DOCKET #: W3089

PROPOSED ZONING:
GB-S

EXISTING ZONING:
PB-S

PETITIONER:
SBBH Investments LLC for property owned by Same

SCALE: 1" represents 300'

STAFF: King

GMA: 3

ACRES: 1.9

NEAREST BLDG: 30' north

MAP(S): 600850
January 26, 2011

SBBH Investments, LLC
c/o Scott C. Bortz, Manager
200 Providence Road, Suite 106
Charlotte, NC 28207

RE: ZONING MAP AMENDMENT W-3089

Dear Mr. Bortz:

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,

[Signature]
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: January 26, 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 Petition of SBBH Investments LLC

SUMMARY OF INFORMATION:

Zoning map amendment of SBBH Investments LLC from PB-S (Tract 1 - Shopping Center, Tract 2 - Shopping Center, and Residential Building, Townhouse) 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 (with drive-through service); Restaurant (without 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; 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; 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; Correctional Institution; Dirt Storage; 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; Shelter for Homeless; Stadium, Coliseum, or Exhibition Building; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking Commercial]: property is located on the northeast corner of Country Club Road and Vinegar Hill Road (Zoning Docket W-3089).

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 SBBH Investments LLC, Docket W-3089

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 PB-S (Tract 1 -
Shopping Center. Tract 2 - Shopping Center; and Residential Building, Townhouse) 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 (with-drive
through service); Restaurant (without 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; 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; 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; Correctional Institution; Dirt Storage; 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; Shelter for Homeless; Stadium, Coliseum, or Exhibition Building; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking Commercial] the zoning classification of the following described property:

PIN #s 6805-22-6313 and 7332

Section 2. This Ordinance is adopted after approval of the site plan entitled New Bridge-Harper Hill Commons and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of ____________________, 20__, to SBBH Investments, 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 New Bridge-Harper Hill Commons. 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 SBBH Investments, LLC, (Zoning Docket W-3089). 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 (with drive-through service); Restaurant (without 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; 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; 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; Correctional Institution; Dirt Storage; 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; Shelter for Homeless; Stadium, Coliseum, or Exhibition Building; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking Commercial], 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 ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. Required improvements include:
     * Installation of sidewalk along the site’s frontage on Country Club Road.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  a. As volunteered by the developer, the proposed building shall have similar design and materials as the Harper Hill Commons shopping center as verified by Planning Staff.

- **PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**
  a. All required improvements of the City of Winston-Salem driveway permit shall be completed.
  b. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.

- **OTHER REQUIREMENTS:**
  a. Freestanding signage shall be limited to one (1) six (6) foot high monument sign with a copy area of thirty-six (36) square feet.
## CITY-COUNTY PLANNING BOARD
### STAFF REPORT

<table>
<thead>
<tr>
<th>PETITION INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Docket #</strong></td>
</tr>
<tr>
<td><strong>Staff</strong></td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
</tr>
<tr>
<td><strong>Proposal</strong></td>
</tr>
<tr>
<td><strong>Neighborhood Contact/Meeting</strong></td>
</tr>
<tr>
<td>Zoning District Purpose Statement</td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</td>
</tr>
</tbody>
</table>

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Northeast corner of Country Club Road and Vinegar Hill Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>West</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 1.9 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Undeveloped land</td>
</tr>
<tr>
<td>Surrounding Property Zoning and Use</td>
<td>Direction</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>North</td>
<td>RM-18</td>
</tr>
<tr>
<td>East</td>
<td>RM-18</td>
</tr>
<tr>
<td>South</td>
<td>HB &amp; PB-S</td>
</tr>
<tr>
<td>West</td>
<td>RM-18 &amp; PB-S</td>
</tr>
<tr>
<td>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</td>
<td>(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 included with this request are consistent with the previously approved PB-S uses.</td>
</tr>
<tr>
<td>Physical Characteristics</td>
<td>The site has already been cleared and graded. The site is relatively flat with a gentle slope downward toward Country Club Road.</td>
</tr>
<tr>
<td>Proximity to Water and Sewer</td>
<td>The site has access to public water and sewer.</td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>No known issues. A stormwater study has been approved for the entire Harper Hill Commons development, including the subject property.</td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The subject property is not located within a water supply watershed.</td>
</tr>
<tr>
<td>Analysis of General Site Information</td>
<td>The site 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>Country Club Road</td>
<td>Major Thoroughfare</td>
<td>168 feet</td>
<td>18,000</td>
<td>18,500</td>
</tr>
<tr>
<td>Vinegar Hill Road</td>
<td>Local Road</td>
<td>228 feet</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Proposed Access Point(s)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The site plan proposes one full-access point onto Vinegar Hill Road.

