DOCKET #: W2965

PROPOSED ZONING:
PB-S

EXISTING ZONING:
RS9

PETITIONER:
H & K Investment and W.W. Disher Properties, Inc. for property owned by Same

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

ACRES: 0.99

NEAREST
BLDG: 7' north

MAP(S): 600850
December 20, 2007

H & K Investment and W.W. Disher Properties, Inc.
4721 Country Club Road
Winston-Salem, NC  27104

RE:   ZONING MAP AMENDMENT W-2965

Dear Sirs:

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
     Henry H. Lafferty, 3520 Triad Court, Winston-Salem, NC  27107
     Barry Partridge, 140 Stone Brook Court, Winston-Salem, NC  27104
     John Beeson, 503 High Street, Winston-Salem, NC  27101
     Brandon Williams, 4750 McGuire Avenue, Winston-Salem, NC  27104
     Samuel L. Mendenhall, 153 Queensbury Road, Winston-Salem, NC  27104
     Steven Campbell, 104 Queensbury Road, Winston-Salem, NC  27104
     Carl Kirkpatrick, 124 Queensbury Road, Winston-Salem, NC  27104
     Anita Love, 112 Queensbury Road, Winston-Salem, NC  27104
     Allan Smith, 129 Queensbury Road, Winston-Salem, NC  27104
     Jason Smith, 129 Queensbury Road, Winston-Salem, NC  27104
     Wade Cornelius, 116 Queensbury Road, Winston-Salem, NC  27104
# ACTION REQUEST FORM

**DATE:** December 20, 2007  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning

## COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Map Amendment of H & K Investment and W.W. Disher Properties, Inc.

## SUMMARY OF INFORMATION:

Zoning map amendment of H & K Investment and W.W. Disher Properties, Inc. from RS-9 to PB-S (Retail Store, Specialty or Miscellaneous; Offices, Miscellaneous; Professional Office; Arts and Crafts Studio; Neighborhood Organization; Services, Personal; Business Services, A; Building Contractor, General; Recreation Services, Indoor; Health Services, Miscellaneous; and Medical or Dental Laboratory): property is located on the northeast corner of Country Club Road and Queensbury Road (Zoning Docket W-2965).

## PLANNING BOARD ACTION:

**MOTION ON PETITION:** DENIAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO
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 RS-9 to PB-S (Retail Store, Specialty or Miscellaneous; Offices, Miscellaneous; Professional Office; Arts and Crafts Studio; Neighborhood Organization; Services, Personal; Business Services, A; Building Contractor, General; Recreation Services, Indoor; Health Services, Miscellaneous; and Medical or Dental Laboratory) the zoning classification of the following described property:

Tax Lots 64 and 65, Tax Block 3905 and Tax Lot 34, Tax Block 3419

Section 2. This Ordinance is adopted after approval of the site plan entitled Samnaz Business Center and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, 20___ to H & K Investment and W.W. Disher Properties, Inc.

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 Samnaz Business Center. 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 H & K Investment and W.W. Disher Properties, Inc., (Zoning Docket W-2965). 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 PB-S (Retail Store, Specialty or Miscellaneous; Offices, Miscellaneous; Professional Office; Arts and Crafts Studio; Neighborhood Organization; Services, Personal; Business Services, A; Building Contractor, General; Recreation Services, Indoor; Health Services, Miscellaneous; and Medical or Dental Laboratory), approved by the Winston-Salem City Council the ______ day of _____________________, 20____" and signed, provided the property is developed in accordance with requirements of the PB-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 obtain a driveway permit from the City of Winston-Salem Public Works Department. Improvements shall include widening along the Queensbury Road frontage with curb and gutter and sidewalk.
  b. 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.

• PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
  a. The developer shall submit a photometric plan prepared by a qualified professional showing that the proposed lighting shall not produce more than ½ foot candle of light at the property line.
• **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. Developer shall install all improvements as per driveway permit.
  b. Developer shall install all storm water management devices.
  c. Certification from a qualified professional must be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition.
**PETITION INFORMATION**

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2965</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>H &amp; K Investment and W.W. Disher Properties, Inc.</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Tax Lots 64 &amp; 65 / Tax Block 3905 and Tax Lot 34 / Tax Block 3419</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special use rezoning to PB-S</td>
</tr>
</tbody>
</table>

**Proposal**

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 PB-S Pedestrian Business District. The petitioner is requesting the following uses:

- (Retail Store, Specialty or Miscellaneous; Offices, Miscellaneous, Professional Office; Arts and Crafts Studio; Neighborhood Organization; Services, Personal; Services, Business A; Building Contractor, General; Recreation Services, Indoor; Health Services, Miscellaneous; and Medical or Dental Laboratory)

**Zoning District Purpose Statement**

The PB District is primarily intended to accommodate office, retail, service, institutional, and high density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in Growth Management Areas 1, 2 and 3.

