



DOCKET #: W2861

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
NSB-S (Shopping Center)

PETITIONER:
First Community Bank,
National Association
for property owned by
Same

SCALE: 1" represents 400'

STAFF: King

GMA: 3

ACRE(S): 1.04

MAP(S): 624822



May 24, 2006

First Community Bank
c/o Rick Cole, VP
300 Sunset Drive
Johnson City, TN 37604

RE: SITE PLAN AMENDMENT W-2861

Dear Mr. Cole:

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
Scott Miller, 140 Club Oaks Court, Suite B, Winston-Salem, NC 27104
William Cowperthwait, 511 Shepherd Street, Suite 101D, Winston-Salem, NC 27103

ACTION REQUEST FORM

DATE: May 24, 2006
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 First Community Bank, National Association

SUMMARY OF INFORMATION:

Site Plan Amendment of First Community Bank, National Association in a NSB-S (Shopping Center) Zoning District: property is located on the southwest corner of Peters Creek Parkway and Olivers Crossing Drive (Zoning Docket W-2861).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: JERRY CLARK, WESLEY CURTIS, ARNOLD KING,
CLARENCE LAMBE, PAUL MULLICAN, BRENDA SMITH
AGAINST: ARTHUR KING, LYNNE MITCHELL
SITE PLAN ACTION: CONFORMS

CITY ORDINANCE - SPECIAL USE

Site Plan Amendment of First Community Bank, National Association, Docket W-2861

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 NSB-S (Shopping Center - Site Plan Amendment) and described as follows:

Tax Block 3871C, Tax Lot 1C

Section 2. This Ordinance is adopted after approval of the site plan entitled First Community Bank, NA/Shops at Oliver's Crossing and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, to First Community Bank, National Association.

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 First Community Bank, NA/Shops at Oliver's Crossing. 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 First Community Bank, National Association, (Zoning Docket W-2861). 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 NSB-S (Shopping Center - 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 NSB-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.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall install a three foot high earthen berm along Peters Creek Parkway.
 - b. Developer shall install sidewalks along the western boundary of the subject property to the specifications of the City of Winston-Salem Public Works Department.
- **OTHER REQUIREMENTS:**
 - a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet and a maximum copy area of thirty-six feet.

**CITY-COUNTY PLANNING BOARD STAFF
STAFF REPORT FOR: Docket # W-2861
May 11, 2006**

PETITION INFORMATION			
Docket #	W-2861		
Staff	Aaron King		
Petitioner(s)	First Community Bank, National Association		
Owner(s)	Same		
Subject Property	Tax Lot 1C, Tax Block 3871C		
Type of Request	Site plan amendment to revise the parking layout and building location.		
Proposal	The petitioner is requesting a site plan amendment to a previously approved NSB-S site plan to revise the parking layout and building location.		
Zoning District Purpose Statement	The NSB District is intended to provide for the development of integrated, self-contained shopping and service centers designed to meet the daily retail and service needs of residents in the surrounding area. The district is designed to be compatible with adjacent residential areas by limiting uses and access drives, and by providing substantial setbacks and landscape buffers. The district is intended for application on sites with good road access in Growth Management Areas 1, 2, and 3 and activity centers. Development in Growth Management Area 4 should be considered only where there is a demonstrated need for retail and service uses. The establishment of a neighborhood shopping center district does not establish justification for future commercial zoning in the area.		
GENERAL SITE INFORMATION			
Location	Southwest corner of Peters Creek Parkway and Olivers Crossing Drive		
Jurisdiction	City of Winston-Salem		
Ward(s)	South		
Site Acreage	Approximately ± 1.04 acres		
Current Land Use	Undeveloped land		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RM-8-S	Townhouse units
	East	NSB-S	Undeveloped land; Peters Creek Parkway
	South	NSB-S	Shopping center
	West	NSB-S	Shopping center
Physical Characteristics	The subject property has been graded covered with grass.		
Proximity to Water and Sewer	The subject property has access to public water and public sanitary sewer.		
Stormwater/ Drainage	No known issues		

Watershed and Overlay Districts	The subject property is not located within a water supply watershed.			
Analysis of General Site Information	The subject property is a 1.04 acre outparcel located in the Olivers Crossing shopping center. While the majority of the shopping center has been developed, the subject property has been graded and is ready for development.			
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • Condition for stormwater study • Condition for berms along Peters Creek Parkway 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Peters Creek Parkway	Major Thoroughfare	+/- 191 feet	13,000	42,200
Olivers Crossing Drive	Local Road	+/- 182 feet	NA	NA
Proposed Access Point(s)	The site plan proposes two access points that are internal to the shopping center. No access is shown on Peters Creek Parkway or Olivers Crossing Drive.			
Planned Road Improvements	The Thoroughfare Plan recognizes Peters Creek Parkway as being adequate.			
Sidewalks	The site plan shows sidewalks along each frontage of the site except for the west.			
Analysis of Site Access and Transportation Information	The site poses no transportation impacts that were not already accounted for when the site was rezoned to NSB-S. The site already contains an adequate network of sidewalks that surround the site on three sides. Staff recommends the petitioner install sidewalks along the western edge of the site and also provide internal connections from the building to the external sidewalks. Staff also recommends removing the northernmost nine parking spaces. The site is only required to have 13 parking spaces, and the site plan shows 36 spaces. Staff feels that the 27 spaces that would remain are an ample amount of parking, as it is part of a large development with shared parking.			
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <p>Condition for sidewalks along the western edge of the site</p>			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	GMA 3 (Suburban Neighborhoods)			
Relevant Area Plan(s)	The subject property is not located within the boundaries of an area plan or development guide.			

