



DOCKET #: W2887

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
LB-S

PETITIONER:
TriStone Community Bank

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 3

ACRE(S): 2.45

MAP(S): 600846



September 20, 2006

TriStone Community Bank
c/o Teddy P. Gallins
P. O. Box 25288
Winston-Salem, NC 27103

RE: SITE PLAN AMENDMENT W-2887

Dear Mr. Gallins:

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, AICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102

ACTION REQUEST FORM

DATE: September 20, 2006
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Site Plan Amendment of TriStone Community Bank for property owned by Jonestown Properties, LLC

SUMMARY OF INFORMATION:

Site Plan Amendment of TriStone Community Bank for property owned by Jonestown Properties, LLC for a Banking and Financial Services use: property is located on the southwest corner of Jonestown Road and Eastwin Drive (Zoning Docket W-2887).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS

CITY ORDINANCE - SPECIAL USE

Site Plan Amendment of TriStone Community Bank for property owned by Jonestown Properties, LLC, Docket W-2887

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 LB-S [Medical and Surgical Offices; Professional Offices; Offices, Miscellaneous; Arts and Crafts Studio; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Banking and Financial Services; Governmental Offices; Library, Public; Museum or Art Gallery; Neighborhood Organization; Broadcast Studio; Motor Vehicle, Rental or Leasing; Services, Personal; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store; Services, Business A; Recreation Services, Indoor; Recreation Facility; Food or Drug Store; Non-Store Retailer; Services, Personal - Site Plan Amendment] and described as follows:

Tax Block 3942, Tax Lots 1-10

Section 2. This Ordinance is adopted after approval of the site plan entitled TriStone Community Bank and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20____ to TriStone Community Bank for property owned by Jonestown Properties, 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 TriStone Community Bank. 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 TriStone Community Bank for property owned by Jonestown Properties, LLC, (Zoning Docket W-2887). 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 LB-S [Medical and Surgical Offices; Professional Offices; Offices, Miscellaneous; Arts and Crafts Studio; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Banking and Financial Services; Governmental Offices; Library, Public; Museum or Art Gallery; Neighborhood Organization; Broadcast Studio; Motor Vehicle, Rental or Leasing; Services, Personal; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store; Services, Business A; Recreation Services, Indoor; Recreation Facility; Food or Drug Store; Non-Store Retailer; Services, Personal], approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the LB-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:

**** Conditions in italics are from the original rezoning approval W-2553****
*****Bold text indicates new condition language*****

- **PRIOR TO THE ISSUANCE OF ANY PERMITS:**
 - a. **Developer to obtain grading permit if disturbed area exceeds 10,000 sf.**

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**

- a. *Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.*
- b. **Update driveway permits from the City of Winston-Salem Public Works Department and NCDOT. If Grading Permit is not required, must obtain Prior to the Issuance of a Building Permit.**

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. *Developer shall install a sidewalk along the frontage on Jonestown Road and Southwin Drive to the specifications of the Public Works Department of the City of Winston-Salem prior to the issuance of occupancy permits. Any easements or right-of-way needed by the City for the sidewalk shall also be dedicated.*
- b. *Developer shall install landscaping in accordance with UDO Section 3-4.*
- c. *A fence option type II bufferyard shall be installed adjacent to lots 66, 67 and 68 as shown on the site plan. The opaque fence shall be eight feet in height.*
- d. *Site lighting shall be located on the site side of required buffering and oriented toward the building. New fixtures will be placed a minimum of 100 feet apart and will be no higher than 25 feet above grade. Mercury lamps (metal halide types will not be permitted) with a maximum output of 7,500 lumens per light will be utilized.*
- e. *Fire hydrants, if required, shall be installed in accordance with the City Fire Department.*

- **OTHER REQUIREMENTS:**

- a. *Only **two (2)** freestanding signs shall be permitted on this property. Said signs shall be a monument type with a maximum height of **six (6)** feet.*

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-2887
Staff	Gary Roberts
Petitioner(s)	TriStone Community Bank
Owner(s)	Jonestown Properties, LLC
Subject Property	Tax Lots 1-10, Tax Block 3942
Type of Request	LB-S Site Plan Amendment
Proposal	<p>The petitioner is requesting a Site Plan Amendment to a previously approved LB-S site to allow the conversion of a video store to a Banking and Financial Services establishment with drive-through service.</p> <ul style="list-style-type: none"> The property is currently zoned for the following uses: [Medical and Surgical Offices; Professional Offices; Offices, Miscellaneous; Arts and Crafts Studio; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Banking and Financial Services; Governmental Offices; Library, Public; Museum or Art Gallery; Neighborhood Organization; Broadcast Studio; Motor Vehicle, Rental or Leasing; Services, Personal; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store; Services, Business A; Recreation Services, Indoor; Recreation Facility; Food or Drug Store; Non-Store Retailer; Services, Personal]
Zoning District Purpose Statement	<p>The LB District is primarily intended to accommodate moderately intense neighborhood shopping and service centers close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods, including smaller business locations up to ten (10) acres in size in rural areas. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so that this district, in some instances, may serve as a transition between residential districts and other commercial districts. This district is intended for application in Growth Management Areas 2, 3, 4, and 5.</p>
GENERAL SITE INFORMATION	
Location	Southwest corner of Jonestown Road and Eastwin Drive
Jurisdiction	City of Winston-Salem
Ward(s)	West
Site Acreage	Approximately ± 2.45 acres
Current Land Use	The overall site is currently developed with a one story and a two story building which are used for various office and retail uses.

Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	RS-9 and LB-S	Single family home and dry cleaners	
	East	LB-S and HB-S	Various commercial and offices uses	
	South	HB-S	Various commercial and offices uses	
	West	RS-9	Single family homes	
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 previously approved uses for the subject property are compatible with the other existing uses along this section of Jonestown Road.			
Physical Characteristics	The site is fully developed and has a gentle slope from the northern portion of the site to the southwestern portion of the site.			
Proximity to Water and Sewer	Public water and sewer is available to the site.			
Stormwater/ Drainage	No known issues. A stormwater control device is currently in place.			
Watershed and Overlay Districts	The site is not within the boundaries of a water supply watershed.			
Analysis of General Site Information	The site is suitable for the proposed improvements.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> See previously approved conditions below. 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Jonestown Road	Major Thoroughfare	404'	18,000	23,900
Eastwin Drive	Local Street	382'	NA	NA
Southwin Drive	Local Street	200'	NA	NA
Proposed Access Point(s)	Site will utilize existing access points onto Jonestown Road, Eastwin Drive and Southwin Drive.			
Planned Road Improvements	The Thoroughfare Plan recommends a four-lane divided cross section with raised median, curb and gutter, widened outside lanes with sidewalks for Jonestown Road.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: LB-S</u> 6,204sf / 1,000 x 31.54 (Video Rental Store Trip Rate) = 196 Trips per Day <u>Proposed Zoning: LB-S</u> 6,204sf / 1,000 x 246.49 (Drive In Bank Trip Rate) = 1,529 Trips per Day			

Sidewalks	Sidewalks are currently located along the Jonestown Road frontage of the site. Planning and WSDOT staffs recommend providing a sidewalk linkage for the residential neighborhood to the west along the Southwin Drive frontage of the site. The revised site plan includes this sidewalk.
Transit	Route 43 Westside Connector along Jonestown Road
Traffic Impact Study (TIS)	No TIS is required.
Analysis of Site Access and Transportation Information	The proposed Site Plan Amendment illustrates the continued use of the three existing driveways. The driveway onto Southwin Drive would be relocated approximately 10' to the west in order to accommodate the required stacking spaces for the proposed three-lane drive-through. However, WSDOT staff is concerned that the stacking spaces may block the access drive located to the rear of the proposed bank which in turn serves a larger parking area on the northern portion of the site. The site plan preparer is working to resolve this issue.
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • Update driveway permits • Provide sidewalk along Southwin Drive
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	GMA 3 (Suburban Neighborhoods)
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • <i>Legacy</i> recommends making more efficient use of land that has already been developed, encouraging reuse and infill and capitalizing on other development opportunities.
Relevant Area Plan(s)	<i>Country Club/Jonestown Area Plan (1985)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The <i>Country Club/Jonestown Area Plan</i> recommends this site for commercial use.
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 <i>Legacy</i>?
Yes	
Analysis of Conformity to Plans and Planning Issues	The proposed Site Plan Amendment is to allow an existing 6,204 sf structure which was most recently used as a video rental store, to be converted to a bank with a drive-through. Also located on the same zoning lot is a two-story structure and associated parking; however, this portion of the site will not be altered. This conversion would entail the addition of a three-lane drive-through canopy, an ATM at the southeastern corner of the site and a relocation of the existing driveway onto Southwin Drive approximately 10' to the west.

