



DOCKET #: W2510

PROPOSED ZONING:
LB-S (Multiple Business Uses)

EXISTING ZONING:
LB-S (Multiple Business Uses)

PETITIONER:
Jonestown Properties, LLC

SCALE: 1" represents 200'

STAFF: Hughes

GMA: 3

ACRE(S): 2.46

MAP(S): 600846



October 24, 2001

Jonestown Properties, LLC
211 Commerce Plaza
Greensboro, NC 27401

RE: ZONING MAP AMENDMENT W-2510

Dear Sirs:

The attached report of the Planning Board to the Board of Aldermen is sent to you at the request of the Aldermen. You will be notified by the City Secretary's Office of the date on which the Aldermen 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
Martin Cagle, 6325 Robinhood Road, Pfafftown, NC 27040

ACTION REQUEST FORM

DATE: October 24, 2001
TO: The Honorable Mayor and Board of Aldermen
FROM: A. Paul Norby, AICP, Director of Planning

BOARD ACTION REQUEST:

Request for Public Hearing on zoning map amendment of Jonestown Properties, LLC

SUMMARY OF INFORMATION:

Zoning map amendment of Jonestown Properties, LLC from LB-S [Medical and Surgical Offices; Professional Office; 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; Government Offices; Library, Public; Museum or Art Gallery; Neighborhood Organization; Broadcast Studio; Motor Vehicle, Rental and Leasing; and Services, Personal] to LB-S [Arts and Crafts Studio; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Banking and Financial Services; Medical or Dental Laboratory; Medical and Surgical Offices; Motor Vehicle, Rental and Leasing; Offices, Miscellaneous; Professional Offices; Services, Business A; Services, Personal; Recreation Services, Indoor; Recreation Facility, Public; Government Offices; Library, Public; Museum or Art Gallery; Neighborhood Organization; Broadcast Studio]: property is located on the west side of Jonestown Road between Eastwin Drive and Southwin Drive (Zoning Docket W-2510).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Jonestown Properties, LLC,
Docket W-2510

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 Board of Aldermen 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 LB-S [Medical and Surgical Offices; Professional Office; 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; Government Offices; Library, Public; Museum or Art Gallery; Neighborhood Organization; Broadcast Studio; Motor Vehicle, Rental and Leasing; and Services, Personal] to LB-S [Arts and Crafts Studio; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Banking and Financial Services; Medical or Dental Laboratory; Medical and Surgical Offices; Motor Vehicle, Rental and Leasing; Offices, Miscellaneous; Professional Offices; Services, Business A; Services, Personal; Recreation Services, Indoor; Recreation Facility, Public; Government Offices; Library, Public; Museum or Art Gallery; Neighborhood Organization; Broadcast Studio] the zoning classification of the following described property:

Tax Block 3942, Tax Lot 001, 002, 003, 004, 005, 006, 007, 008, 009, and 010

Section 2. This Ordinance is adopted after approval of the site plan entitled Jonestown Properties, LLC and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to Jonestown Properties, LLC.

Section 3. The Board of Aldermen 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 Jonestown Properties, LLC. 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 Board of Aldermen

of the City of Winston-Salem

The Board of Aldermen 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 Jonestown Properties, LLC, (Zoning Docket W-2510). 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 [Arts and Crafts Studio; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Banking and Financial Services; Medical or Dental Laboratory; Medical and Surgical Offices; Motor Vehicle, Rental and Leasing; Offices, Miscellaneous; Professional Offices; Services, Business A; Services, Personal; Recreation Services, Indoor; Recreation Facility, Public; Government Offices; Library, Public; Museum or Art Gallery; Neighborhood Organization; Broadcast Studio], approved by the Winston-Salem Board of Aldermen 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:

- **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.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. Fire hydrants, if required, shall be installed in accordance with the City Fire Department and a letter must be submitted from the Fire Department stating that fire hydrant locations have been established.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. Developer shall install a sidewalk along the frontage on Jonestown Road 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. 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.

- **OTHER REQUIREMENTS**
 - a. Only one freestanding sign shall be permitted on this property. Said sign shall be a monument type with a maximum height of five (5) feet.

ZONING STAFF REPORT

DOCKET # W-2510

STAFF: Suzy Hughes

Petitioner(s): Jonestown Properties, LLC

Ownership: Same

REQUEST

From: LB-S Limited Business District [Medical and Surgical Offices; Professional Office; 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; Government Offices; Library, Public; Museum or Art Gallery; Neighborhood Organization; Broadcast Studio; Motor Vehicle, Rental and Leasing; and Services, Personal]

To: LB-S Limited Business District [Arts and Crafts Studio; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Banking and Financial Services; Medical or Dental Laboratory; Medical and Surgical Offices; Motor Vehicle, Rental and Leasing; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Recreation Services, Indoor; Recreation Facility, Public; Government Offices; Library, Public; Museum or Art Gallery; Neighborhood Organization; Broadcast Studio]

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

Acreage: 2.46 acres

LOCATION

Street: Southwest corner of Jonestown Road and Eastwin Drive.

Jurisdiction: City of Winston-Salem.

Ward: West.

SITE PLAN

Proposed Use: Multiple Business and Office Uses.

Square Footage: 6,204 square feet in single story building; 9,094 square feet in two story building.

Building Height: One single story building, one two story building.

Parking: Required: 86; proposed: 132.

Bufferyard Requirements: 15 foot type II buffer adjacent to residential zoning.

Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: A single story commercial building used as a video store and a two story commercial/office building under construction.

