

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

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3419
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>
<b>Petitioner(s)</b>	Quality Oil Company, LLC and NCDOT
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN 6874-29-4415 and a portion of PIN 6874-29-3169
<b>Address</b>	The new address for the site will be 1980 Pecan Lane.
<b>Type of Request</b>	Site Plan Amendment for a Convenience Store use in a GB-S zoning district. The site was originally approved for a Convenience Store use and then amended to a Restaurant (with drive-through service) use (W-3297).
<b>Proposal</b>	<p>The petitioner is proposing to amend the previously approved site plan by replacing the Restaurant (with drive-through service) with a Convenience Store. The approved uses for the original rezoning (W-3116) are:</p> <ul style="list-style-type: none"> <li>• Academic Biomedical Research Facility; Academic Medical Center; Access Easement, Private Off-Site; Adult Day Care Center; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Building Materials Supply; Car Wash; Child Care Institution; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Convenience Store; Food or Drug Store; Fuel Dealer; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hotel or Motel; Institutional Vocational Training Facility; Kennel, Indoor; Library, Public; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Nursing Care Institution; Offices; Outdoor Display Retail; Park and Shuttle Lot; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Residential Building, Multifamily; Residential Building, Townhouse; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Private; School, Public; School, Vocational or Professional; Services, A; Services, B; Shopping Center; Storage Services, Retail; Swimming Pool, Private; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Utilities; Veterinary Services; and Wholesale Trade A</li> </ul>
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner’s neighborhood outreach is attached.
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	Southwest corner of Union Cross Road and Solomon Drive
<b>Jurisdiction</b>	City of Winston-Salem
<b>Ward(s)</b>	East
<b>Site Acreage</b>	± 1.90 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	RS9	Single-family homes			
	East	MU-S (Kernersville)	Undeveloped property			
	South	GB-S Two Phase	Undeveloped property			
	West	GB-S Two Phase	Multifamily residential (under construction)			
<b>Physical Characteristics</b>	The site is undeveloped with minimal vegetation and relatively flat topography.					
<b>Proximity to Water and Sewer</b>	Public water is located within Solomon Drive, Pecan Lane and Union Cross Road. Public sewer service is located within Union Cross Road and Pecan Lane.					
<b>Stormwater/ Drainage</b>	This development is included within an overall stormwater management master plan for The Grand at Union Cross. Therefore, no further stormwater analysis or permitting is 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 does not appear to have any physical development constraints. It is not located in a watershed or designated floodplain.					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3404	RM12-S to RM18-S and GB-S Final Development Plan	Approved 5/6/2019	Directly west	13.46	Approval	Approval
W-3297	GB-S Site Plan Amendment	Approved 6/6/2016	Included a portion of the current site	1.78	Approval	Approval
W-3116	RS9 to GB-S Two Phase	Approved 12/5/2011	Included the current site	16.91	Approval	Approval
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Union Cross Road	Boulevard	309 feet	18,000	65,000		
Solomon Drive	Collector Street	384 feet	N/A	N/A		
Pecan Lane	Local Street	305 feet	N/A	N/A		

