



DOCKET #: W2884

PROPOSED ZONING:
NB-S (Services, Personal)

EXISTING ZONING:
RS-9

PETITIONER:
David Grimes Jr.
and Kimberly Grimes

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

ACRE(S): 0.36

MAP(S): 618894



**CITY-COUNTY PLANNING BOARD DRAFT
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-2884		
Staff	Gary Roberts		
Petitioner(s)	David Grimes, Jr. and Kimberly Grimes		
Owner(s)	Same		
Subject Property	Tax Lots 19 and 20 / Tax Block 2028 and Tax Lot 21 / Tax Block 2027		
Type of Request	Special Use District rezoning from RS-9 to NB-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 Residential, Single Family District; 9,000 sf minimum lot size to NB-S Neighborhood Business District. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Services, Personal 		
Zoning District Purpose Statement	<p>The NB District is primarily intended to accommodate very low intensity office, retail, and personal service uses close to or within residential areas. The district is established to provide convenient locations for businesses which serve the everyday household needs of nearby residents without disrupting the character of the neighborhood. The district is not intended to accommodate retail uses which attract customers from outside the neighborhood or which primarily cater to motorists. This district is intended for application in Growth Management Areas 2, 3, 4, and 5.</p>		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes		
GENERAL SITE INFORMATION			
Location	West side of University Parkway, south of Matthews Drive		
Jurisdiction	City of Winston-Salem		
Ward(s)	Northeast		
Site Acreage	Approximately ± .36 acre		
Current Land Use	Unoccupied single family home		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-9	Single family home
	Northeast/East	HB and RS-9	Restaurant and single family home
	South	RS-9	Single family home
	West	RS-9	Single family home

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	The proposed use of Services, Personal within the confines of the existing single family structure is generally compatible with the adjacent single family homes. However, the associated parking and circulation area in the rear yard may result in a slightly more commercial appearance to the site.			
Physical Characteristics	The site is developed with a single family home and has a gentle slope downward from the eastern portion of the site to the western portion.			
Proximity to Water and Sewer	Public water and sewer are available to the site.			
Stormwater/ Drainage	Stormwater is proposed for collection at the southwestern corner of the site. It would then be channeled off-site via an 18" pipe to the eastern side ditch of Virginia Lake Road. Engineering staff has requested a widening of the proposed drainage easement from 7.5' to 15-20 feet.			
Watershed and Overlay Districts	The site is not within the boundaries of a water supply watershed.			
Analysis of General Site Information	Aside from the relatively small size of the subject property, the site itself has no apparent development constraints. However, there are issues with the site related to construction of the Northern Beltway(see Planned Road Improvements, below).			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
University Parkway	Major Thoroughfare	89'	12,000	14,900
Proposed Access Point(s)	University Parkway			
Planned Road Improvements	The Winston-Salem Northern Beltway Project U-2579, includes a realignment of the Old Hollow Road/University Parkway intersection. Old Hollow Road will terminate into University Parkway directly opposite of the subject property (see attached graphic) As part of this project no access onto University Parkway will be permitted from several of the properties on the western side of the road which would include the subject property. Because the subject property has no other access, NCDOT would acquire the entire lot. While right-of-way acquisition for the project is not scheduled until December of 2009, NCDOT is now in the process of determining whether to purchase the subject property through its early acquisition program as a result of this rezoning request.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS-30</u> .36 acres x 43,560 / 9,000 = 1unit x 9.57 (SFR Trip Rate) =10 Trips per Day			

