

**DOCKET #:** W2898

**PROPOSED ZONING:**  
Site Plan Amendment

**EXISTING ZONING:**  
GO-S

**PETITIONER:**  
Wachovia Bank, NA for  
property owned by Same

**SCALE:** 1" represents 400'

**STAFF:** King

**GMA:** 3

**ACRE(S):** 8.45

**MAP(S):** 612870, 618870



December 20, 2006

Wachovia Bank, NA  
c/o Jerell Myers  
100 Sunnynoll Court  
Winston-Salem, NC 27106

RE: SITE PLAN AMENDMENT W-2898

Dear Mr. Myers:

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  
Rence Callahan, 305 W. 4th Street, Suite 2A, Winston-Salem, NC 27101

**ACTION REQUEST FORM**

**DATE:** December 20, 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 Wachovia Bank, NA

**SUMMARY OF INFORMATION:**

Site Plan Amendment of Wachovia Bank, NA from GO-S (Services, Business A): property is located on the northwest corner of Silas Creek Parkway and Sunnynoll Court; (Zoning Docket W-2898).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**EXCUSED:** WESLEY CURTIS  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO

CITY ORDINANCE - SPECIAL USE

Site Plan Amendment of Wachovia Bank, NA,  
Docket W-2898

AN ORDINANCE AMENDING THE  
WINSTON-SALEM CITY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF  
THE CITY OF WINSTON-SALEM, N.C.

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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 GO-S (Services, Business A - Site Plan Amendment) and described as follows:

Tax Block 3444, Tax Lot 103

Section 2. This Ordinance is adopted after approval of the site plan entitled Wachovia Bank, NA and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ to Wachovia Bank, NA.

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 Wachovia Bank, NA. 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 Wachovia Bank, NA, (Zoning Docket W-2898). 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 GO-S (Services, Business A - 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 GO-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 repair any damage to Sunnynoll Court to the specifications of the City of Winston-Salem Public Works Department.
- **OTHER REQUIREMENTS:**
  - a. Site is subject to all conditions of Zoning Docket W-2199 and subsequent staff changes.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	W-2898		
<b>Staff</b>	Aaron King		
<b>Petitioner(s)</b>	Wachovia Bank, NA		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	Tax Lot 103, Tax Block 3444		
<b>Type of Request</b>	Site plan amendment to add a 2,625 square foot addition to an existing building zoned GO-S (Services, Business A).		
<b>Zoning District Purpose Statement</b>	The GO District is primarily intended to accommodate high intensity office uses and supporting services. The district is established to provide locations for employment within Growth Management Areas 1 and 2, activity centers, and Growth Management Area 3 with access to thoroughfares.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	Northwest corner of Silas Creek Parkway and Sunnynoll Court		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	Northwest		
<b>Site Acreage</b>	Approximately ± 8.45 acres		
<b>Current Land Use</b>	Data center for Wachovia Bank		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	GO-S	Undeveloped land
	East	GB-S & RM-12-S	Undeveloped land and multifamily units
	South	GO-S	Office buildings
	West	RS-9	Single family homes
<b>Physical Characteristics</b>	The subject property slopes down gently from the south (+/- 940 ft.) to the north (+/- 900 ft.). The site contains no streams or wetlands.		
<b>Proximity to Water and Sewer</b>	The subject property will be served by public water and public sanitary sewer.		
<b>Stormwater/ Drainage</b>	Stormwater for this site is directed to a dry detention pond located off-site.		
<b>Watershed and Overlay Districts</b>	The subject property is not located within a water supply watershed.		
<b>Historic, Natural Heritage and/or Farmland Inventories</b>	Historic Bethabara, site #19 of the Forsyth County Natural Heritage Inventory, is located approximately 4000' north of the petition site. The Forsyth County Natural Heritage Inventory, completed in 1998 with a grant from the NC Natural Heritage Program, identified 23 significant natural sites in Forsyth County. Historic Bethabara was identified in the Natural Heritage Inventory as being of countywide environmental significance due to quality of the forest, an extensive wetland area and the presence of historic natural features and plants.		