### Trip Generation - Existing/Proposed

- **Existing Zoning:** PB-S
- The existing site plan depicts a 13,650sf drug store.
  - $13,650/1,000 \times 88.16$ (Drugstore w/Drive-Through Window) = 1,203 trips per day

- **Proposed Zoning:** GB-S
- The TIS submitted with this request estimates 544 trips per day.

### Sidewalks

Sidewalk exists along Vinegar Hill Road and will be required along Country Club Road.

### Transit

Route 12 runs along Country Club Road.

### Traffic Impact Study (TIS)

A TIS for this request was submitted and reviewed by WSDOT.

### Analysis of Site Access and Transportation Information

The previously approved site plan included access points onto Country Club Road and Vinegar Hill Road. The current request would only have one access point onto Vinegar Hill Road. This request also represents an estimated decrease in trip generation. The drugstore that was previously approved would generate approximately 659 more trips per day than this request. The applicant will be required to install sidewalk along the site’s frontage on Country Club Road.

## CONFORMITY TO PLANS AND PLANNING ISSUES

### Legacy GMA

GMA 3 (Suburban Neighborhoods)

### Relevant Legacy Recommendations

- 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.

### Relevant Area Plan(s)

- **Country Club/Jonestown Area Plan (1985)** The site is also located in the West Suburban Area Plan, which is currently underway.

### Area Plan Recommendations

- The **Country Club/Jonestown Plan** recommends the subject property for intermediate density residential development. However, this site was recently approved for commercial development as part of the Harper Hill Commons mixed-use development. Planning staff, the Planning Board, and City Council supported this change.
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 site is currently zoned PB-S for a drugstore. Given the two existing drugstores in the immediate area, the proposed use for this site is now a bank with drive-through.

Since the existing drugstore plan was approved in 2002, setback requirements in the PB district have been revised. The UDO requires that buildings on corner lots in the PB district must be placed within fifteen (15) feet of either road frontage. After further engineering work was done on the subject property, it was determined that the building could not meet this requirement. The resultant issue with meeting setback requirements along with the change from a drugstore to a bank have led to this GB-S rezoning request.

Staff believes that the current request is reasonable and is consistent with the intent of the Harper Hill Commons shopping center development. The proposed site plan locates the parking to the side and rear of the building. Drive-through lanes are also located to the rear of the building. Staff has recommended that the petitioner explore whether the building can be pulled closer to Country Club Road in order to retain as much urban form as possible.

<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-2530</td>
<td>RS-9 and RM-18 to PB-S</td>
<td>Approved 3/25/02</td>
<td>Includes subject property</td>
<td>17.63</td>
<td>Approval, Approval</td>
</tr>
</tbody>
</table>

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Site Plan Compliance with UDO Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Square Footage</td>
<td>Placement on Site</td>
</tr>
<tr>
<td>3,675 sf</td>
<td>Southern portion of site, approximately 60 feet north of the Country Club Road right-of-way</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 spaces</td>
<td>26 spaces</td>
<td>Angled parking along the sides of the building with head-in parking in the rear of the site.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>60'/unlimited</td>
<td>1-story</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
<td>36.96%</td>
<td></td>
</tr>
<tr>
<td>UDO Sections Relevant to Subject Request</td>
<td>• Section 2-1.3(J) GB District</td>
<td></td>
</tr>
<tr>
<td>Complies with Chapter B, Article VII, Section 7-5.3</td>
<td>(A) Legacy policies: Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(B) Environmental Ord. Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(C) Subdivision Regulations NA</td>
<td></td>
</tr>
<tr>
<td>Analysis of Site Plan Compliance with UDO Requirements</td>
<td>The site plan as submitted meets UDO requirements. Staff has recommended pulling the building closer (15-20') to Country Club Road. Conditions regarding sign size and building appearance have been included in this request because they were part of the original rezoning request (W-2530).</td>
<td></td>
</tr>
</tbody>
</table>

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

| Positive Aspects of Proposal | Negative Aspects of Proposal |
| The request is in keeping with the intent of the original Harper Hill Commons rezoning. | The subject request does not provide the same level of urban building placement as seen on the south side of Country Club Road. |
| The request is consistent with the recommendations of *Legacy*. | Estimated trip generation should be decreased by +/-650 trips per day. |
| The site is already zoned PB-S. | |

**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 a driveway permit from City of Winston-Salem Public Works Department. Required improvements include:
     • Installation of sidewalk along the site’s frontage on Country Club Road.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  a. As volunteered by the developer, the proposed building shall have similar design and materials as the Harper Hill Commons shopping center as verified by Planning Staff.

- **PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**
  a. All required improvements of the City of Winston-Salem driveway permit shall be completed.
  b. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
• OTHER REQUIREMENTS:
  a. Freestanding signage shall be limited to one (1) six (6) foot high monument sign with a 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.
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: Wesley Curtis
FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger
AGAINST: None
EXCUSED: None

[Signature]
A. Paul Norby, FAICP
Director of Planning
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.

PROJECT CASE NUMBER: W-3089  PROJECT TITLE: New Bridge- Harper Hill Commons

PROJECT DESCRIPTION: Northeast corner of Country Club Road and Vinegar Hill Road

NCDOT- Phone # - 336.703.6600 Email: wtturner@ncdot.gov
"No access to Country Club; any utility work within Country Club ROW needs encroachment"
(per email from Jeff Turner)

WSDOT- Phone # - 336.747.6872 Email: conniec@cityofws.org
"Provide public sidewalk along Country Club Road to property line. WSTA bus route 12 runs along Country Club and Vinegar Hill."
(per email from Connie Curtis)

City Engineer- Phone # - 336.747.6846 Email: albertcg@cityofws.org
"Driveway permit req'd with concrete apron over 6" ABC."
(per email from Al Gaskill)

City Streets Division- Phone # - 336.734.1550 Email: robbyw@cityofws.org
"Repair any damages that occur to the sidewalk, curb, and asphalt along Vinegar Hill Road."
(per email from Robby Stone)

Inspections (Zoning)- Phone # - 336.727.2626 Email: jeffv@cityofws.org
"Correct Proposed Uses to current UDO terminology. UDO 205 and UDO 217. Include drive-thru stacking spaces in with parking provided. Show 10'X70' sight distance easement onto Vinegar Hill Rd. On a cut slope, cannot grade closer than 10' to the property line where a bufferyard is required. Call Fred Holbrook @ 336-747-7427 reference 600 sq.ft. tree islands."
(per email from Jeff Vaughn)

Inspections (Erosion Control)- Phone # - 336.727.2388 Email: jeffk@cityofws.org
"Land Disturbing Permit req'd. City Stormwater approval req'd."
(per email from Jeff Kopf)
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Stormwater Division- Phone # - 336.747.6961 Email: josephf@cityofws.org

Fire (City)- Phone # - 336.747.7359 Email: jone@cityofwsfire.org
"No comments."
(per email from Jon Canup)

Utilities- Phone # - 336.747.7499 Email: billis@cityofws.org
"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. 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 fees or rates, and record drawings. Existing water and/or sewer connections may require evaluation for serviceability and/or termination at the main."
(per email from Bill Shookman)

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

Planning- Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org
"Clean up proposed uses on plan; sidewalk on Country Club; lateral connection to building? Existing sign condition will be carried forward; compliance with existing elevation condition will need to be demonstrated; staff recommends pulling building closer to Country Club."
(per email from Aaron King)

Vegetation Management -336.748.3020 Email: keithf@cityofws.org

Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org
"No address number or street naming concerns."
(per email from Ben Stamey)
The proposed special use zoning map amendment from PB-S (Pedestrian Business District - Special Use Zoning) to GB-S (General Business District - Special Use Zoning) with its added conditions is consistent with the Legacy Comprehensive Plan, the Country Club/Jonestown Area Plan (1985) and is reasonable and in the public interest because:

1. The site has no apparent constraints and it appears suitable for development;

2. The proposed uses included within this request are consistent with the previously approved PB-S uses;

3. The request is in keeping with the intent of the original Harper Hill Commons; and

4. The estimated trip generation should be decreased.