DOCKET #: W2801

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
LO-S

PETITIONER:
Wrightsville Enterprises
for property owned by Same

SCALE: 1" represents 400'
STAFF: Roberts
GMA: 3
ACRE(S): 1.50
MAP(S): 606850
October 19, 2005

Wrightsville Enterprises by
Dr. Robert W. Kulp, Jr.
4303 Country Club Road
Winston-Salem, NC  27104

RE:   SITE PLAN AMENDMENT W-2801

Dear Dr. Kulp:

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
Stephen G. Calaway, Atty, 1330 Ashley Square, Winston-Salem, NC  27103
## ACTION REQUEST FORM

<table>
<thead>
<tr>
<th>DATE:</th>
<th>October 19, 2005</th>
</tr>
</thead>
<tbody>
<tr>
<td>TO:</td>
<td>The Honorable Mayor and City Council</td>
</tr>
<tr>
<td>FROM:</td>
<td>A. Paul Norby, AICP, Director of Planning</td>
</tr>
</tbody>
</table>

### COUNCIL ACTION REQUEST:

Request for Public Hearing on Site Plan Amendment of Wrightsville Enterprises

### SUMMARY OF INFORMATION:

Site Plan Amendment of Wrightsville Enterprises for property zoned LO-S (Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; and Banking and Financial Services): property is located on the northwest side of Country Club Road south of Club Pointe Drive (Zoning Docket W-2801).

### PLANNING BOARD ACTION:

<table>
<thead>
<tr>
<th>MOTION ON PETITION:</th>
<th>APPROVAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOR:</td>
<td>UNANIMOUS</td>
</tr>
<tr>
<td>AGAINST:</td>
<td>NONE</td>
</tr>
<tr>
<td>EXCUSED:</td>
<td>MULLICAN</td>
</tr>
<tr>
<td>SITE PLAN ACTION:</td>
<td>CONFORMS</td>
</tr>
</tbody>
</table>

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 LO-S (Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; and Banking and Financial Services - Site Plan Amendment) and described as follows:

Tax Block 3912, Tax Lots 21A, 21D, and 23C

Section 2. This Ordinance is adopted after approval of the site plan entitled Wrightsville Enterprises and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, 20 ___ to Wrightsville Enterprises.

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 Wrightsville Enterprises. 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 Wrightsville Enterprises,
(Zoning Docket W-2801). 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
(Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; and Banking and
Financial Services - 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 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 ISSUANCE OF GRADING PERMITS:
  a. Developer shall obtain a driveway permit from Winston-Salem Engineering
     Division; additional improvements may be required prior to issuance of driveway
     permit
  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. Bufferyard easement shown on site plan must be obtained and recorded.

• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
  a. Developer shall install all improvements including a sidewalk along Country Club
     Road, as per driveway permit.
  b. All required fire hydrants shall be installed in accordance with the City Fire
     Department.
  c. Signage shall be limited to one (1) monument sign with a maximum height of six
     (6) feet and located outside of 10’ x 70’ site distance triangle.
  d. Developer shall install all required storm water management devices.
### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2801</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Wrightsville Enterprises</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Tax Lot 21A, 21D, and 23C /Tax Block 3912</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Site Plan Amendment</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting a Site Plan Amendment for the site which is currently zoned LO-S (Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; and Banking and Financial Services)</td>
</tr>
</tbody>
</table>

#### Zoning District Purpose Statement
The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. 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 this district may serve as a transition between residential districts and commercial districts. This district is intended for application in Growth Management Areas 2 and 3.

#### Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)

<table>
<thead>
<tr>
<th>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Northwest side of Country Club Road south of Club Pointe Drive</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 ± 1.53 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Dental office</td>
</tr>
</tbody>
</table>

#### Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)

<table>
<thead>
<tr>
<th>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

#### Analysis of General Site Information
While the site is generally suitable for the proposed improvements, the amount of additional building square footage being proposed may exceed the ability of the site to comply with the requirements of the UDO.
### Recommended Conditions

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

### 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>±100’</td>
<td>12,000</td>
<td>18,500</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s):** Country Club Road

**Sidewalks:** No sidewalks are located along Country Club Road however WSDOT staff recommends a sidewalk in accordance with the recommendations of the Thoroughfare Plan.

**Transit:** Bus Route 12 along Country Club Road.

**Connectivity:** The proposal shows two independent driveway entrances onto Country Club Road with no other external connections.

**Traffic Impact Study (TIS):** No TIS is required

**Analysis of Site Access and Transportation Information:** Access into the site is adequate. While staff would prefer some interconnectivity with the adjacent property, the adjoining site is already developed with private drives. Staff has recommended that one of the two existing driveways currently serving the site be removed and that a sidewalk be installed along the frontage of Country Club Road.

### Recommended Conditions

**PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
- Developer shall obtain a driveway permit from the NCDOT. Additional improvements may be required.

### CONFORMITY TO PLANS AND PLANNING ISSUES

(S)(3) - Have changing conditions substantially affected the area in the petition? No

(S)(4) - Is the requested action in conformance with Legacy? Yes

### 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-737</td>
<td>R-4 to R-2-S, converted to RM-12 (Residential Building)</td>
<td>Approved 9-6-79</td>
<td>Directly north</td>
<td>4.22</td>
<td>Approval</td>
</tr>
</tbody>
</table>

W-2801 October 2005 6
<table>
<thead>
<tr>
<th>Building</th>
<th>Site Plan Amendment Details</th>
<th>Approval Date</th>
<th>Current Site</th>
<th>Proposed Height</th>
<th>Impervious Coverage</th>
<th>UDO Sections Relevant to Subject Request</th>
<th>Analysis of Site Plan Compliance with UDO Requirements</th>
<th>Conclusions to Assist with Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-699</td>
<td>R-4 to R-1-S, converted to LO-S (Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; and Banking and Financial Services)</td>
<td>Approved 2-5-79</td>
<td>Current site</td>
<td>1.5</td>
<td>Denial</td>
<td></td>
<td></td>
<td>Request makes a more intensive use of a site which is already zoned LO-S.</td>
</tr>
<tr>
<td>W-698</td>
<td>R-4 to R-2-S, converted to RM-12 (Residential Building, Multifamily)</td>
<td>Approved 1-2-79</td>
<td>Directly south</td>
<td>5.5</td>
<td>Approval</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Proposed improvements are compatible with the surrounding development pattern.

### SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

**PRIOR TO ISSUANCE OF GRADING PERMITS:**
- a. Developer shall obtain a driveway permit from Winston-Salem Engineering Division; additional improvements may be required prior to issuance of driveway permit
- 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. Bufferyard easement shown on site plan must be obtained and recorded.

**PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
- a. Developer shall install all improvements including a sidewalk along Country Club Road, as per driveway permit.
- b. All required fire hydrants shall be installed in accordance with the City Fire Department.
- c. Signage shall be limited to one (1) monument sign with a maximum height of six (6) feet and located outside of 10’ x 70’ site distance triangle.
- d. Developer shall install all required storm water management devices.

**STAFF RECOMMENDATION:** APPROVAL contingent upon changes being made to site plan to bring it into UDO conformity.

**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 site plan amendment, certified that the site plan meets all code requirements and recommends staff conditions.
SECOND: Dara Folan
VOTE:
   FOR: Clark, Curtis, Eickmeyer, Folan, Glenn, King, Lambe, Smith
   AGAINST: None
   EXCUSED: Mullican

________________________
A. Paul Norby, AICP
Director of Planning