**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)?

Planning staff does not see the subject property as being an appropriate location for the PB District. In regard to the specific site plan, the PB District requires that at least one façade of a corner lot building be setback no further than 15’. The proposed building is sited 20’ back from both road frontages; however, staff is comfortable with the proposed building placement in light of the topography and adjacent building setbacks as noted on the site plan.

**GENERAL SITE INFORMATION**

<table>
<thead>
<tr>
<th>Location</th>
<th>Northeast corner of Country Club Road and Queensbury 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>Approximately ± .99 acre</td>
</tr>
</tbody>
</table>
Currently located on the site are two single family homes: however, the single family home which faces Queensbury Road is in the process of being removed from the site. The structure facing Country Club Road is being used as a construction office without having the proper zoning in place or permits. The Inspections Division has recently cited the owner of the property.

### Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-9</td>
<td>Single family home</td>
</tr>
<tr>
<td>East</td>
<td>LO-S</td>
<td>Small scale office buildings</td>
</tr>
<tr>
<td>South</td>
<td>LO-S</td>
<td>Small scale office buildings</td>
</tr>
<tr>
<td>West</td>
<td>RS-9</td>
<td>Single family home</td>
</tr>
</tbody>
</table>

### 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 requested uses of: Retail Store, Specialty or Miscellaneous; Arts and Crafts Studio; Services, Personal; Services, Business A; Building Contractor, General; Recreation Services, Indoor; Health Services, Miscellaneous; and Medical or Dental Laboratory are not allowed in the adjacent LO-S districts nor in the adjacent RS-9 district.

### Physical Characteristics

The site has a gentle to moderate slope downward to the southwestern corner of the site.

### Proximity to Water and Sewer

Public water and sewer is available to the site.

### Stormwater/Drainage

A stormwater study will be required prior to the issuance of a grading permit.

### Analysis of General Site Information

The site appears to be adequate for the proposed improvements.

### Generalized Recommended Conditions

**BRIEF DESCRIPTION OF CONDITION(S):**
- Condition for stormwater study

### 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>125’</td>
<td>20,000</td>
<td>31,000</td>
</tr>
<tr>
<td>Queensbury Road</td>
<td>Local Street</td>
<td>207’</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td><strong>Proposed Access Point(s)</strong></td>
<td>Queensbury Road</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Planned Road Improvements</strong></td>
<td>Country Club Road has recently been widened to a five lane facility with widened outside lanes and sidewalks as per the approved 2000 Bond projects.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Trip Generation - Existing/Proposed | **Existing Zoning: RS-9**  
.99 x 43,560 / 9,000 = 4 units x 9.57 (SFR Trip) = 38 Trips per Day  

**Proposed Zoning: PB-S**  
14,600 sf / 1,000 x 40.67 (Specialty Retail Center Trip Rate) = 594 Trips per Day |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalks</td>
<td>Sidewalks were included within the recent improvements to Country Club Road. Staff recommends a sidewalk along the Queensbury Road frontage of the site.</td>
</tr>
<tr>
<td>Transit</td>
<td>Route 12 along Country Club Road</td>
</tr>
<tr>
<td>Connectivity</td>
<td>Planning and WSDOT staffs recommend a cross access easement be provided to the east.</td>
</tr>
<tr>
<td>Traffic Impact Study (TIS)</td>
<td>Not required</td>
</tr>
<tr>
<td>Analysis of Site Access and Transportation Information</td>
<td>Access to the site is adequate; however, staff recommends a sidewalk be provided along the Queensbury Road frontage of the site and a cross access easement be provided to the east. The revised site plan includes these two recommendations.</td>
</tr>
</tbody>
</table>
| Generalized Recommended Conditions | **BRIEF DESCRIPTION OF CONDITION(S):**  
- Obtain City of Winston-Salem driveway permit |

### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy GMA</th>
<th>Growth Management Area 3, (Suburban Neighborhoods)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Relevant Legacy Recommendations</td>
<td></td>
</tr>
</tbody>
</table>
- Infill development, like any land use issue, must balance the concerns of surrounding residents about the preservation of the character of their neighborhood with the needs of property owners and developers and the goals of the larger community. (p. 40)  
- Protect residential areas from inappropriate commercial and industrial encroachment. (p. 123) |
| Relevant Area Plan(s) | *Country Club/Jonestown Area Plan* (1985) |
| Area Plan Recommendations |  
- The *Country Club/Jonestown Area Plan* recommends low density residential development for this site. |
| 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?**  
Country Club has recently been widened to a five lane road.  

**(S)(4) - Is the requested action in conformance with Legacy?**  
No |
<table>
<thead>
<tr>
<th>Analysis of Conformity to Plans and Planning Issues</th>
</tr>
</thead>
</table>

The *Country Club/Jonestown Area Plan* recommends low density residential development for the subject property. The plan does however, recommend the conversion of the structures located across Country Club Road from single family homes to office use. Several such conversions have successfully taken place since the adoption of the plan. In addition, there remain several single family residential properties along this section of Country Club Road which have yet to undergo such a conversion to office use.

Planning staff is concerned that if the subject property is rezoned to a commercial district, it would serve as an open invitation to similarly rezone the above noted office and residential properties for more intensive retail and business uses.

The section of Country Club Road from Jonestown Road to Peace Haven Road has just been widened as a result of the 2000 City Bond Referendum for road improvements. The new facility includes a center turn lane with no median thus allowing full access to the adjacent properties including unrestricted left turning movements. Without careful land use management, this segment of Country Club Road could regress into typical strip commercial development. The ability of this roadway to move travelers from one section of the City to another would be reduced as the number and square footage of high traffic generating retail or destination type uses increase. It should be noted that approximately $6 million of local public money has been spent to improve Country Club Road and remove the traffic bottlenecks that have existed there for several years but even with that improvement, Country Club Road is at two thirds of its capacity.

In addition to the broader impacts noted above, the subject request would permit an inappropriate degree of commercial encroachment into the adjacent Queensbury Road neighborhood. Specifically, a majority of the proposed parking lot along with the proposed driveway entrance would be located on a “second tier” lot which is clearly oriented to said residential street. This could have an impact on other residential properties on Queensbury Road both north and west of the site. *Legacy* recommends the protection of residential areas from inappropriate commercial encroachment.

Finally, Queensbury Road serves as the only entrance into this residential area. Left turns onto Country Club Road from Queensbury Road are already challenging even without the additional traffic which increased commercial activity would bring.
## RELEVANT ZONING HISTORIES

<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-2939</td>
<td>LO-S to LO-S</td>
<td>Approved 8-6-07</td>
<td>Directly Northeast</td>
<td>3.6</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1889</td>
<td>R-5 to R-1-S (LO-S)</td>
<td>Approved 4-4-94</td>
<td>Directly east</td>
<td>.42</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1183</td>
<td>R-5 to R-1-S (LO-S)</td>
<td>Approved 8-6-84</td>
<td>Directly south</td>
<td>.67</td>
<td>Approval</td>
</tr>
</tbody>
</table>

## SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

### Building Square Footage
- **Square Footage:** 14,600 sf
- **Placement on Site:** Southwest corner of site

### Parking
- **Required:** 39 spaces
- **Proposed:** 39 spaces
- **Layout:** Located behind the building

### Building Height
- **Maximum:** 60’
- **Proposed:** Two stories

### Impervious Coverage
- **Maximum:** NA
- **Proposed:** 59%

### UDO Sections Relevant to Subject Request
- (A) Legacy policies: See comments above
- (B) Environmental Ord.: NA
- (C) Subdivision Regulations: NA

### Analysis of Site Plan Compliance with UDO Requirements
- The revised site plan meets the requirements of the UDO.

## CONCLUSIONS TO ASSIST WITH RECOMMENDATION

### Positive Aspects of Proposal
- The proposed site plan locates the parking to the rear of the building as viewed from Country Club Road.

