

**CITY-COUNTY PLANNING BOARD
DRAFT STAFF REPORT**

PETITION INFORMATION	
Docket #	F-1527
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Keystone Group, Inc
Owner(s)	Same
Subject Property	PIN #'s 6853-50-8751, 6853-60-0700, and 6853-60-1770
Address	4412 and 4496 Wallburg Landing Drive
Type of Request	Final Development Plan in a HB-S TWO PHASE zoned site.
Proposal	<p>The petitioner is requesting Final Development Plan approval in a HB-S TWO PHASE zoned site for a Restaurant (with drive-through service) The approved uses for the site are:</p> <ul style="list-style-type: none"> • Agricultural Production, Crops; Agricultural Production, Livestock; Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food and Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Banking and Financial Services; Bed and Breakfast; Building Contractor, General; Car Wash; Funeral Home; Hotel or Motel; Motor Vehicle, Rental and Leasing; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Golf Course; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Recreation Vehicle Park; Theater, Drive-In; Theater, Indoor; Academic Biomedical Research Facility; Animal Shelter; Academic Medical Center; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Police or Fire Station; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; and Utilities
Neighborhood Contact/Meeting	The application indicates that at the time of filing, no neighborhood/ community meeting had been held.
GENERAL SITE INFORMATION	
Location	Southeast corner of Wallburg Landing Drive and Overline Drive
Jurisdiction	Forsyth County
Site Acreage	± 2.16
Current Land Use	The eastern portion of the site is developed with a convenience store and car wash along with multiple retail, office, and restaurant spaces. The western portion of the site is undeveloped.

Physical Characteristics	The developed portion of the site has a gentle to moderate slope downward to the southwest.			
Proximity to Water and Sewer	Public water and sewer are available.			
Stormwater/ Drainage	No known issues. Because this site is within Forsyth County's jurisdiction, state requirements may apply.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	The site includes no regulatory floodplains or watersheds and appears to be suitable for the proposed improvements.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Thomasville Road	Major Thoroughfare	301'	10,000	16,100
Wallburg Landing Drive	Private Street	±395'	NA	NA
Overline Drive	Private Street	±180'	NA	NA
Proposed Access Point(s)	The site will have one access point onto Wallburg Landing Drive and one access point onto Overline Drive.			
Planned Road Improvements	The <i>Winston-Salem Urban Area Comprehensive Transportation Plan Highway Map</i> indicates that Thomasville Road (NC Highway 109) is recommended as a 2-lane undivided facility with curb and gutter and sidewalks. The preferred alternative for the proposed Future NC Highway 109 has been chosen, and it will be on a new alignment other than the existing route.			
Sidewalks	The request includes internal sidewalks.			
Transit	Not available.			
Connectivity	The site has a private street connection to the adjacent shopping center located in Davidson County.			
Analysis of Site Access and Transportation Information	The site has good access with frontage on three streets. Staff does not anticipate any negative transportation impacts from this request other than the potential for some increase in traffic.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	Growth Management Area 3 - Suburban Neighborhoods			
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Promote economic development that is compatible with existing residential neighborhoods and other business developments. 			
Relevant Area Plan(s)	<i>South Suburban Area Plan</i> (2011)			
Area Plan Recommendations	<ul style="list-style-type: none"> The site is located east of the Willard/Thomasville Road Neighborhood Activity Center. The Plan recommends Commercial and High-Density Residential use (12+ du/ac) on the 20.27 acre site. Commercial use is proposed immediately east of Rex Road and north of the Davidson County Line with High-Density Residential use between the two commercial areas. 			

Addressing	There are no addressing or street naming concerns.					
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?					
	No					
	(R)(4) - Is the requested action in conformance with <i>Legacy</i>?					
Yes						
Analysis of Conformity to Plans and Planning Issues	The subject property is part of a larger site which primarily includes multifamily residential development. The proposed Final Development Plan would enable four existing retail spaces to be converted into a restaurant along with its proposed drive through and associated parking. The petitioner is also showing a future 4,800 sf retail building on the western portion of the site adjacent to said multifamily residential. Staff applauds the proposed placement of this retail building being close to Wallburg Landing Drive with parking to the side and rear.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1527	HB-S TWO PHASE & RM8-S to HB-S TWO PHASE & RM18-S & RM18-S SPA	Approved 10-10-11	Included portion of site	20.27	Approval	Approval
F-1510	RM8-S & HB-S to RM18-S	Approval 3-20-09	Included portion of site	14.01	Approval	Approval
F-1332	AG to HB-S & RM8-S	Approved 2-12-01	Included current site	21.9	Denial	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage					
	9,001 sf of retail; 960 sf of office; and 3,768 sf of restaurant					
Parking	Required		Proposed		Layout	
	71 spaces		83 spaces		90° head end	
Building Height	Maximum			Proposed		
	60'			1 story		
Impervious Coverage	Maximum			Proposed		
	80%			79.8%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.3 (I) Highway Business District 					

Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy policies:</i>	Yes
	(B) <i>Environmental Ord.</i>	NA
	(C) <i>Subdivision Regulations</i>	NA
Analysis of Site Plan Compliance with UDO Requirements	The revised site plan complies with the requirements of the UDO.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
Request will provide for the construction of a new commercial establishment.		The request will result in additional traffic.
Request is consistent with the <i>South Suburban Area Plan</i> .		
The site is located along a major thoroughfare.		
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL		
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.		
<ul style="list-style-type: none"> • <u>PRIOR TO THE ISSUANCE OF ANY PERMITS:</u> <ul style="list-style-type: none"> a. Developer shall record a blanket parking and access easement. • <u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u> <ul style="list-style-type: none"> a. Developer shall obtain an updated driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit. • <u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u> <ul style="list-style-type: none"> a. All required improvements of the NCDOT driveway permit shall be completed. 		

STAFF RECOMMENDATION: Approval

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.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR F-1527
JULY 12, 2012**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

The plan at present is that the window on the side serve strictly as a pick-up window for people who have called in their order previously rather than a fast-food window. However that would be difficult to enforce in the future.

MOTION: Clarence Lambe moved approval of the Final Development Plan and recommends staff conditions.

SECOND: Paul Mullican

VOTE:

FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning