DOCKET #: W2765

PROPOSED ZONING:
LO-S (Professional Offices; Offices Miscellaneous)

EXISTING ZONING:
RS-9

PETITIONER:
Hong S. and Bong Roh, et al, for property owned by Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRE(S): 1.77

MAP(S): 606850
April 20, 2005

Hong S. Roh and Bong Roh, et al.
110 Creekstone Court
Winston-Salem, NC  27104

RE:  ZONING MAP AMENDMENT W-2765

Dear Mr. & Mrs. Roh:

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
Doug Stimmel, 601 N. Trade Street, Winston-Salem, NC  27101
Henry L. Crosswhite, 4601 Country Club Road, Winston-Salem, NC  27104-3519
Randy & Carol McCormick, 124 Piccadilly Drive, Winston-Salem, NC  27104-3526
Leszek Dzieciol, 120 Piccadilly, Drive, Winston-Salem, NC  27104-3526
Carlton R. Wilson, 127 Piccadilly Drive, Winston-Salem, NC  27104
Stan Senft, 175 Piccadilly Drive, Winston-Salem, NC  27104
**ACTION REQUEST FORM**

**DATE:** April 20, 2005  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, AICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of Hong S. Roh, Bong Roh, Leszek Dzieciol, Henry L. Crosswhite, Randy McCormick and Carol McCormick

**SUMMARY OF INFORMATION:**

Zoning map amendment of Hong S. Roh, Bong Roh, Leszek Dzieciol, Henry L. Crosswhite, Randy McCormick and Carol McCormick from RS-9 to LO-S (Professional Office; and Offices, Miscellaneous): property is located on the northwest corner of Country Club Road and Piccadilly Drive (Zoning Docket W-2765).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS
CITY ORDINANCE - SPECIAL USE

Zoning Petition of Hong S. Roh, Bong Roh, Leszek Dzieciol, Henry L. Crosswhite, Randy McCormick and Carol McCormick, Docket W-2765

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 changing from RS-9 to LO-S (Professional Office; and Offices, Miscellaneous) the zoning classification of the following described property:

Tax Block 3832; Tax Lot(s) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12A, 12B, and 13

Section 2. This Ordinance is adopted after approval of the site plan entitled Hong S. and Bong Roh, et al. and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, 20___ to Hong S. Roh, Bong Roh, Leszek Dzieciol, Henry L. Crosswhite, Randy McCormick and Carol McCormick.

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 Hong S. and Bong Roh, et al. 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.
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 Hong S. Roh, Bong Roh, Leszek Dzieciol, Henry L. Crosswhite, Randy McCormick and Carol McCormick, (Zoning Docket W-2765). 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 LO-S (Professional Office; and Offices, Miscellaneous), approved by the Winston-Salem City Council the _____ day of _____________________, 20____" and signed, provided the property is developed in accordance with requirements of the LO-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. A storm water management study shall be submitted to and approved by the Public Works Department.
  b. Developer shall obtain a driveway permit from the Winston-Salem Department of Transportation.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  a. Developer shall record a negative access easement along the frontage of Country Club Road.
  b. Developer shall record a 50 foot permanent bufferyard easement in the Office of the Register of Deeds on the adjacent Tax Lot 14, Block 3833.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  a. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
  b. Cross access vehicular stub connection shall be made to the adjoining property to the west and associated easement recorded.
  c. No on site lighting shall be taller than 15 feet and shall consist of cutoff type fixtures that prevent glare onto adjacent properties.
d. The developer shall install a 3’ high berm and required streetyard planting materials in the area between the street and the parking lot along Piccadilly Drive from the driveway entrance into the site (from Piccadilly Drive) north to the northern property line.

e. Developer shall be required to make the improvements to Country Club Road and Piccadilly Drive including sidewalk and curb and gutter to the Winston-Salem Department of Transportation standards.

**OTHER REQUIREMENTS**

a. One six (6) foot high monument sign shall be allowed.
DOCKET #  W-2765
STAFF:  Gary Roberts

Petitioner(s):  Hong S. Roh, Bong Roh, Leszek Dzieciol, Henry L. Crosswhite, Randy McCormick and Carol McCormick
Ownership:  Same

REQUEST
From:  RS-9 Single Family Residential District; 9,000 sf minimum lot size
To:  LO-S Limited Office District (Professional Office; and Offices, Miscellaneous)

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: 1.77

LOCATION:
Street:  Northwest corner of Country Club Road and Piccadilly Drive.
Jurisdiction:  City of Winston-Salem.
Ward:  West.