### Negative Aspects of Proposal
- The request is not consistent with the recommendations of Legacy.
- The request is not consistent with the recommendations of the Country Club/Jonestown Area Plan.
- If approved, the request would establish a precedent for other residential to business conversions along this portion of Country Club Road.
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 THE ISSUANCE OF GRADING PERMITS:
   a. Developer shall obtain a driveway permit from the City of Winston-Salem Public Works Department. Improvements shall include widening along the Queensbury Road frontage with curb and gutter and sidewalk.
   b. 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.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
   a. The developer shall submit a photometric plan prepared by a qualified professional showing that the proposed lighting shall not produce more than ½ foot candle of light at the property line

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
   a. Developer shall install all improvements as per driveway permit.
   b. Developer shall install all stormwater management devices.
   c. Certification from a qualified professional must be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition.

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.

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Henry H. Lafferty, 3520 Triad Court, Winston-Salem, NC  27107
   • Distributed signed letters in support of the petition.
   • I am here on behalf of the owner.
   • When this project was initially brought in, staff suggested pursuing light office (LO-S) zoning. That was considered, but NCDOT will not permit a driveway access onto Country Club which forces all access onto Queensbury.
• Bearing that in mind, we tried to keep the driveway as far down Queensbury to Country Club as we would be permitted to do, but at the same time allowing room for cars to queue leaving Country Club.
• As far as Legacy, I can't address staff concerns directly. I personally feel that the type of business that would be generated in this project would not be inconsistent with the Legacy plan objectives.
• With respect to the Jonestown Area Plan, I do feel that the conditions on the ground do not reflect what is there now. The five-lane widening of Country Club has substantially changed that entire area, in particular with my client's site, the construction of the retaining wall has taken away a substantial portion of their site, has directly limited what they are able to do without the purchase of the land directly behind them which pushes them back in to Queensbury.
• As I was laying this building out, several issues were paramount. First was the scale and mass of the building. The intent would be to design this building in a harmonious relationship with the adjacent structures.
• We've asked to push the building back to line up with what's already out there on Country Club and Queensbury.
• I question the trip generation figures based on the uses.

Barry Partridge, 140 Stone Brook Court, Winston-Salem, NC 27104
• My reason for coming is that I have interest in renting some of the space on this site.
• I know the concern is that the area is overpopulated as far as traffic, but what I would be bringing there is a Martial Arts school. The school has business coming in and out throughout the day.
• Although I have 20-25 students in my busiest class at 6:30 pm, many of the members of that class are family members who travel together. There are rarely more than 10-15 cars at a time for my business.

John Beeson, 503 High Street, Winston-Salem, NC 27101
• We're having a real problem with area plans and I think this one is highlighted pretty evidently from the change in Jonestown Road from when that area plan was developed until today. The five lanes of traffic certainly have been brought on by increased offices and businesses in that area. I feel like this is a fairly small part of that with the road already in place and particularly since part of the land was taken up in order to do that.
• They've been limited a little bit in the use of their land.
• We're asking for PB which faces our building to the front, parking in the rear. We're going architecturally that will try to blend with the neighborhood and the streetscape.
• Those big changes always come up and you guys agonize over this every time something comes before you. We find ways to work in what we want.
• You've noticed your agenda keeps shrinking substantially and I think that's something you're going to see. If we don't try to take care of our local developers, builders, and such as that, it's going to shrink a lot more. There aren't going to be out-of-town people who are going to sustain us through this downturn.
• I question the number of trips per day that are listed as 594 for the uses here. Traffic study was not requested but certainly can be arrived at prior to any other meetings on this. I think that's a pretty massive number of trips that are anticipated for the uses that were listed and that we know are going to be there.
• I really request of you to keep in mind our local people, the people who built our community and what we can do to assist them if we can.

AGAINST:

Brandon Williams, 4750 McGuire Avenue, Winston-Salem, NC 27104
• I oppose this.
• This seems like an encroachment onto my property.
• Home owners in the area are tax payers and bring property taxes into the City as well as businesses do, but we are here for the long haul and many of these businesses are come-and-go.

Samuel L. Mendenhall, 153 Queensbury Road, Winston-Salem, NC 27104
• I am opposed to this rezoning request.
• We've had a substantial flood situation over the past year due to the water runoff from the additional buildings on Country Club Commons and the widening of Country Club Road.
• We do not have a stoplight at Queensbury Road, so for us to travel northeast going toward Jonestown Road it sometimes takes 15-20 minutes to get out of our own development.
• With the additional usage of this property, we are concerned about the quality of life and the value of our homes.
• If you were living here, would you like this requested development?