<b>Analysis of General Site Information</b>	The site is currently developed with a 168,721 square foot building and associated parking areas. This request is to add a 2,625 square foot addition to the south side of the existing building. Existing site conditions pose no issues for this request.			
<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b> <ul style="list-style-type: none"> <li>Condition for stormwater study</li> </ul>			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Silas Creek Parkway	Major Thoroughfare	+/- 572 feet	31,000	42,200
Sunnynoll Court	Local Road	+/- 629 feet	NA	NA
<b>Proposed Access Point(s)</b>	The site plan proposes no changes in access points with access coming via Sunnynoll Court.			
<b>Planned Road Improvements</b>	The Thoroughfare Plan recognizes Silas Creek Parkway as adequate with the addition of sidewalks.			
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: GO-S</u> 168,721 / 1,000 x 11.01 (General Office Trip Rate) = 1,857 Trips per Day  <u>Proposed Zoning: GO-S</u> 171,346 / 1,000 x 11.01 (General Office Trip Rate) = 1,886 Trips per Day  (The trip generation numbers listed above reflect what could be expected from a typical office building. The actual trip generation from this site is likely to be far less, based on the storage component of this office building.)			
<b>Sidewalks</b>	None existing, none proposed.			
<b>Transit</b>	Route 16 runs along Silas Creek Parkway.			
<b>Traffic Impact Study (TIS)</b>	Not required.			
<b>Analysis of Site Access and Transportation Information</b>	Although the existing office building is more than 168,000 square feet in area, trip generation from this site is fairly low. The requested building addition should not negatively impact the transportation network.			
<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b> <ul style="list-style-type: none"> <li>Condition to repair any damage Sunnynoll Court</li> </ul>			
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>				
<b>Legacy GMA</b>	GMA 3 (Suburban Neighborhoods)			
<b>Relevant Area Plan(s)</b>	<i>North Suburban Area Plan (2005)</i>			
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>The <i>North Suburban Area Plan</i> recognizes this site as part of the Reynolda/Fairlawn MAC. The plan recommends this site for office uses.</li> </ul>			

<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(3) - Have changing conditions substantially affected the area in the petition?</b>					
	No					
	<b>(S)(4) - Is the requested action in conformance with Legacy?</b>					
Yes						
<b>Analysis of Conformity to Plans and Planning Issues</b>	The request is consistent with the recommendations of the <i>North Suburban Area Plan (NSAP)</i> , which recognizes the existing office land use. The proposed building addition should not pose any negative impacts to surrounding properties.					
<b>RELEVANT ZONING HISTORIES</b>						
<b>Case</b>	<b>Request</b>	<b>Decision &amp; Date</b>	<b>Direction from Site</b>	<b>Acreage</b>	<b>Recommendation</b>	
					<b>Staff</b>	<b>CCPB</b>
W-2199	GO-S & RS-9 to GO-S	Approved 1/5/98	Includes subject property	8.45	Approval	Approval
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>						
<b>Building Square Footage</b>	<b>Square Footage</b>			<b>Placement on Site</b>		
	171,346 sf.			Northern half of the site		
<b>Parking</b>	<b>Required</b>		<b>Proposed</b>		<b>Layout</b>	
	29 spaces		76 spaces		Parking located on southern half of the site.	
<b>Building Height</b>	<b>Maximum</b>			<b>Proposed</b>		
	60 feet			48 feet		
<b>Impervious Coverage</b>	<b>Maximum</b>			<b>Proposed</b>		
	80%			39%		
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Section 2-1.3(D) GO District</li> </ul>					
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy policies:</b>			Yes		
	<b>(B) Environmental Ord.</b>			Yes		
	<b>(C) Subdivision Regulations</b>			NA		
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The site plan proposes the 2,625 square foot addition to the existing building. No other changes are proposed.					