	Proposed Zoning: NB-S 1,280 sf / 1,000 x 11.57 (Single Tenant Office Building Trip Rate) 15 Trips per Day
Sidewalks	Sidewalks are proposed along the frontage of the subject property in accordance with the Thoroughfare Plan.
Transit	None
Connectivity	Planning staff recommends cross access connections to the adjacent properties.
Traffic Impact Study (TIS)	No TIS is required.
Analysis of Site Access and Transportation Information	As noted above, the subject property is impacted by the proposed Winston-Salem Northern Beltway Project U-2579. Specifically, in connection with the realignment of Old Hollow Road, this section of University Parkway would become controlled access with the frontage lots being purchased by NCDOT. It is Planning staff's general practice not to recommend intensifying the zoning classification of property which is proposed for public acquisition.
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> Obtain driveway permit from NCDOT
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	GMA 3 (Suburban Neighborhoods)
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Legacy calls for commercial development to be focused at compact activity nodes.
Relevant Area Plan(s)	<i>North Suburban Area Plan (2005)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> The <i>North Suburban Area Plan</i> recommends existing residences along this section of University Parkway be converted to <u>office uses</u> according to the Design Controls for Office Conversions which are: <ol style="list-style-type: none"> Parking to the rear with extensive screening from adjacent residences; Maintain the character of the existing structure; Minimum of size and lighting of signage; and Provision of heavy landscaping where necessary to screen from residential areas.
Thoroughfare Plan Information	See comments above under Planned Road Improvements.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(S)(4) - Is the requested action in conformance with Legacy?
	See comments below
Analysis of	<i>Legacy</i> calls for commercial development to be focused at compact

Conformity to Plans and Planning Issues	<p>activity nodes. The subject property is not located within such an activity node. The <i>North Suburban Area Plan</i> recommends existing residences along this section of University Parkway be converted to office uses provided certain design controls and met. The proposed NB District and Services, Personal use represents a business/retail type request rather than the recommended office conversion for this property. However, staff does note that provided the rear bufferyard is increased from a 10' Type I to a 10' Type II the request will generally adhere to the above mention conversion design controls given the low-intensity nature of the use.</p> <p>In addition to the above stated inconsistency with the adopted area plan, as noted in the preceding Analysis of Site Access and Transportation Information, the property will be impacted by the future realignment of the Old Hollow Road/University Parkway intersection. It is Planning staff's general practice not to recommend intensifying the zoning classification of property which is proposed for public acquisition.</p>					
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> Lighting condition 					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2631	RS-9 to MH-S	Approved 8-5-03	750' northwest	.75	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	1,280 sf		Front portion of site			
Parking	Required	Proposed		Layout		
	3 spaces	5 spaces		Behind the building		
Building Height	Maximum			Proposed		
	40'			One story		
Impervious Coverage	Maximum			Proposed		
	60%			43%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Section 2-1.3 (E) Neighborhood Business District 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		No			
	(B) Environmental Ord.		NA			
	(C) Subdivision Regulations		NA			
Analysis of Site Plan Compliance with UDO Requirements	<p>The outstanding site plan issues are noted below. It is anticipated that a revised site plan will be submitted which meets the requirements of the UDO.</p>					

REMAINING SITE PLAN ISSUES	
Issue	Status
Provide front yard landscaping area as per NB District requirements.	Awaiting revised site plan
Provide drainage pipe profile and adequate drainage easement at rear of property.	
Provide a lateral sidewalk connection from the principal structure to the proposed sidewalk along University Parkway and move sidewalk to the back of the right-of-way. (recommended)	
Increase bufferyard along rear property line from Type I to Type II. (recommended)	
Reduce proposed parking spaces to required minimum. (recommended)	
Provide cross access easements to adjacent properties. (recommended)	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
Request would allow for a more intensive use of the subject property while generally maintaining the single family residential character of the site.	Request is inconsistent with the <i>North Suburban Area Plan</i> .
	Request would intensify the zoning of a property which is scheduled for acquisition by NCDOT.
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.	
<u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u>	
a. Developer shall obtain a driveway permit from NCDOT. If Grading Permit is not required, Developer must obtain Prior to Building/Zoning Permit.	
<u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u>	
a. Developer shall complete all requirements of the driveway permit.	
b. Developer shall install sidewalk along University Parkway.	
c. Developer shall install large variety trees as defined in UDO Section 3-4.10, within streetyards, bufferyards and motor vehicle parking areas where no conflict occurs with overhead utility lines.	
<u>OTHER REQUIREMENTS:</u>	
a. No freestanding signage shall be permitted.	
b. All on-site lighting shall be a maximum of 15 feet tall and shall be of the full cutoff type or otherwise designed not to cast direct light on adjacent properties.	

