jones)

WSDOT- Phone # - 336.747.6872 Email: conniec@cityofws.org
"Connect sidewalk to adjacent Hardee's property. Connect sidewalk to public sidewalk along Stafford Village BLVD."
(per email from Connie Curtis)

City Engineer- Phone # - 336.747.6846 Email: albertcg@cityofws.org
"No Comments"
(per email from Robert Prestwood)

City Streets Division- Phone # - 336.734.1550 Email: robbys@cityofws.org
"Dedicate appropriate amount of R/W to include sidewalk along Stafford Village Blvd. Sidewalk and part of street is currently shown on private property."
(per email from Robby Stone)

Inspections (Zoning)- Phone # - 336.727.2626 Email: jeffv@cityofws.org
"Submit building design meeting MRB-S standards. Demonstrate why more parking is provided than required. Label driveway width of drive around building @ narrowest point. Label length of angled parking. Move streetyard off of sidewalk. Only 15% of streetyard may be impervious surface."
(per email from Jeff Vaughn)

Inspections (Erosion Control)- Phone # - 336.727.2388 Email: jeffk@cityofws.org
"Land Disturbing Permit req’d. Stormwater approval req’d. Show exposed height of retaining walls on plans."
(per email from Jeff Kopf)
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
Project Case Number: W-3114

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

Fire (City)- Phone # - 336.747.7359 Email: jonc@cityofwsfire.org
"1. Hydrant required within 500' of most remote corner of building as measured by the way in which hose would come off the back of the firetruck as it drives in from the hydrant location."
(per email from Jon Canupp)

Utilities- Phone # - 336.747.7499 Email: courtneyd@cityofws.org
"Subject to Utilities plan review for permits and/or authorization to construct"
(per email from Courtney Driver)

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

Planning- Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org
"See separate handout."
(per email from Aaron King)

Vegetation Management -336.748.3020 Email: keithf@cityofws.org

Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org
"This building will be assigned a Sides Creek Rd address."
(per email from Ben Stamey)
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3114
(JESMITE DEVELOPMENT LLC)

The proposed site plan amendment for a MRB-S zoned site in order to modify existing conditions of approval, with its added conditions, is consistent with the *Legacy Comprehensive Plan*, and the *South Suburban Area Plan* and is reasonable and in the public interest because:

1. The request will allow continued development of the Metro Activity Center ("MAC"); and

2. The subject property appears suitable for the proposed development.