<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>	
<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
The request would allow an existing business to meet future storage needs.	The request would expand an already large office building that abuts several residential properties.
Due to the nature of this building's operation, it would be illogical to add storage/office space off-site.	
The request should not negatively impact the existing transportation network.	
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>	
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.	
<b><u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u></b>	
a. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem.	
<b><u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u></b>	
a. Developer shall repair any damage to Sunnynoll Court to the specifications of the City of Winston-Salem Public Works Department.	
<b><u>OTHER REQUIREMENTS:</u></b>	
a. Site is subject to all conditions of Zoning Docket W-2199 and subsequent staff changes.	

**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 site plan amendment.

SECOND: Arthur King

VOTE:

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

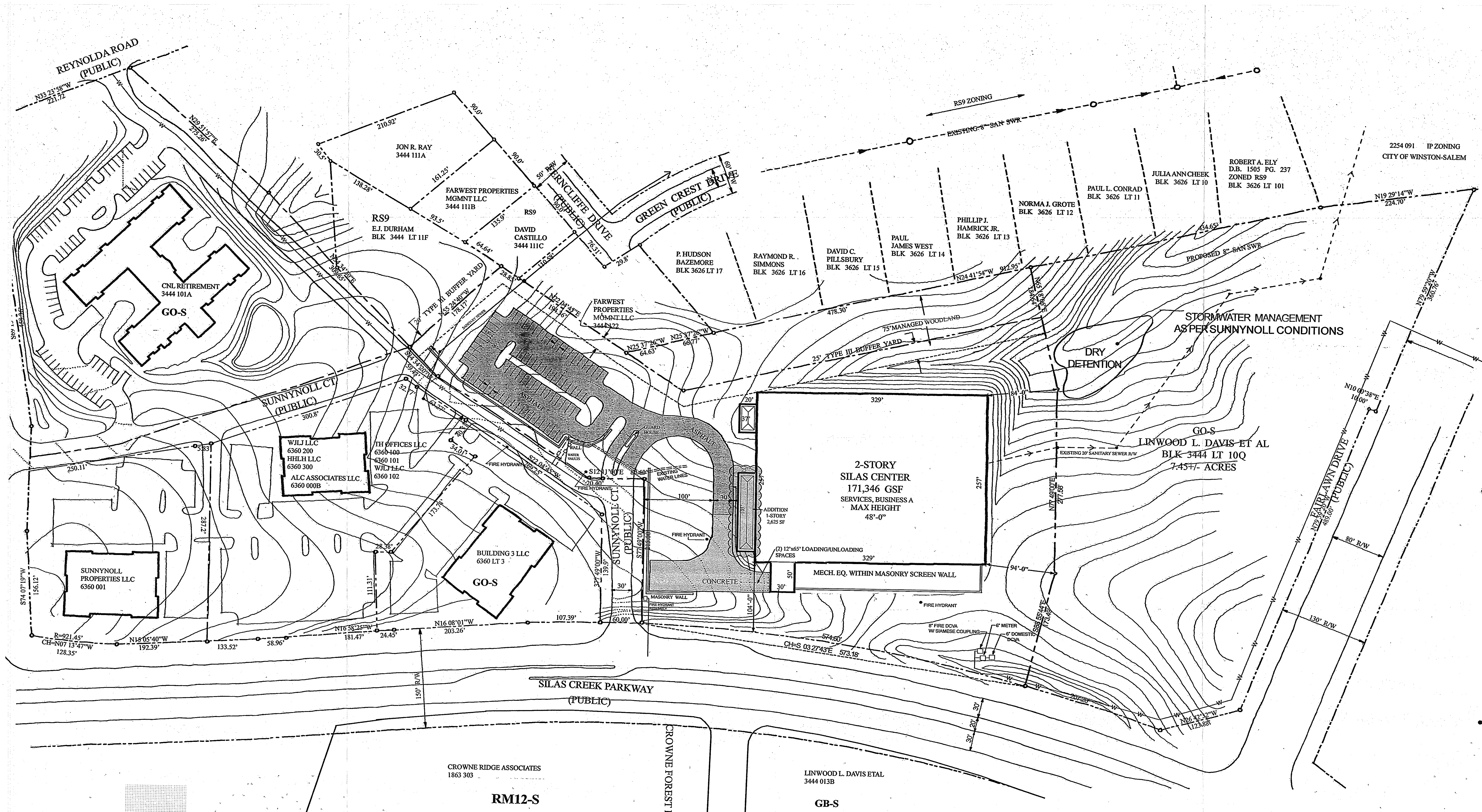
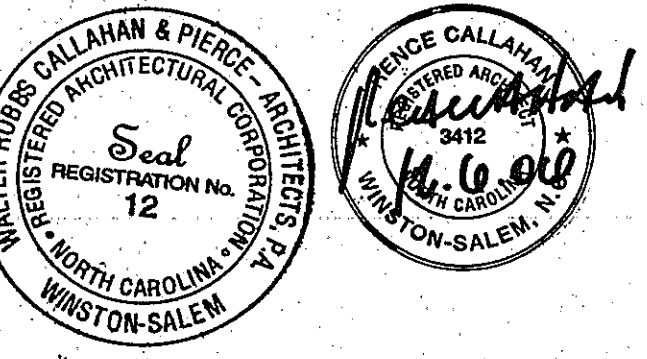
AGAINST: None