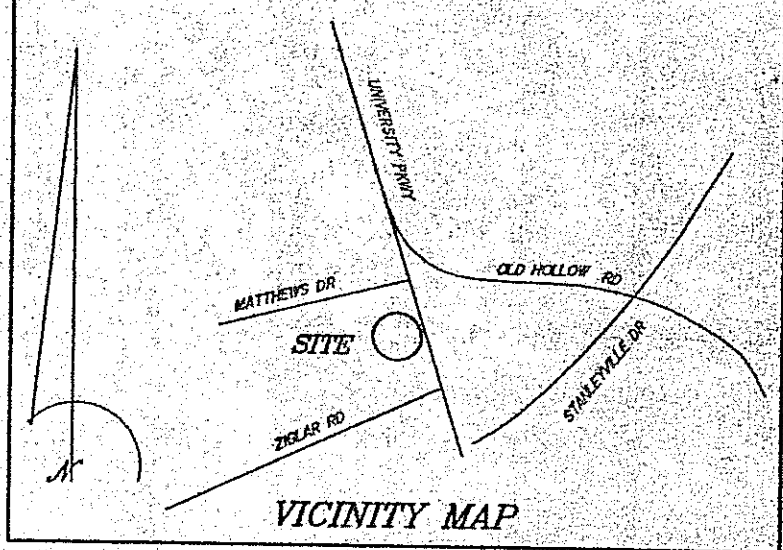
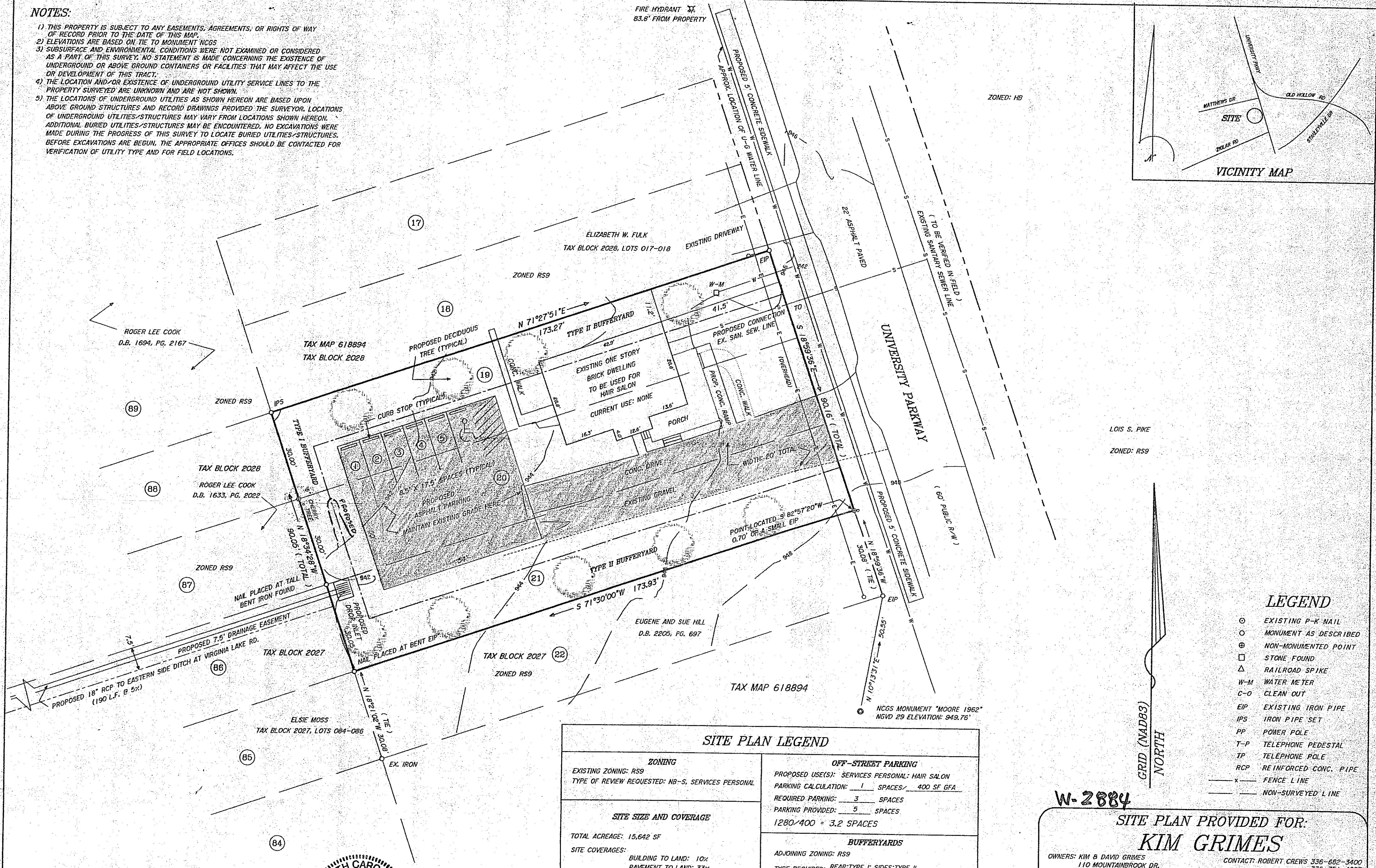
STAFF RECOMMENDATION: Denial

