

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	W-3392		
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>		
<b>Petitioner(s)</b>	Wilson Cook Medical, Inc.		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN# 6828-67-0736		
<b>Address</b>	885 Pinebrook Knolls Drive		
<b>Type of Request</b>	<p>City Council special use permit request for a Mining, Quarry, or Extractive Industry use in a GI zoning district.</p> <p>Approval of a special use permit depends upon an affirmative finding of all Findings of Fact as found in the Other Applicable Plans and Planning Issues section below.</p>		
<b>Neighborhood Contact/Meeting</b>	While no neighborhood outreach is required for a special use permit, the petitioner elected to contact the neighbors (see Attachment B).		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	At the western terminus of Pinebrook Knolls Drive, south of East Hanes Mill Road.		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	Northeast		
<b>Site Acreage</b>	± 16.6 acres		
<b>Current Land Use</b>	The site is currently undeveloped.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	MU-S & GI	Stormwater management facility for Northern Quarters
	East	GI	Office/Business uses
	South	GI	Vulcan Materials North Quarry
	West	MU-S & GI	Undeveloped property
<b>Physical Characteristics</b>	The undeveloped site has been previously cleared and has a moderate slope downward toward the southwest.		
<b>Proximity to Water and Sewer</b>	The site has access to public water and sewer service. The northern section of the site is traversed by a public sewer line and its associated easement.		
<b>Stormwater/ Drainage</b>	The site plan shows a stormwater management devise to be installed at the western end of the site. A stormwater study will be required.		
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.		
<b>Analysis of General Site Information</b>	The site is currently undeveloped and it is adjacent to the existing Vulcan Materials North Quarry. A small portion in the southwestern corner of the subject property is located within the designated floodplain of Mill Creek. Because the proposed access into this site will traverse this area, a Floodplain Development Permit will be required.		

<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Pinebrook Knolls Drive	Local Street	123'	NA	NA
<b>Proposed Access Point(s)</b>	The site will be accessed from the existing Vulcan quarry site located directly to the south and not from Pinebrook Knolls Drive.			
<b>Trip Generation - Existing/Proposed</b>	11,201sf /1,000 x 1.5 (Heavy Industrial Trip Rate) = 17 Trips per Day			
<b>Sidewalks</b>	Sidewalks are located within the Northern Quarters townhouse development located to the north of the site.			
<b>Transit</b>	Route 87 runs along Patterson Avenue located approximately 850' to the southwest.			
<b>Analysis of Site Access and Transportation Information</b>	The site will be accessed from the existing Vulcan quarry site and not from Pinebrook Knolls Drive. The existing quarry has access onto both North Patterson Avenue and Germantown Road. The proposed use of a Mining, Quarry, or Extractive Industry use will have a negligible impact on the number of trips to and from the site.			
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>				
<b>Building Square Footage</b>	<b>Square Footage</b>	<b>Placement on Site</b>		
	11,201	Central portion		
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>		
	25 spaces	27 spaces		
<b>Building Height</b>	<b>Maximum</b>	<b>Proposed</b>		
	70'	One story		
<b>Impervious Coverage</b>	<b>Maximum</b>	<b>Proposed</b>		
	NA	48.02%		
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Chapter B, Article II, Section 2-1.4 (C) General Industrial District</li> <li>Chapter B, Article II, Section 2-5.52 Mining, Quarry, or Extractive Industry use conditions</li> <li>Chapter B, Article IV, Section 6-1.5 Special Use Permits Authorized by the Elected Body</li> </ul>			
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy policies:</b>	See comments below.		
	<b>(B) Environmental Ord.</b>	NA		
	<b>(C) Subdivision Regulations</b>	NA		
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The site plan represents a northward expansion of the existing Vulcan quarry site and would allow for additional stock pile area along with 11,201 square feet of new buildings and some equipment parking area. There will be no rock crushing or processing activity taking place on the site. The site plan meets UDO requirements.			
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>				
<b>Legacy 2030 GMA</b>	Growth Management Area 3 - Suburban Neighborhoods			
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>Attract new businesses and expand existing businesses.</li> <li>Recognize the scarcity of good industrial land and promote the wisest economic use of those limited resources to generate needed jobs and create wealth for our community.</li> </ul>			

<b>Relevant Area Plan(s)</b>	<i>North Suburban Area Plan Update (2014)</i>	
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The subject property is shown for office use on the proposed along with several undeveloped parcels on East Hanes Mill Road and Pinebrook Knolls Drive.</li> <li>• Industrial development should be concentrated in designated industrial areas.</li> <li>• Economic development efforts should be compatible with existing development and should include improvements to existing facilities as well as new businesses.</li> </ul>	
<b>Site Located Along Growth Corridor?</b>	The site is not located along a growth corridor.	
<b>Site Located within Activity Center?</b>	The site is not located within an activity center.	
<b>Other Applicable Plans and Planning Issues</b>	<p>The City Council shall issue a special use permit only when they make an affirmative finding as follows (<i>Planning staff comments in italics</i>):</p> <p><b><u>City Council Findings:</u></b></p> <ol style="list-style-type: none"> <li>1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved. (<i>Yes</i>).</li> <li>2. That the use meets all required conditions and specifications. (<i>Yes, the subject request will meet the minimum requirements of the UDO</i>).</li> <li>3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and, (<i>Planning staff does not have the expertise to make property value determinations</i>).</li> <li>4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with <i>Legacy 2030</i>. (<i>Yes, while the area plan recommends office development for the subject property, the site is currently zoned GI. The request includes a condition which would prohibit extraction, rock crushing, processing, or asphalt mixing plants located on the subject property due to its proximity to the residential development located to the north</i>).</li> </ol>	
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>		
<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>	
No change in zoning is requested as the site is currently zoned GI.	The site is relatively close to residential development to the north.	
The request would generate little additional traffic and will not have access onto Pinebrook Knolls Drive.		

The request includes a condition that there will be no extraction, rock crushing, processing, or asphalt mixing plants located on the subject property.

**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.

• **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**

- a. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
- b. Developer shall obtain a Floodplain Development Permit from the Erosion Control staff.

• **OTHER REQUIREMENTS:**

- a. There shall be no extraction, rock crushing, processing, or asphalt mixing plants located on the subject property.
- b. There shall be no access to the site from Pinebrook Knolls Drive.

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3392  
DECEMBER 13, 2018**

Gary Roberts presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved approval of the Special Use Permit and certified that the site plan (including staff recommended conditions) meets all code requirements if the petition is approved.

SECOND: Chris Leak

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith

AGAINST: None

EXCUSED: None

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Aaron King  
Director of Planning and Development Services