SITE PLAN
Proposed Use:  Office building.
Square Footage:  30,000 sf.
Building Height:  Two story.
Parking:  Required: 100 spaces; Proposed: 101 spaces.
Bufferyard Requirements:  50 foot type II bufferyard adjacent to RS-9.

PROPERTY SITE/IMMEDIATE AREA
Existing Structures on Site:  Four single family residential homes to be removed.
Adjacent Uses:
  South- Undeveloped property zoned LO-S.
  West- LO-S zoned offices facing Jonestown Road.
  Northwest- RM-8-S zoned multifamily apartments.

GENERAL AREA
Character/Maintenance:  The area generally consists of well maintained multifamily, office, and retail commercial uses.
Development Pace:  Moderate.
HISTORY

Relevant Zoning Cases:

1. W-2735; RS-9 and LO-S to LO-S (Professional Office; Medical and Surgical Offices; Offices Miscellaneous and Banking & Financial Services); approved December 12, 2004; southwest corner of Country Club Road and Dalewood Drive, across Country Club Road from current site; 9.44 acres; Planning Board and staff recommended approval.

2. W-2668; RS-9 to LO-S (Professional Office; Medical and Surgical Offices; and Offices Miscellaneous); approved April 5, 2004; south side of Country Club Road west side of Dalewood Drive; 8.32 acres; Planning Board and staff recommended approval.

3. W-2504; RS-9 to LO-S (Professional Office; Offices, Miscellaneous); approved October 1, 2001; north side of Country Club Road between Piccadilly Drive and Tipperary Lane; 1.48 acres; Planning Board and staff recommended approval.

4. W-2432; RS-9 to LO-S (Professional Office); withdrawn January 2, 2001; north side of Country Club Road between Piccadilly Drive and Tipperary Lane; 1.48 acres; Planning Board and staff recommended approval.

5. W-2329; RS-9 to LO-S (Offices, Miscellaneous; Professional Office; and Medical or Surgical Offices); approved July 6, 1999; northwest side of Country Club Road west of Kilpatrick Street; 2.104 acres; Planning Board and staff recommended denial.

6. W-2302; LO-S and RS-9 to LO-S (Professional Office; Office Miscellaneous; Medical or Surgical Offices); approved April 5, 1999; north side of Country Club Road west of Piccadilly Street; 1.67 acres; Planning Board and staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Removal of structures and grading to accommodate improvements shown on site plan.

Topography: Gentle slope downward from the southern section of the site to the northwestern section of the site.

Vegetation/habitat: Typical residential yard vegetation.

Water Supply Watershed: The site is not within the boundaries of a water supply watershed.

TRANSPORTATION

Direct Access to Site: Country Club Road; Piccadilly Drive.

Street Classification: Country Club Road – Major Thoroughfare; Piccadilly Drive – Local Street.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Country Club Road between Jonestown and Old Vineyard Roads = 20,000/18,500

Trip Generation/Existing Zoning: RS-9

1.77 x 43,560/9,000 = 8 units x 9.57 (SFR Trip Rate) = 77 Trips per day.
**Trip Generation/Proposed Zoning:** LO-S  
30,000 sf /1,000 = 30 x 11.09 (Office Trip Rate) = 333 Trips per day. **Note:** The submitted TIS states that approximately 579 trips per day would be generated.

Planned Road Improvements: Country Club Road between Jonestown and Peace Haven Roads; from 3 lanes to 5 lanes; Planned completion end of 2006.

Traffic Impact Study recommended: A TIS was voluntarily submitted and states that, with the forthcoming planned public improvements to Country Club Road, and additional privately funded improvements adjacent to the subject property, as recommended in said TIS, that the effects of the additional traffic generated by the subject request, will be mitigated.

Connectivity of street network: A cross access vehicular connection to the adjoining LO-S zoned property to the west is shown.

Sidewalks: Sidewalks are proposed along Country Club Road and have been recommended along Piccadilly Drive.

Transit: Routes 12 and 43 along Country Club; Route 43 along Old Vineyard Road.

Bicycle Route: Route 1, Silas Creek Loop, along Country Club Road.