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.**

NOTES:

- 1) THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS MAP.
- 2) ELEVATIONS ARE BASED ON TIE TO MONUMENT NCGS
- 3) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR ABOVE GROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- 4) THE LOCATION AND/OR EXISTENCE OF UNDERGROUND UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- 5) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED UPON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

FIRE HYDRANT XX
83.8' FROM PROPERTY



ROGER LEE COOK
D.B. 1694, PG. 2167

TAX MAP 618894
TAX BLOCK 2028

TAX BLOCK 2028
ROGER LEE COOK
D.B. 1633, PG. 2022

TAX BLOCK 2027

ELSIE MOSS
TAX BLOCK 2027, LOTS 084-086

ELIZABETH W. FULK
TAX BLOCK 2028, LOTS 017-018

EUGENE AND SUE HILL
D.B. 2205, PG. 697

TAX MAP 618894

NCGS MONUMENT "MOORE 1962"
NGVD 29 ELEVATION: 949.76'

ZONED: HB

LOIS S. PIKE

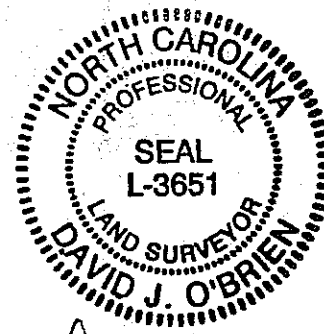
ZONED: RS9

LEGEND

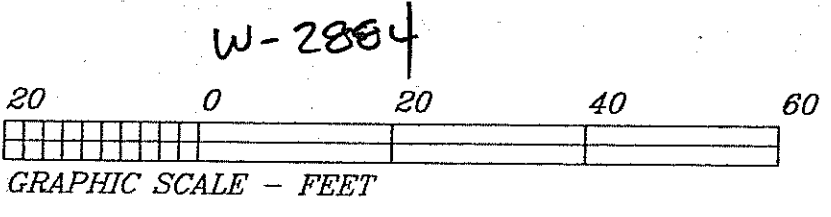
- EXISTING P-K NAIL
- MONUMENT AS DESCRIBED
- ⊕ NON-MONUMENTED POINT
- STONE FOUND
- △ RAILROAD SPIKE
- W-M WATER METER
- C-O CLEAN OUT
- EIP EXISTING IRON PIPE
- IPS IRON PIPE SET
- PP POWER POLE
- T-P TELEPHONE PEDESTAL
- TP TELEPHONE POLE
- RCP REINFORCED CONC. PIPE
- x FENCE LINE
- NON-SURVEYED LINE

