

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3512		
Staff	Gary Roberts, Jr., AICP		
Petitioner(s)	Donald A. Joyce Revocable Trust, Michael A. Joyce, and Rachel Joyce Maxcy Heirs		
Owner(s)	Same		
Subject Property	PINs 6875-41-4968, 6875-41-3896, 6875-41-2962, 6875-41-2797, and 6875-42-1075		
Address	1022 Sedge Garden Road and 1400, 1404 and 1408 Union Cross Road		
Type of Request	Site Plan Amendment for property zoned GB-S		
Proposal	The petitioner is proposing to amend the approved site plan by relocating the stormwater management device.		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
GENERAL SITE INFORMATION			
Location	Southwest corner of Union Cross Road and Sedge Garden Road		
Jurisdiction	Winston-Salem		
Ward(s)	East		
Site Acreage	± 3.22 acres		
Current Land Use	There are three single-family homes and a vacant, modest-sized convenience store on the site.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	NSB-S (Kernersville)	Shopping center with outparcels
	East	LB and RS9 (Kernersville)	Single-family homes
	South	RM8-S	Day care center
	West	RS9	Single-family homes
Physical Characteristics	The partially developed site is essentially flat and includes a few mature trees.		
Proximity to Water and Sewer	Public water and sewer can be accessed from Union Cross Road and Sedge Garden Road.		
Stormwater/ Drainage	The approved plan included an underground stormwater management system in the northeastern corner of the site. The proposed plan shows an above ground facility in the southwestern corner of the site.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		
Analysis of General Site Information	The site has favorable topography and is not located within a water supply watershed or a designated floodplain area.		

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3464	LB and RS9 to GB-S	Approved 5/17/2021	Subject property	3.22	Denial	Denial
W-3459	LB and RS9 to GB-S	Withdrawn on 12/29/20 prior to Planning Board	Subject property	3.22	N/A	N/A
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Union Cross Road	Boulevard	391 feet	15,000 (2013)	67,300		
Sedge Garden Road	Major Thoroughfare	468 feet	9,700 (2013)	15,800		
Proposed Access Point(s)	The site will have full access from Sedge Garden Road across from the shopping center entrance. It will also have right-in/right-out access from Union Cross Road.					
Planned Road Improvements	The <i>Comprehensive Transportation Plan</i> recommends a three-lane cross section for Sedge Garden Road, with wide outside lanes and sidewalks on both sides. Union Cross Road has recently been widened to a seven-lane section with curb, gutter, and sidewalk on both sides.					
Trip Generation - Existing/Proposed	This request should not impact the trip generation for this site. The anticipated trip generation based upon the approved plan is as follows: 14 fueling stations x 542.6 (convenience market with gas pumps trip rate) = 7,596 trips per day.					
Sidewalks	Sidewalk currently exists along the Union Cross Road frontage of the site and along the opposite side of Sedge Garden Road. Sidewalk is shown along the Sedge Garden Road frontage on the approved site plan.					
Transit	Transit is not available in the vicinity. The nearest transit service is approximately four miles southwest of the subject property.					
Transportation Impact Analysis (TIA)	A TIA is not required.					
Analysis of Site Access and Transportation Information	The subject property is located at the signalized intersection of two major thoroughfares and will have access to each roadway. While the approved convenience store generates a high number of trips, Union Cross Road and Sedge Garden Road have ample capacity. The current request does not change the approved points of ingress and egress or the required transportation improvements.					