	The <i>Country Club/Jonestown Area Plan</i> recommends commercial use for this site. Conditions regarding signage, screening for the single family homes to the west and lighting, were included on the previous rezoning, W-2553. Planning staff recommends approval of the request and recommends a sidewalk be provided along the site's frontage of Southwin Drive.					
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>					
	<ul style="list-style-type: none"> See previously approved conditions below. 					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2553	LB-S to LB-S	Approved 7-15-02	Current site	2.46	Approval	Approval
W-2510	LB-S to LB-S	Approved 11-19-01	Current site	2.46	Approval	Approval
W-2431	LO-S and LB-S to LB-S	Approved 11-6-00	Portion of current site	1.54	Approval	Approval
W-2036	RS-9 and LO-S to LB-S	Approved	Portion of current site	1.93	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage (Existing)	Square Footage		Placement on Site			
	18,188 sf (Two Story) + 6,204 sf (One Story) = 24,392 Total sf		Central portion			
Parking	Required	Proposed		Layout		
	107 spaces	107 spaces		In front and rear of buildings		
Building Height	Maximum			Proposed		
	40'			One and two story existing structures		
Impervious Coverage	Maximum			Proposed		
	75%			72.2%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Section 2-1.3 (G) Limited Business District 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy policies:</i>		Yes			
	(B) <i>Environmental Ord.</i>		NA			
	(C) <i>Subdivision Regulations</i>		NA			
Analysis of Site Plan Compliance with UDO Requirements	The revised site plan meets the requirements of the UDO.					

Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • See previously approved conditions below.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
Request would allow the upfit and occupancy of a previously unoccupied commercial structure.	The proposed driveway relocation will be approximately 10’ closer to the RS-9 zoned property to the west.
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.	
<p>*** <i>Conditions in italics are from the original rezoning approval W-2553</i>*** ***Bold text indicates new condition language***</p>	
<u>PRIOR TO THE ISSUANCE OF ANY PERMITS:</u>	
<p>a. Developer to obtain grading permit if disturbed area exceeds 10,000 sf.</p>	
<u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u>	
<p>a. <i>Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.</i></p>	
<p>b. Update driveway permits from the City of Winston-Salem Public Works Department and NCDOT. If Grading Permit is not required, must obtain Prior to the Issuance of a Building Permit.</p>	
<u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u>	
<p>a. <i>Developer shall install a sidewalk along the frontage on Jonestown Road and Southwin Drive to the specifications of the Public Works Department of the City of Winston-Salem prior to the issuance of occupancy permits. Any easements or right-of-way needed by the City for the sidewalk shall also be dedicated.</i></p>	
<p>b. <i>Developer shall install landscaping in accordance with UDO Section 3-4.</i></p>	
<p>c. <i>A fence option type II bufferyard shall be installed adjacent to lots 66, 67 and 68 as shown on the site plan. The opaque fence shall be eight feet in height.</i></p>	
<p>d. <i>Site lighting shall be located on the site side of required buffering and oriented toward the building. New fixtures will be placed a minimum of 100 feet apart and will be no higher than 25 feet above grade. Mercury lamps (metal halide types will not be permitted) with a maximum output of 7,500 lumens per light will be utilized.</i></p>	
<p>e. <i>Fire hydrants, if required, shall be installed in accordance with the City Fire Department.</i></p>	
<u>OTHER REQUIREMENTS:</u>	
<p>a. <i>Only two (2) freestanding signs shall be permitted on this property. Said signs shall be a monument type with a maximum height of six (6) feet.</i></p>	

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: Clarence Lambe moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Jerry Clark

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning

