

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket</b>	W-3440		
<b>Staff</b>	<a href="#">Gary Roberts, Jr., AICP</a>		
<b>Petitioner(s)</b>	Wachovia Bank, N.A.		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN 6817-82-3532		
<b>Address</b>	100 Sunnynoll Court		
<b>Type of Request</b>	Site Plan Amendment for Services, A in a GO-S zoning district		
<b>Proposal</b>	The petitioner is proposing to amend the previously approved site plan by adding accessory structures. The subject property is approved for Services, A (Zoning Docket W-2199).		
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner's neighborhood outreach is attached.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	Northwest corner of the intersection of Sunnynoll Court and Silas Creek Parkway		
<b>Jurisdiction</b>	Winston-Salem		
<b>Ward(s)</b>	North		
<b>Site Acreage</b>	± 8.56 acres		
<b>Current Land Use</b>	There is currently a two-story, 90,000-square foot data center on the site. The facility is used as a data center and the UDO use classification is Services A.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	GB-S	Undeveloped property and a Sheetz convenience store
	East	LO-L and RM12-S	Undeveloped property and multifamily residential
	South	GO-S and RS9	Offices
	West	RS9	Single-family homes
<b>Physical Characteristics</b>	The developed site has variable topography along its boundaries.		
<b>Proximity to Water and Sewer</b>	A water main exists under Silas Creek Parkway and Sunnynoll Court, and a sewer line exists under Sunnynoll Court.		
<b>Stormwater/ Drainage</b>	A stormwater management device is located northwest of the subject property on an adjacent parcel by way of an easement. Due to the limited extent of the proposed improvements, no 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 developed with a large building and parking area. The site appears to have no development constraints such as steep slopes, watersheds, or designated floodplains.		

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3266	Multiple districts to GB-S, LO-L, and GB-L	Approved 7/20/2015	Directly north and east	27.23	Approval	Approval
W-2898	GO-S Site Plan Amendment	Approved 1/3/2007	Current site	8.45	Approval	Approval
W-2199	GO-S and RS9 to GO-S	Approved 1/5/1998	Current site	8.45	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Silas Creek Parkway	Expressway	573 feet	34,000	49,000		
Sunnynoll Court	Local Street	625 feet	N/A	N/A		
<b>Proposed Access Point(s)</b>	The site will continue to utilize the access from Sunnynoll Court.					
<b>Planned Road Improvements</b>	The <i>Comprehensive Transportation Plan</i> recommends a four-lane cross section for Silas Creek Parkway with a grassed median and bike lanes, curb, gutter, and sidewalks on both sides.					
<b>Trip Generation - Existing/Proposed</b>	<p><u>Approved Site Plan Amendment:</u>  <i>Because there is no multiplier for data centers, the multiplier for single-tenant office buildings is used:</i>  <math>90,000 \text{ sf} / 1,000 \times 11.57 = 1,041 \text{ trips per day}</math></p> <p><u>Proposed Site Plan Amendment:</u>  The subject request should have no impact on trip generation.</p>					
<b>Sidewalks</b>	There are sidewalks along Fairlawn Drive approximately 300 feet north.					
<b>Transit</b>	WSTA Routes 88, 99, and 109 serve Reynolda Road approximately 600 feet west.					
<b>Analysis of Site Access and Transportation Information</b>	The proposed site improvements should have no traffic impact. No new access points are proposed, and the approved use is a relatively low trip generator. Silas Creek Parkway has ample capacity; staff foresees no transportation-related issues associated with this request.					
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
<b>Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>			
	90,000		North central portion of the site			
<b>Parking</b>	No additional parking areas are required or proposed.					
<b>Building Height</b>	<b>Maximum</b>		<b>Proposed</b>			
	60 feet		Two stories			