EXCUSED: Wesley Curtis

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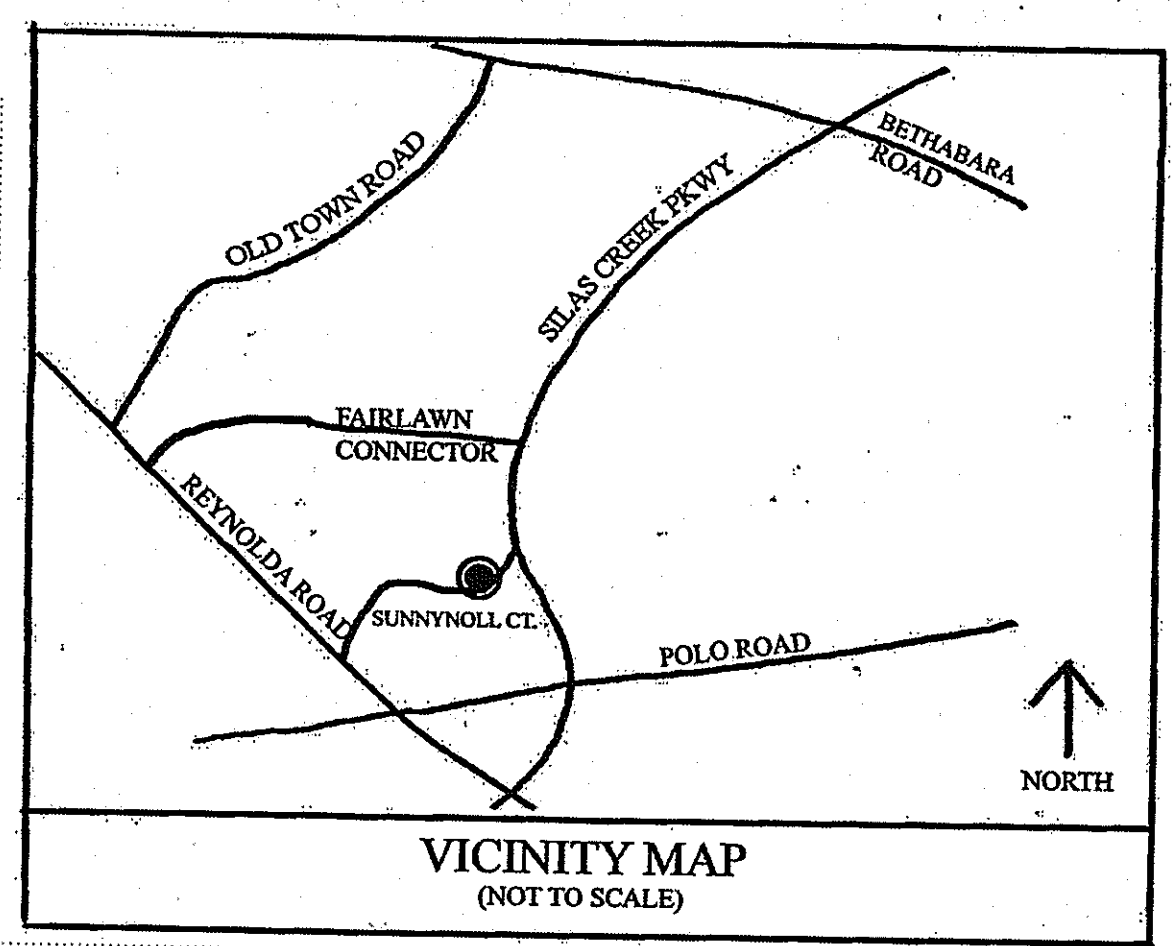
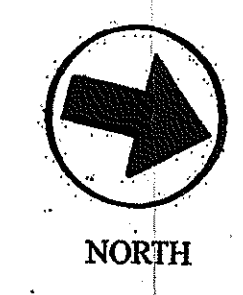
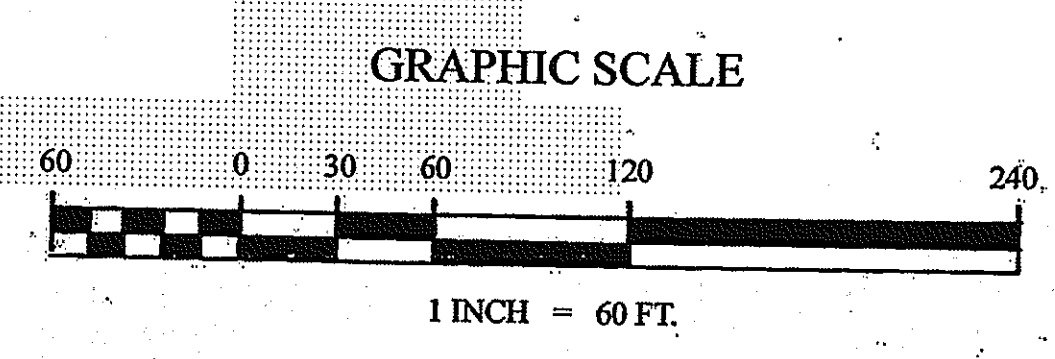
A. Paul Norby, FAICP  
Director of Planning





