

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket</b>	W-3473		
<b>Staff</b>	<a href="#">Samuel Hunter</a>		
<b>Petitioner(s)</b>	Lane Dental Properties, LLC		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN 6805-82-5951		
<b>Address</b>	4303 Country Club Road		
<b>Type of Request</b>	Special Use rezoning from LO-S to IP-S		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> LO-S (Limited Offices – Special Use) <b>to</b> IP-S (Institutional and Public – Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• School, Private</li> </ul>		
<b>Neighborhood Contact/Meeting</b>	The petitioner’s neighborhood outreach summary is attached.		
<b>Zoning District Purpose Statement</b>	The IP District is intended to accommodate public and institutional uses which have a limited land use impact or traffic generation potential upon surrounding uses. The district is intended to accommodate smaller, less intensive public and institutional uses which have concentrated service areas and are located in or near residential areas, or larger, less intensive recreational or institutional facilities in rural areas.		
<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<p><b>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes. The site is located within GMA 3 (Suburban Neighborhoods) and is proposed to accommodate a low-intensity use. The site is also located within a residential area.</p>		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	Northwest side of Country Club Road, between Mozart Avenue and Cebon Avenue		
<b>Jurisdiction</b>	Winston-Salem		
<b>Ward(s)</b>	West		
<b>Site Acreage</b>	± 1.5 acres		
<b>Current Land Use</b>	The site is currently developed with an office building and associated parking on the portion of the site closest to Country Club Road.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RM12	Multifamily apartments
	East	RS9 and RM12	Multifamily apartments and single-family homes
	South	RS9 and RM12	Multifamily apartments and single-family homes
	West	RM12	Multifamily apartments

<b>Rezoning Consideration from Section 3.2.15 A 13</b>		<b>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>				
		Yes, the proposed institutional use is generally compatible with the uses in the vicinity.				
<b>Physical Characteristics</b>		The site is already developed with an existing building on a relatively flat parcel.				
<b>Proximity to Water and Sewer</b>		Public water and sewer are available in the right-of-way for Country Club Road. The proposed development will connect to existing utility lines.				
<b>Stormwater/ Drainage</b>		The proposed use is exempt from applicable stormwater provisions because it would not increase the existing impervious surface area(s) on the site.				
<b>Analysis of General Site Information</b>		This site is currently developed with an existing structure and has adequate access to utilities. No additional stormwater management is required.				
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2801	LO-S to SPA	Approved 10/13/2005	Subject site	1.5	Approval	Approval
W-699	R-4 to R-1-S (LO-S)	Approved 2/5/1979	Subject site	1.5	Denial	Approval
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Country Club Road	Major Thoroughfare	± 100 feet	16,000	15,800		
<b>Proposed Access Point(s)</b>	The site will be accessed from Country Club Road utilizing existing driveways.					
<b>Planned Road Improvements</b>	There are no planned road improvements.					
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: LO-S</u> 1,900/1,000 x 36.13 (medical-dental office trip rate) = 68.64 trips per day  <u>Proposed Zoning: IP-S</u> 1,900/1000 x 5.5 (private school trip rate) = 10.45 trips per day					
<b>Sidewalks</b>	There are no sidewalks along this side of Country Club Road. The <i>Comprehensive Transportation Plan</i> calls for sidewalks along both sides of this stretch of Country Club Road, and the UDO requires sidewalks along both sides of major thoroughfares.					
<b>Transit</b>	WSTA Route 12 travels along Country Club Road.					

<b>Transportation Impact Analysis (TIA)</b>	A TIA is not required.		
<b>Analysis of Site Access and Transportation Information</b>	The site has adequate (existing) access from Country Club Road, which is a major thoroughfare. Staff recommends that the circulation of the existing driveways and parking lot remain one-way. No road widening is required.		
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>			
<b>Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>
	± 1,900 square feet		Centrally located in the southern portion of the site
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	<b>Layout</b>
	1 space per 10 students	3 spaces	Angled head-in, in front of existing building
<b>Building Height</b>	<b>Maximum</b>		<b>Proposed</b>
	40 feet		One story (existing)
<b>Impervious Coverage</b>	<b>Maximum</b>		<b>Proposed</b>
	75 percent		28.29 percent
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>• Section 4.8.1: Institutional and Public District</li> <li>• Section 5.2.75: School, Private (use-specific standards)</li> </ul>		
<b>Complies with Section 3.2.11</b>	<b>(A) Legacy 2030 policies:</b>	Yes	
	<b>(B) Environmental Ordinance</b>	N/A	
	<b>(C) Subdivision Regulations</b>	N/A	
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The proposed site plan displays the existing one-story building and new parking striping. A Type I perimeter bufferyard is required, but the site has extensive existing vegetation around the property boundary. The petitioner will request alternative compliance to meet the bufferyard standard where existing vegetation is insufficient.		
<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 compatible infill development that fits with the context of its surroundings.</li> <li>• Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area</li> </ul>		
<b>Relevant Area Plan(s)</b>	<i>West Suburban Area Plan Update (2018)</i>		

<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The mix, type, and design of development should facilitate walking and bicycling where feasible.</li> <li>• Site design should incorporate pedestrian-oriented design elements such as street trees, buildings located close to the street, building façade articulation and variety, and transparent windows and doors.</li> <li>• Retain existing single-family structures adjacent to institutional uses.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is located along the Country Club Road Growth Corridor.
<b>Site Located within Activity Center?</b>	The site is not located within an Activity Center.
<b>Comprehensive Transportation Plan Information</b>	The <i>Comprehensive Transportation Plan</i> recommends a three-lane cross section with wide outside lanes, curb and gutter and sidewalk on both sides for this section of Country Club Road.
<b>Addressing</b>	The new proposed address is 4305 Country Club Road.
<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 <i>Legacy 2030</i>?</b>
	Yes
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The request is to rezone the subject property from LO-S to IP-S for a small private school. The property was rezoned to LO-S in 1979. A Site Plan Amendment was approved in 2005 to accommodate off-street parking, but no improvements were made.</p> <p>Although the <i>West Suburban Area Plan Update</i> recommends medium-density residential use of the site, the proposal is less intense than the current zoning and does not propose any new construction. Generally, a decrease in intensity is considered favorably, even if it does not directly align with the future land use map.</p>
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>	
<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
The proposed use is less intense than the current use.	The area plan recommends medium-density residential development in the surrounding area.
The proposed zoning district restricts any commercial uses.	
The proposed use will not significantly increase the traffic count along Country Club Road.	

**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:

- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall obtain a driveway permit from NCDOT and the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
    - Installation of required sidewalks within the first 180 days of City Council approval.

If no grading permit is required, this condition shall be met prior to the issuance of any required permits.

- **OTHER REQUIREMENTS:**
  - a. Any freestanding signage shall be limited to one monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. No electronic messages shall be incorporated into the sign.
  - b. The zoning designation of the subject property shall revert to the previous LO-S, including all conditions approved with Zoning Docket W-2801, if the School, Private use ceases operation for more than one year.

**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-3473  
MAY 13, 2021**

Desmond Corley presented the staff report.

**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, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

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Aaron King  
Director of Planning and Development Services