Steven Campbell, 104 Queensbury Road, Winston-Salem, NC 27104
• I am the first house right here.
• I highly oppose this.
• Mentioned a petition which practically the whole neighborhood signed.
• This is going to put too much traffic on this street.
• We don't have a place for kids to ride bikes and stuff around this street, so they end up riding on Queensbury.
• This will hurt our property values because no one wants to buy a house with a business in the front yard.
• Queensbury Road is not sized for this kind of traffic and there is no guttering.
• Discussed a house which was moved to make way for this request.
• We don't want this request.
• There are other places within a mile of this site that are appropriate for this type of use and would not impact neighborhoods.

Carl Kirkpatrick, 124 Queensbury Road, Winston-Salem, NC 27104
• I agree with what's been said.
• This requested development would be very detrimental to our neighborhood no matter what size it would be or how it is built.
• This is a quiet neighborhood.
• We're already suffering greatly from overdevelopment.
• Development has to go somewhere, but it doesn't ALL have to go on Country Club Road.
• The runoff has already caused significant damage along Silas Creek. Some of that damage was filled in this past week because it was on the verge of running into a sewer line. There's still work that needs to be done on that area.

Anita Love, 112 Queensbury Road, Winston-Salem, NC 27104
• The traffic is unbelievable.
• I'm concerned that this company wants to put his firms business on the second floor would have truck traffic.
• Developer has already moved one house and has told my husband that they want to use the second vacant rental house for his business while this construction is being done. The area isn't zoned for that.
• This will be detrimental to everyone on this street.
• Additional comments were inaudible.
• Submitted petitions opposing this request.

Allan Smith, 129 Queensbury Road, Winston-Salem, NC 27104
• The biggest problem I see is if the Tae Kwan Do business does come in, having 10-15 cars at one time will have cars backing up on Queensbury. There will be no real access to the road in a timely manner.

Jason Smith, 129 Queensbury Road, Winston-Salem, NC 27104
• I have a daughter that plays on this street.
• People already fly down this road because they don't know the road doesn't let out anywhere.
• Adding traffic to this would just endanger children more.

Wade Cornelius, 116 Queensbury Road, Winston-Salem, NC 27104
• I moved here in 1973. There was 18 acres of corn behind me and woodland in front of me. You all know what's there now.
• I resent that this petitioner wants to put the dumpster and parking on our street and put his two story building on the front and finance his project by renting the first floor out so he doesn't bear the cost of the building.
• This needs to stay RS-9.

WORK SESSION

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

1. Arnold King reminded the proponents that all requested uses have to be considered in approving a zoning request and that's probably why the number of trips per day is higher than they anticipated. Paul Norby explained that staff submits the proposed uses and proposed square footage to the City DOT and they use trip generation manuals to calculate trips per day. Traffic impact studies allow for explanations of how particular statistics might not match a particular situation, but barring a TIS which was not required in this case, DOT has to estimate based on the standards for the requested uses.
2. David Reed noted that WSDOT had been consulted during the presentation and that intersection has been studied and does not warrant a traffic signal.

3. Carol Eickmeyer asked those in opposition to stand. She asked questions of Mr. Lafferty and Mr. Beeson about the layout of the site and building and about stormwater. The petitioner indicated that elevations aren't available at this time because they waited to see if they could even build the building before investing in elevations.

4. Clarence Lambe: I'd probably be supportive of LO-S. I don't think the traffic impact is going to be a whole lot greater. I don't think the neighborhood is going to like LO-S. Unless we had a pretty good size piece of land assembled out here, I would not be supportive of anything more intensive than LO-S out there right now.

5. Wesley Curtis: I'll support staff's recommendation for denial. One reason is the traffic. A lot of time and energy goes into area plans during which everyone in that area has a chance to be heard about their thoughts for the area. While things do change, as much as possible, we need to support those once we adopt them.

6. Carol Eickmeyer: This piece of property is so much higher than the surrounding residential property. We will be considering something for this site other than residential because no one will want to live on this site right on Country Club. But it needs to be something much more in keeping with the residential area, not something that will tower over the residences. I hope the storm water issues can be addressed even if this site is not built upon.

MOTION: Clarence Lambe moved denial of the zoning map amendment.
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

SITE PLAN MOTION: Paul Mullican 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, FAICP
Director of Planning