**CONFORMITY TO PLANS**

Growth Management Plan: *(Legacy)*: Suburban Neighborhoods, (GMA 3)

Relevant Comprehensive Plan Recommendation(s): *Legacy* supports office development adjacent to residential when the scale and design of the office development makes it compatible with residential uses. Legacy was also recently amended to designate Country Club Road as an “Urban Boulevard”.


Relevant Development Guide Recommendation(s): The *Country Club/Jonestown Area Plan* recommends that the subject property remain as a low-density (0-4 units/acre) residential use.

**ANALYSIS**

This request is to rezone 1.77 acres from RS-9 to LO-S to accommodate a two story 30,000 square foot office building. The property is located on the northwest corner of Country Club Road and Piccadilly Drive. Currently four single family residential homes are located on the site. Single family residential development is also located directly north and to the east across Piccadilly Drive and multifamily residential is located to the northwest. Undeveloped LO-S zoned property and medium scale office uses are located adjacent to the site and in the immediate vicinity along Country Club Road.

The subject property is located within the boundaries of the *Country Club/Jonestown Area Plan* which was adopted in 1985. The plan recommends the subject property remain as a low-density (0-4 units/acre) residential use. Obviously an extensive amount of office rezoning and development has taken place in the general area subsequent to the adoption of the area plan.

Country Club Road is a major transportation corridor which becomes regularly congested at peak times with morning and afternoon commuter traffic. However, City of Winston-Salem bond monies have already been set aside to make additional lane improvements along Country Club
Road between Jonestown Road and Peace Haven Roads. Said improvements are scheduled to be completed by the end of 2006. According to Winston-Salem DOT officials, these improvements, along with those recommended in the TIS of the proposed development, and a recently approved LO-S petition across the street, will adequately facilitate anticipated new and existing traffic in the area of the subject property. The TIS recommended improvements to be made as part of the development of the subject site include: the extension of the right turn lane on Country Club Road back to Piccadilly Drive; and that a separate left and right turn lane be constructed on Piccadilly Drive.

The site plan locates the proposed building along Country Club Road with the parking located to the rear. With the recent relocation of the Robinhood West Metro Activity Center, Country Club Road is now designated as an Urban Boulevard. One of the key purposes of Urban Boulevards is to “incorporate design features that support pedestrian activity and give these corridors an urban look and feel.” The frequently used term “sense of place” is a phrase which encourages a conscious effort to define a unique physical character for a particular area. The placement of a two story building at this intersection will much more clearly establish a sense of place that supports pedestrian activity, than a 300± foot deep parking lot would. In addition, by positioning the building closer to Country Club Road, a vehicular cross access connection can be made to the adjacent LO-S developed site to the west. This in turn provides beneficial options for diffusing some of the additional traffic generated by the proposed development. The developer has also included a 50 foot wide Type II bufferyard on an adjacent RS-9 zoned lot to the north. This will help to more clearly delineate the transition from office to residential zoning. Because the subject request extends the LO-S designation into the single family area along Piccadilly Drive, the petitioner, after continued discussions with Planning staff, has also agreed to provide additional screening along Piccadilly Drive. It is anticipated that the revised site plan will illustrate additional landscaping, berming and/or wall treatment beyond the required 10 foot streetyard in order to soften the appearance of the proposed parking lot on the opposite facing homes.

Planning staff supports the subject RS-9 to LO-S request.

**FINDINGS**

1. *Legacy* supports office development adjacent to residential when the scale and design of the office development makes it compatible with residential uses.

2. While the *Country Club/Jonestown Area Plan* calls for the area to be zoned for single family residential development, the site adjoins LO-S zoned property on two sides and a significant amount of RS-9 to LO-S rezoning has taken place in the general area.

3. Country Club Road currently experiences significant traffic problems at peak commuter times however according to Winston-Salem DOT officials, the planned public improvements along Country Club Road and the improvements recommended in the submitted TIS will adequately facilitate anticipated new and existing traffic in the area of the subject property.
4. The placement of the proposed two story office building adjacent to Country Club Road would work toward the creation of a more urban and pedestrian oriented streetscape in accordance with the purposes of Urban Boulevards as noted in *Legacy*.

5. Because the site extends northward along Piccadilly Drive with the parking lot directly opposite facing houses, special measures are necessary in order to mitigate negative impacts on those homes.

**STAFF RECOMMENDATION**

Zoning: **APPROVAL.**

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
  a. A storm water management study shall be submitted to and approved by the Public Works Department.
  b. Developer shall obtain a driveway permit from the Winston-Salem Department of Transportation

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  a. Developer shall record a negative access easement along the frontage of Country Club Road.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  a. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
  b. Cross access vehicular stub connection shall be made to the adjoining property to the west and associated easement recorded.
  c. No on site lighting shall be taller than 15 feet and shall consist of cutoff type fixtures that prevent glare onto adjacent properties.
  d. The Developer shall install a 3’ high berm and required streetyard planting materials in the area between the street and the parking lot along Piccadilly Drive from the driveway entrance into the site (from Piccadilly Drive) north to the northern property line.
  e. Developer shall be required to make the improvements to Country Club Road and Piccadilly Drive including sidewalk and curb and gutter to the Winston-Salem Department of Transportation standards.

- **OTHER REQUIREMENTS**
  a. One six (6) foot high monument sign shall be allowed.

Gary Roberts presented the staff report.
**PUBLIC HEARING**

FOR:

Doug Stimmel, 601 N. Trade Street, Suite 200, Winston-Salem, NC 27101
- This use is for corporate facilities, not a branch office which would have drive-throughs and more traffic.
- We wanted to pull the zoning line back 50 feet and leave a strip of RS-9 property as a compromise and to transition between the residential and office uses.
- Anyone coming to this site has two options for ingress and egress because of the internal connections.
- We added a turn-lane on Piccadilly because it's already difficult to turn left here. That will help the existing situation.
- We sent notices to neighbors and held a meeting in early March. We had four or five neighbors at the meeting. We had a little bit of concern about traffic, but most seemed okay with the plans once they saw the site plan.
- We think this is a good transitional use. It can add some vitality to the neighborhood, rather than adding rental houses to an urban boulevard which may become unkempt. This would be a nice corporate architectural building.

AGAINST:

Carlton R. Wilson, 127 Piccadilly Drive, Winston-Salem, NC 27104
- I live directly across the street from where the parking lot for this facility will be built.
- The biggest concern we have is traffic.
- My wife and I run a transportation business out of our home. It's a ground transportation service. It's impossible for us to get onto Country Club from Piccadilly in less than 10 or 15 minutes.
- We are concerned about dirt and noise. There's already an office development being built near this site.
- Why didn't they build this corporate headquarters with the bank they built just up the road?
- How will the school bus manipulate this area with the increased traffic?
- Country Club Road will become just like Lewisville-Clemmons Road here.

Stan Senft, 175 Piccadilly Drive, Winston-Salem, NC 27104
- I support Southern Community getting this rezoning. They are already good neighbors and I welcome them here.
- I think Country Club should be a commercial development, but I do think Piccadilly should be a residential development.
- Piccadilly is a narrow enough street that if you park on the street you impede traffic.
- I'd like to see no entrance from Piccadilly to this facility. Adding a turn lane at the end of the street will not help you turn left. You can't turn left on that street during day-time hours. They can tie in immediately behind the building for fire access, etc.
- I prefer Southern Community to any other neighbor. My only concern is the entrance onto Piccadilly.
WORK SESSION

Lavastian Glenn was excused from consideration of this request due to a potential conflict of interest.

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

1. In response to a query about the entrance onto Piccadilly, Mr. Stimmel stated that for this type of facility they would prefer to have choices on access.

2. It appears that having an entrance on Piccadilly would serve the residents of Piccadilly since they could cut through the site to access Country Club.

3. The traffic improvements will greatly improve traffic conditions in this area.

MOTION: Dara Folan moved approval of the zoning map amendment
SECOND: Jerry Clark
VOTE: 
   FOR: Clark, Folan, King, Mullican, Norwood
   AGAINST: None
   EXCUSED: Glenn

MOTION: Dara Folan moved approval of the site plan, certified that the site plan meets all code requirements and recommends staff conditions including the 50’ easement along the back of the site.
SECOND: Jerry Clark
VOTE: 
   FOR: Clark, Folan, King, Mullican, Norwood
   AGAINST: None
   EXCUSED: Glenn

_____________________
A. Paul Norby, AICP
Director of Planning