



DOCKET #: W1205

PROPOSED ZONING:
Final Development Plan

EXISTING ZONING:
GO-S (Office
and Miscellaneous)

PETITIONER:
Forsom Associates and
Larry Folds

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

ACRE(S): 1.82

MAP(S): 624834, 624838



DRAFT ZONING STAFF REPORT

DOCKET # W-1205
STAFF: Gary Roberts

Petitioner(s): Charles Hester (First Phase approved under name of Forsom Associates and Larry Folds)

REQUEST

From: GO-S General Office District
To: Final Development Plan

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

Acreage: 1.82 acres

LOCATION

Street: Northwest corner of Brewer Road and Southpark Boulevard.
Jurisdiction: City of Winston-Salem.
Ward: South.

SITE PLAN

Proposed Use: Office, Miscellaneous.
Square Footage: 11,629 square feet.
Building Height: 25 feet.
Parking: Required: 29 spaces; proposed: 36 spaces.
Bufferyard Requirements: The first phase of the Southpark development established a specific buffer which is described in the proposed site plan conditions.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: None. Site is currently vacant with heavy shrubbery throughout.

Adjacent Uses:

- North - Across Mill Drive are single family homes zoned RS-9.
- East - Across Brewer Road are single family homes zoned RS-9 which front on Hege Street and are buffered from the current site with an existing bufferyard.
- South - Dental office zoned GO-S.
- West - Car care center and self storage facility, all zoned HB-S.

GENERAL AREA

Character/Maintenance: Mixture of office, commercial and single family residential uses in good maintenance.

Development Pace: Moderate to fast.

ANALYSIS

Proposed is the Final Development Plan for a one story, 11,629 square foot, office building located at the northwest corner of Brewer Road and Southpark Boulevard. The site plan complies with all the pertinent conditions of the original rezoning approved by the Board of Aldermen on November 5, 1984.

The 1.82 acre development will have access onto both Southpark Boulevard and Brewer Road via two 26 foot wide driveways. Staff recommends approval of the Final Development Plan.

STAFF RECOMMENDATION

Final Development Plan Recommendation: 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.
 - b. Limits of grading shall be cordoned off along the northern side of the property south of Mill Drive.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. On site fire hydrants will be required in locations approved by the City of Winston-Salem Fire Department.
 - b. The species of street trees planted along both Brewer Road and SouthPark Boulevard shall be approved by the Roadway Appearance Division of the City of Winston-Salem prior to the issuance of building permits and shall be installed prior to the issuance of occupancy permits.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required storm water management devices shall be installed.
 - b. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.

- c. Developer shall meet the requirements of UDO Section 3-3.6 (Off Street Loading and Unloading Areas) or a letter requesting a reduction in size of loading and unloading spaces must be approved by the Zoning Officer in accordance with subsection (C)(2) of said regulations.

- **OTHER REQUIREMENTS**

- a. Two monument signs shall be permitted, one on Brewer Road and one on Southpark Drive. Said signs shall be a monument type with a maximum height of five (5) feet and a maximum copy area of thirty-six (36) square feet each.
- b. Area of existing vegetation located along the entire frontage of the property adjacent to Mill Drive shall be retained and shall be supplemented with new vegetation to meet the minimum planting requirements of the type III bufferyard.