<b>Impervious Coverage</b>	<b>Maximum</b>	<b>Proposed</b>
	80 percent	58 percent
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Section 4.6.4: General Office District</li> </ul>	
<b>Complies with Section 3.2.11</b>	<b>(A) Legacy 2030 policies:</b>	Yes
	<b>(B) Environmental Ord.</b>	N/A
	<b>(C) Subdivision Regulations</b>	N/A
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The proposed amendment would accommodate six aboveground fuel storage tanks with associated enclosures. The request would remove some of the previously approved landscaping along Silas Creek Parkway, which presently provides effective screening. A decorative retaining wall, fencing, and new landscaping would replace the existing vegetation. The site remains subject to the previously approved conditions of W-2199 and subsequent staff changes.	
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>		
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 3 - Suburban Neighborhoods	
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>Promote quality design so that infill does not negatively impact surrounding development.</li> <li>Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods.</li> </ul>	
<b>Relevant Area Plan(s)</b>	<i>North Suburban Area Plan Update (2013)</i>	
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>The plan recommends office use at this location.</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>Rezoning Consideration from Section 3.2.15 A 13</b>	<b>Have changing conditions substantially affected the area in the petition?</b>	
	No	
	<b>Is the requested action in conformance with Legacy 2030?</b>	
	Yes	

<b>Analysis of Conformity to Plans and Planning Issues</b>	The existing GO-S zoning is consistent with the office use recommended in the area plan. The previously approved bufferyards and undisturbed areas along the western side of the site (adjacent to single-family residential zoning) would remain in place. However, the proposed improvements would have a visual impact along Silas Creek Parkway. The petitioner has included details of the proposed retaining wall, fencing, and landscaping in this area.
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>	
<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
The request is consistent with the area plan. No new points of access are proposed. The approved bufferyards and undisturbed areas along the western side of the site would remain in place.	The established vegetative screening along Silas Creek Parkway will be removed.
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>	
<p>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> <li>• <b><u>PRIOR TO THE ISSUANCE OF ANY PERMITS:</u></b> <ul style="list-style-type: none"> <li>a. The only permitted use for the subject property within the Services, A category is Computer Data Center (Standard Industrial Classification 737).</li> </ul> </li> <li>• <b><u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u></b> <ul style="list-style-type: none"> <li>a. Developer shall record a negative access easement along Silas Creek Parkway.</li> <li>b. No encroachment into the right-of-way of Silas Creek Parkway shall be permitted.</li> </ul> </li> <li>• <b><u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u></b> <ul style="list-style-type: none"> <li>a. The proposed retaining wall and security fencing along Silas Creek Parkway shall be in substantial conformance with the submitted images as verified by Planning staff.</li> </ul> </li> <li>• <b><u>OTHER REQUIREMENTS:</u></b> <ul style="list-style-type: none"> <li>a. There shall be no signage along Silas Creek Parkway.</li> </ul> </li> </ul>	

**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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3440  
MAY 28, 2020**

Desmond Corley presented the staff report.

Melynda Dunigan asked if there would be some vegetation that would provide screening to the structure.

Desmond indicated that the site plan shows proposed evergreen plants in front of the wall and fence, as well as some additional trees on the northeastern corner of the property next to the Sheetz. There will be additional trees at the intersection of Silas Creek Parkway and Sunnynoll Court. Desmond stated that what the applicant has proposed will not look like what is there now, due to the fact that there was no room for that degree of screening.

George Bryan asked what the accommodations were for potential spills into the nearby waterway from moving the tanks above ground and how the applicant would propose to take care of that if it did happen.

Bart Sargent (Architect for Wells Fargo) said that the proposed above-ground tanks will be phased in to replace the existing underground tanks due to some environmental concerns. The existing tanks are approximately 25 years old and have reached the end of their lifespan. The proposed design includes curbing and capture basins in order to contain any leaks. The proposed tanks are double-wall steel with an interstitial space that is monitored for leak detection. That leak detection is required for a critical facility like this.

**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: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the site plan amendment.

SECOND: George Bryan

VOTE:

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

AGAINST: None

EXCUSED: None

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Aaron King  
Director of Planning and Development Services