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1357	NSB-S to SPA	Approved February 25, 2002	Includes subject property	14.99	Approval	Tie vote
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	2,568 sf		Approximate middle			
Parking	Required	Proposed		Layout		
	13 spaces	36 spaces		90° head-in		
Building Height	Maximum			Proposed		
	40 feet			1-story		
Impervious Coverage	Maximum			Proposed		
	75%			65.6%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.3(H) NSB District 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		Yes			
	(B) Environmental Ord.		Yes			
	(C) Subdivision Regulations		NA			
Analysis of Site Plan Compliance with UDO Requirements	The site plan meets UDO requirements; however staff has recommended changes to help improve site design. The changes mentioned above include removing the northernmost row of parking, providing sidewalk along the western edge of the site, and providing pedestrian linkages to the building.					
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> Signage condition 					
REMAINING SITE PLAN ISSUES						
Issue			Status			
Remove northernmost row of parking			Awaiting revised site plans			
Provide a sidewalk along the western edge of the site						
Provide a pedestrian linkage to the building						
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
No change in zoning is requested.			Head-in parking along Olivers Crossing Drive (as currently shown on the site plan) would not enhance this entrance to the shopping center, and would be inconsistent with the standards applicable to similar properties.			

The request is a reasonable deviation from the approved site plan.	
The site contains an adequate pedestrian network.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u>	
a. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem.	
<u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u>	
a. Developer shall install a three foot high earthen berm along Peters Creek Parkway.	
b. Developer shall install sidewalks along the western boundary of the subject property to the specifications of the City of Winston-Salem Public Works Department.	
<u>OTHER REQUIREMENTS:</u>	
a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet and a maximum copy area of thirty-six feet.	

STAFF RECOMMENDATION: APPROVAL, PROVIDED STAFF RECOMMENDATIONS ARE ADDRESSED.

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.**

Chris Murphy presented the staff report.

PUBLIC HEARING

FOR:

Scott Miller, 140 Club Oaks Court, Suite B, Winston-Salem, NC 27104

- We're here today because staff asked us to remove the parking spaces on the north side and the bank feels strongly that they need them.
- The parking that we're proposing does not encroach on any of those landscaped areas that were shown on the original plan.
- The landscaping has been installed and there is a continuous row of shrubs both on the north and on the east side of that property as well as canopy trees.
- They don't show up very well in the photos, but they are there and proposed to stay there as are the sidewalks.

- The original site plan that was put up there showed roughly a 5800 square foot building. We're showing roughly a 2500 square foot building.
- The original site plan showed approximately 47 parking spaces and we're now proposing 29 parking spaces.
- The original site plan has roughly 85-90% impervious on the original plan to our plan which shows 65% impervious.
- We've met with staff and did remove two spaces from the north side to try to minimize the impact as much as possible and address their concerns. We also removed an additional five or six spaces around the perimeter to maximize the landscaped areas on the corners of the property.

William Cowperthwait, 511 Shepherd Street, Suite 101D, Winston-Salem, NC 27103

- I'm with Structure Services and represent the bank.
- The flow of the bank and the parking is the reason we're here today. We really need that front door parking where clients can get in and out.
- The site plan also shows an area just outside the front door where pedestrians can cross over without walking between cars.
- We took some spaces out where staff was recommending we add them because they are at the exit of the drive-through. It's very difficult to have cars backing in and out while other vehicles are exiting the drive-through.
- The number of cars at a drive-through ATM can average as much as 2,000 a month. For all the lanes, it could be as much as 10,000 vehicle.
- It's really important to get that flow where people can come in, walk across safely, and not be in the corners of the site where they're backing into other cars coming through.
- We do have opposite hours from some of the facilities in this area, such as dining which is mainly evening hours.
- The bank really wanted the building to face Peters Creek Parkway, but you couldn't do that and really get good flow with the drive-through. The flow that Scott Miller designed takes drive-through traffic straight in and straight out instead of dumping it through the parking where everyone is trying to cross. That's where the orientation of the building started.
- We felt these issues were important enough to come to the meeting to try to get them resolved.

AGAINST: None

WORK SESSION

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

1. Lynne Mitchell expressed the opinion that we need to make places more inviting for pedestrian instead of designing them for automobiles.
2. This seems like a good blend of building placement and parking for the use.
3. The circulation seems critical.

4. Americans are very automobile-dependent at this point. What happens if we don't have parking space and people don't walk to the bank so the only customers are drive-through customers? Reality is that most people probably won't walk to the bank.
5. In this case, this seems to be the best arrangement for traffic flow. For this type of facility, it does seem better to have parking at the front entrance to the building.

MOTION: Wesley Curtis moved approval of the zoning map amendment, certified that the site plan as submitted (with parking in the front) meets all code requirements and recommends staff conditions.

SECOND: Paul Mullican

VOTE:

FOR: Jerry Clark, Wesley Curtis, Arnold King, Clarence Lambe, Paul Mullican, Brenda Smith

AGAINST: Arthur King, Lynne Mitchell

EXCUSED: None

Written Comments Submitted by Planning Board Members:

Jerry Clark: Although I agree with staff's reasoning for removing the spaces in front of the bank, I feel it will cause traffic problems for the petitioner.

Lynne Mitchell: Too much parking. Designed for automobiles with considerable sidewalks available for pedestrians. Development should encourage increasing physical activity through activities of daily living (multitasking in shopping centers - walking from shopping to banking vs. driving to do errands within a shopping center.)

A. Paul Norby, FAICP
Director of Planning