JURISDICTION: CITY OF WINSTON-SALEM  
 PIN# 6817-82-3532  
 TAX BLOCK/LOT# 3444 103  
 TAXABLE DEED BK-PG# 2055-923  
 PURPOSE: THE PURPOSE OF THIS SITE PLAN AMENDMENT IS TO ADD AN ACCESSORY STORAGE STRUCTURE TO THE EXISTING BUILDING.  
 PREVIOUS PROJECT: WACHOVIA BANK SILAS CENTER  
 PREVIOUS DOCKET # W-2199  
 APPROVAL DATE: JAN. 5, 1998

**W-2898 "REVISED"**  
 Project:  
**WACHOVIA BANK SILAS CENTER WINSTON-SALEM, NC**



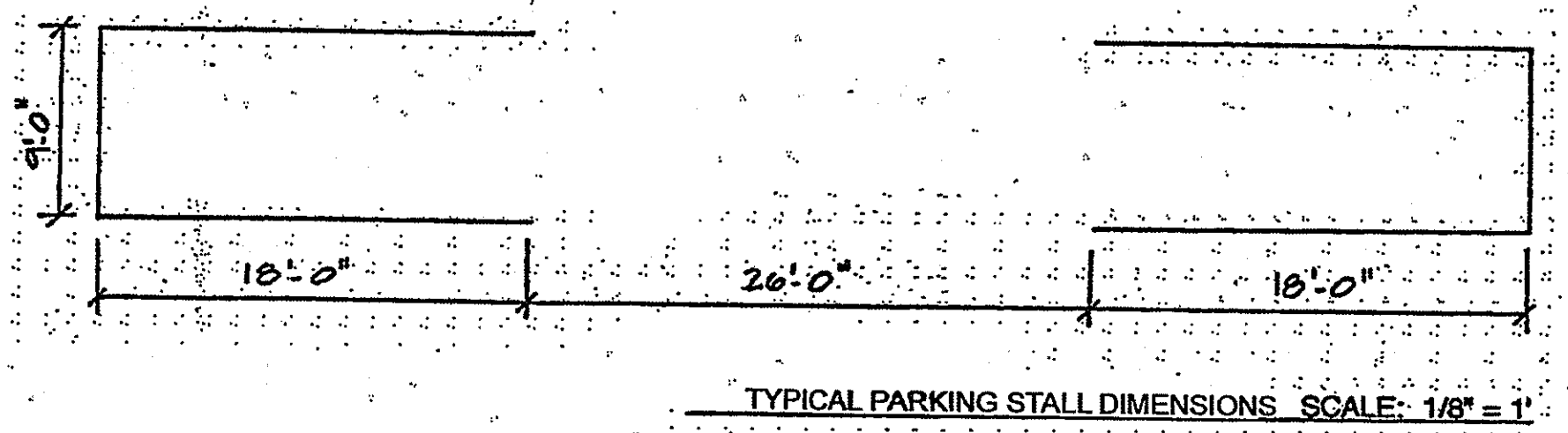
**OWNER:**  
 WACHOVIA BANK NA  
 401 TRYON ST.  
 CHARLOTTE, NC 28288

**APPLICANT**  
 C/O JERELL MYERS  
 WACHOVIA BANK N.A.  
 100 SUNNYNOLL CT.  
 WINSTON-SALEM, NC 27106

**PLAN PREPARER**  
 WALTER, ROBB'S, CALLAHAN, & PIERCE ARCHITECTS, PA  
 305 W. FOURTH ST.  
 P.O. BOX 20725  
 WINSTON-SALEM, NC 27120

**SITE PLAN LEGEND**

<b>ZONING</b>	
EXISTING ZONING:	GO-S
PROPOSED ZONING:	GO-S
USE: (SERVICES, BUSINESS "A")	
TYPE OF REVIEW REQUESTED: SITE PLAN AMENDMENT	
<b>SITE SIZE &amp; COVERAGES</b>	
TOTAL ACRES:	8.45 ACRES (368,400 SF)
SITE COVERAGES:	
BUILDING TO LAND:	23% (143 AC-26,793 SF)
PAVEMENT TO LAND:	11% (94 AC-40,650 SF)
GRASS PARKING:	5% (94 AC-17,439 SF)