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	5,200 square feet		Pulled up to Sedge Garden Road
Parking	Required	Proposed	Layout
	24 spaces	30 spaces	90-degree head-in
Building Height	Maximum		Proposed
	60 feet		One story
Impervious Coverage	Maximum		Proposed
	N/A		56.4 percent
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 4.6.10: General Business District 		
Complies with Section 3.2.11	(A) <i>Legacy 2030</i> policies:	Yes	
	(B) <i>Environmental Ordinance</i>	N/A	
	(C) <i>Subdivision Regulations</i>	N/A	
Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan shows a 5,200-square foot convenience store with 14 fueling stations. The additional streetyard screening in the form of a Type I bufferyard (shown on the approved plan) is carried forward.		
CONFORMITY TO PLANS AND PLANNING ISSUES			
Legacy 2030 Growth Management Area	Growth Management Area 3 – Suburban Neighborhoods		
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> Consider requiring new buildings to be oriented to both public and internal streets and parking areas located internally on the site or behind buildings. Promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas. Promote activity centers as compact, mixed-use areas supporting walking and transit use and providing services and employment close to residences. 		
Relevant Area Plan(s)	<i>Southeast Suburban Area Plan</i> (2016)		
Area Plan Recommendations	<p>The plan identifies this site as being within the Union Cross/Sedge Garden Activity Center and recommends commercial land uses. New development or redevelopment in this activity center should include:</p> <ul style="list-style-type: none"> Comprehensive redevelopment with a mixture of neighborhood-scaled commercial and office uses that complement the surrounding residential area. Buildings placed close to the intersection of Sedge Garden Road and Union Cross Road, with parking located to the rear of the buildings. Sidewalks connecting this site with other sites in the activity center. 		

Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is located within the Union Cross/Sedge Garden Activity Center.
Addressing	The address for the convenience store will be 1030 Sedge Garden Road.
Rezoning Consideration from Section 3.2.15 A 13	Have changing conditions substantially affected the area in the petition?
	No
	Is the requested action in conformance with <i>Legacy 2030</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The subject property was recently rezoned to GB-S to accommodate a convenience store. This Site Plan Amendment proposes to move the stormwater management device to the southwestern corner of the site, adjacent to RS9 and RM8-S properties. While the device will be physically closer to residentially zoned property, the point of discharge will remain at the intersection of Union Cross Road and Sedge Garden Road, as this is the lowest area of the site.</p> <p>The site plan maintains the pedestrian-oriented building placement consistent with the area plan recommendations for the Union Cross/Sedge Garden Activity Center.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request does not change the approved uses, building placement or access locations.	The request would place an above ground stormwater management device closer to residentially zoned property.
The site plan retains the approved additional landscaping along both road frontages to minimize visual impacts from this intense, auto-focused use.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:	
<ul style="list-style-type: none"> • <u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u> <ol style="list-style-type: none"> a. Developer shall have a stormwater management study submitted for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas, vegetation designated to remain, or in 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 driveway permit from the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
 - Dedication of 75 feet of right-of-way from the centerline of Union Cross Road and 40 feet of right-of-way from the centerline of Sedge Garden Road;
 - Installation of sidewalk along the Sedge Garden Road frontage; and
 - Installation of a left-turn lane with fifty (50) feet of storage along Sedge Garden Road.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall complete all requirements of the driveway permit.
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
- **OTHER REQUIREMENTS:**
 - a. Freestanding signage shall be limited to one monument sign along Union Cross Road and one monument sign along Sedge Garden Road. Each sign shall have a maximum height of 6 feet and a maximum copy area of 36 square feet.
 - b. Developer shall install the plantings required in a 10-foot Type I bufferyard in place of a streetyard, as shown on the proposed site plan. Spacing of shrubs in this bufferyard shall not be greater than 18 inches, measured tip to tip.

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue, or request modification to any request. **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 W-3512
DECEMBER 9, 2021**

Desmond Corley presented the staff report.

George asked one of the representatives for W-3512 to describe the stormwater device.

Peter Doster, 4350 Main Street, Harrisburg, NC 28075

- We can provide our grading and landscaping plan and show you all the different plantings that are in this retention pond, and we can show you the side slopes and depth of the pond. Offhand, I want to say it's between five and six feet. It doesn't go above the view line of our curbs. It's all going to be below ground when viewed from the residential properties. There will be no berms around the sides of them.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Walter Farabee

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the Site Plan Amendment.

SECOND: Walter Farabee

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Chris Murphy, AICP
Acting Director of Planning and Development Services