Adjacent Uses:

- North - Single family residence, zoned RS-9; various commercial uses further north along Jonestown Road, zoned LB-S.
- East - Across Jonestown Road and north of Frandell Road is Summit Square Shopping Center zoned LB-S.
- South - Various commercial and office uses.
- West - Single family residences, zoned RS-9.

GENERAL AREA

Character/Maintenance: Well-maintained business and residential uses.

Development Pace: Fast.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site is currently under development.

Topography: Front portion of property(southeast) facing Jonestown Road is somewhat flat; rear portion of property slopes up and then down to the northwest.

Vegetation/habitat: Site has already been graded.

Watershed: Site is not within the boundaries of a Water Supply Watershed.

TRANSPORTATION

Direct Access to Site: Jonestown Road; Eastwin Drive; Southwin Drive

Nearby Access: Country Club Road; US 421.

Street Classification: Jonestown Road - major thoroughfare; Eastwin Drive - collector street; Southwin Drive - local street; Country Club Road - major thoroughfare; US 421 - freeway.

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

Jonestown Road - 20,000/26,000

Country Club Road - 20,000/16,000

US 421 - 50,000/81,000

Trip Generation/Existing Zoning: LB-S - $18,200 \text{ sf}/1,000 \text{ sf} = 18.2 \times 265.21 = 4,827$ average daily trips

Trip Generation/Proposed Zoning: LB-S - $8,431 \text{ sf}/1,000 \text{ sf} = 8.431 \times 130.34 = 1,099$ average daily trips, (plus) $8,431 \text{ sf}/1,000 \text{ sf} - 8.431 \times 56.63$ (free-standing discount store rate) = 477 (plus) average daily trips $6,204 \text{ sf}/1,000 \text{ sf} = 6.204 \times 265.21 = 1,645$ average daily trips.

Total average daily trips = 3,221 trips.

Planned Road Improvements: Country Club Road widening - City bond project in the planning phase.

Transit: WSTA route 43 Westside Connector along Jonestown Road, adjacent to site.
WSTA Route 12 along Country Club Road, north of the site.
Bike: Route 2 along Country Club Road, north of the site.

HISTORY

Relevant Zoning Cases:

1. W-2475; LB-S (Multiple Business Uses); withdrawn at the August 9, 2001 Planning Board public hearing; northwest corner of Jonestown Road and Eastwin Drive; 0.84 acre; staff recommended withdrawal.
2. W-2431; LO-S (Multiple Office Uses) to LB-S (Multiple Business Uses); approved October 25, 2000; on the west side of Jonestown Road and south side of Eastwin Drive; 1.54 acres; Planning Board and staff recommended approval.
3. W-2036; RS-9 and LO-S to LB-S (Multiple Business Uses); approved March 25, 1996; current site; 1.93 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

Legacy GMP Area: Suburban Neighborhoods.

Relevant Comprehensive Plan Recommendation(s): *Legacy* proposes that commercial areas be compact rather than linear in nature, with businesses interconnected and designed to be pedestrian oriented.

Area Plan/Development Guide: *Country Club/Jonestown Area Plan*.

Relevant Development Guide Recommendation(s): Designated commercial transitional properties; rezoning to be by use of special use district zoning to a depth of two lots (developing as one unified site) off Jonestown Road (up to 450 feet); corner properties to access side streets within 200 feet of Jonestown Road.

ANALYSIS

The request is to rezone 2.46 acres from LB-S to LB-S. This site is comprised of two existing contiguous LB-S sites that are being combined. This request has been submitted to add several uses, including General Merchandise Store to the already approved list of uses. None of the newly proposed uses are out of character with the previous zoning approvals on the site. The petitioner had reduced his uses and upon doing so had inadvertently left out several uses needed. The video store portion of the site has been included in the petition to utilize some of its parking and a shared drive on Jonestown Road.

The site is located within an area of commercial and office development along Jonestown Road, although there is residential west of Jonestown Road. The site's extension into the residential concerned staff, however this is consistent with the site plan, as well as with the previous zoning approval in 2000. The additional requested uses will not be inconsistent with the character of other commercial uses in the area.

This site lies within the boundaries of the *Country Club/Jonestown Area Plan*. The area plan has specific recommendations relating to land uses and site design. The requirements addressing parking, access limitations, plantings, buffering, height and lighting requirements are adequately addressed in the site plan and conditions.

The site is in Suburban Neighborhoods Area as shown in *Legacy*. *Legacy* proposes that commercial areas be compact rather than linear in nature, with businesses interconnected and designed to be pedestrian oriented.

FINDINGS

1. The petition is consistent with *Legacy* recommendations that commercial areas be interconnected and pedestrian oriented.
2. The site plan, with the attached conditions, is consistent with the *Country Club/Jonestown Area Plan*.
3. The area surrounding the site is consistent with the rezoning request, with commercial along Jonestown Road.
4. The request is an addition of several uses to a previously approved plan.

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. 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. Fire hydrants, if required, shall be installed in accordance with the City Fire Department and a letter must be submitted from the Fire Department stating that fire hydrant locations have been established.

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- **OTHER REQUIREMENTS**
 - a. Only one freestanding sign shall be permitted on this property. Said sign shall be a monument type with a maximum height of five (5) feet.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Kem Schroeder moved approval of the zoning map amendment.

SECOND: Philip Doyle

VOTE:

FOR: Avant, Bost, Clark, Doyle, King, Norwood, Schroeder, Snelgrove

AGAINST: None

EXCUSED: None

SITE PLAN MOTION: Kem Schroeder certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Philip Doyle

VOTE:

FOR: Avant, Bost, Clark, Doyle, King, Norwood, Schroeder, Snelgrove

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
 Director of Planning