OPEN SPACE:	61% (5,68 AC-223,507 SF)
TOTAL:	100% 8.45 AC
BUILDING GROSS SF:	173,971 SF TOTAL
INCLUDING ADDITION:	RM12-S
BUILDING HEIGHT:	2 STORIES EXISTING
	1 STORY PROPOSED
<b>INFRASTRUCTURE</b>	
WATER:	( ) PUBLIC (X) PRIVATE
SEWER:	( ) PUBLIC (X) PRIVATE
STREETS:	(X) PUBLIC ( ) PRIVATE
<b>OFF-STREET PARKING</b>	
PROPOSED USE(S) SERVICES, BUSINESS "A"	
PARKING CALCULATION:	1 SPACE/6,000 SF
REQUIRED PARKING:	29 SPACES
PARKING PROVIDED:	76 SPACES (5 HANDICAP)
<b>OFF-STREET LOADING</b>	
REQUIRED LOADING/UNLOADING SPACES:	2
LOADING/UNLOADING SPACES PROVIDED:	2
SIZE:	12' X 65' (MIN)
<b>BUFFERYARDS</b>	
ADJOINING ZONING:	RS9, GO-S, GB-S, RM12-S
TYPE REQUIRED:	TYPE III
WIDTH PROVIDED:	20' & 25' WIDTHS



Sheet Title: **REZONING PLAN**

Issue Date: **DEC. 6, 2006**

Revisions:

Project Number: **05-5363**

Sheet Number:

All measurements of existing structures and site conditions are the property of Walter Robb's Callahan & Pierce Architects, PA. Measurements of new structures and site conditions are the property of the client. Measurements will be subject to the standard in practice. Measurements may vary from those shown on the site plan.