SITE PLAN LEGEND

<p>ZONING</p> <p>EXISTING ZONING: RS9 TYPE OF REVIEW REQUESTED: NB-S, SERVICES PERSONAL</p>	<p>OFF-STREET PARKING</p> <p>PROPOSED USE(S): SERVICES PERSONAL: HAIR SALON PARKING CALCULATION: 1 SPACES / 400 SF GFA REQUIRED PARKING: 3 SPACES PARKING PROVIDED: 3 SPACES 1280/400 = 3.2 SPACES</p>
<p>SITE SIZE AND COVERAGE</p> <p>TOTAL ACREAGE: 15,642 SF SITE COVERAGES: BUILDING TO LAND: 10% PAVEMENT TO LAND: 33% OPEN SPACE: 57%</p> <p>BUILDING SQUARE FOOTAGE: 1,280 SF BUILDING HEIGHT: 16.8'</p>	<p>BUFFERYARDS</p> <p>ADJOINING ZONING: RS9 TYPE REQUIRED: REAR: TYPE I; SIDES: TYPE II WIDTH PROVIDED: REAR: 10'; SIDES: 15'</p> <p>FENCE OPTION: YES NO FOR TYPE I BUFFERYARD: 2 DECIDUOUS TREES; 8 PRIMARY EVERGREEN PLANTS; 10 SUPPLEMENTAL EVERGREEN SHRUBS FOR TYPE II BUFFERYARD: 2 DECIDUOUS TREES; 8 PRIMARY EVERGREEN PLANTS; 20 SUPPLEMENTAL EVERGREEN SHRUBS</p>
<p>INFRASTRUCTURE</p> <p>WATER: <input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE SEWER: <input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE STREETS: <input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE JURISDICTION: CITY OF WINSTON-SALEM</p>	<p>PURPOSE STATEMENT</p> <p>THE PURPOSE OF THIS REQUEST IS TO REZONE FROM RS9 TO NB-S FOR A HAIR SALON.</p> <p>WATERSHED CALCULATIONS</p>



I, David J. O'Brien, certify that this map was drawn by me from an actual survey made under my supervision using sources as indicated, that the ratio of precision as calculated is 1:10,000+. Witness my original seal and signature this 12th day of July, 2006.



W-2884

SITE PLAN PROVIDED FOR:
KIM GRIMES

OWNERS: KIM & DAVID GRIMES
110 MOUNTAINBROOK DR.
KING, NC 27021
PH: 336-983-7288

CONTACT: ROBERT CREWS 336-682-3400
336-351-4803
226 LITTLE BIT LANE
PLOT MTH, NC, 27041

SCALE: 1" = 20'	REVISIONS: 8/1/06 AS CALLED FOR IN MARK-UP 8/3/06 AS CALLED FOR IN MARK-UP RE. NOTE 3	FIELD CREW: DJO, JSO
DRAWN BY: DJO		FIELD DATES: 6-06

LOTS 19-21 OF MAP OF CLAYTON ESTATES (SECTION NO. 1)
PLAT BOOK 7, PAGE 97
DATE SUBMITTED: 7/14/06

PIN H5829241182
TAX BLOCK 2028, LOTS 019-021
ADDRESS: 6344 UNIVERSITY PARKWAY
BETHANIA TOWNSHIP FORSYTH COUNTY NORTH CAROLINA

DAVID J. O'BRIEN 8118 BROAD STREET
PROFESSIONAL LAND SURVEYOR RURAL HALL, NC 27045
(336) 969-2980

JOB NUMBER:
10841