<b>Proposed Access Point(s)</b>	The property will have two full access points from Pecan Lane and one egress (right-out only) onto Solomon Drive.	
<b>Planned Road Improvements</b>	Major improvements (including signalization) to Union Cross Road and Solomon Drive were recently completed by NCDOT.	
<b>Trip Generation - Existing/Proposed</b>	<u>Approved Site Plan Amendment:</u> 4,500 sf / 1,000 x 496.12 (Fast Food Restaurant w/drive through Trip Rate) = 2,232 Trips per Day  <u>Proposed Site Plan Amendment:</u> 8 fueling positions x 152.84 (Gasoline/Service Station with Convenience Market and Car Wash Trip Rate) = 1,223 Trips per Day	
<b>Sidewalks</b>	Sidewalk is currently located along Union Cross Road and Pecan Lane. Sidewalk is proposed along the Solomon Drive frontage.	
<b>Transit</b>	No transit routes are currently operating in the vicinity of the subject property. The closest WSTA route is approximately 3.5 miles west of the site.	
<b>Connectivity</b>	The site plan includes an internal connection to the GB-S zoned site to the south.	
<b>Transportation Impact Analysis (TIA)</b>	A Traffic Impact Analysis was submitted as a part of the overall rezoning in 2011. The analysis stated that the (now completed) improvements associated with the I-40/Union Cross Road interchange replacement will result in acceptable levels of service in this area.	
<b>Analysis of Site Access and Transportation Information</b>	Pecan Lane has recently been extended (with sidewalks on both sides) to intersect with Solomon Drive at the subject property. While the proposed Convenience Store is a high traffic generating use, it is anticipated to generate approximately 1,000 fewer trips per day than the approved Restaurant (with drive-through service) use. The request reintroduces the previously approved right-out driveway onto Solomon Drive. This access had been removed by the last Site Plan Amendment for the restaurant.	
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>		
<b>Building Square Footage</b>	<b>Square Footage</b>	<b>Placement on Site</b>
	4,589 for the convenience store and 1,677 for the car wash	Central and southern portions of the site
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>
	23 spaces	28 spaces
<b>Building Height</b>	<b>Maximum</b>	<b>Proposed</b>
	60 feet	One story
<b>Impervious Coverage</b>	<b>Maximum</b>	<b>Proposed</b>
	N/A	68.4 percent
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Chapter B, Article II, Section 2-1.3 (J) General Business District</li> </ul>	

<b>Complies with Chapter B, Article VII, Section 7-5.3</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 amendment is for a 4,589-square foot convenience store with a car wash. The plan meets UDO requirements. See additional comments in the Analysis of Conformity to Plans and Planning Issues section below.	
<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>• Activity centers have the potential to accommodate denser mixed-use 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> <li>• Consider requiring new buildings to be oriented to both public and internal streets and parking areas located internally on the site or behind buildings.</li> <li>• Minimize the number of driveways along thoroughfares and arterials to reduce vehicular conflicts, increase pedestrian safety, and improve roadways.</li> </ul>	
<b>Relevant Area Plan(s)</b>	<i>Southeast Forsyth County Update (2013)</i>	
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The Proposed Land Use Map recommends commercial land use at this location and shows the site as being within in the Union Cross/I-40 Activity Center.</li> <li>• The Union Cross/I-40 Activity Center contains approximately 500 acres, of which approximately 400 acres is located within the Southeast Forsyth County Planning Area. The subject property is located in the northwest quadrant of this activity center which is zoned for various commercial uses including a restaurant, hotel, and a convenience store. Directly west, a large multifamily residential development has been approved. The remaining area in the quadrant is recommended for moderate-density residential development up to eight dwelling units per acre.</li> <li>• Activity Centers are compact, pedestrian-oriented, neighborhood business areas that provide needed services within walking distance of residential areas. Activity Centers may also include a housing component, especially in suburban or future growth areas where new activity centers are being proposed</li> </ul>	
<b>Site Located Along Growth Corridor?</b>	This site is not located along a growth corridor.	

<b>Site Located within Activity Center?</b>	The site is located within the Union Cross/I-40 Activity Center.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>
	Yes. In conjunction with the approved multifamily residential development directly west, Pecan Lane has recently been extended to connect with Solomon Drive. In addition, a neighborhood scale church and a Cracker Barrel restaurant are now under construction further south along Pecan Lane.
	<b>(R)(4) - Is the requested action in conformance with Legacy 2030?</b>
	Yes
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The subject property forms the northeastern corner of a larger, mixed-use development which was rezoned to GB-S Two Phase in 2011. This Site Plan Amendment would replace the approved Restaurant (with drive-through service) site plan with a Convenience Store and Car Wash, the same uses shown on the original approved site plan.</p> <p>In sensitivity to the single-family homes across Solomon Drive, the plan retains the previously approved three-foot berm with Type II bufferyard plantings along this frontage. Staff further recommends relocating the dumpster from this area so that it is not so close to these homes or to the future apartments to the west. The western portion of this site is important visually because it is directly opposite said future apartments. Staff has suggested that additional landscaping and/or building façade treatments be provided to soften the visual impact(s) of the back-of-building aesthetics and activities. The developer will also need to coordinate with the apartment developer with regard to which large variety tree species will be installed along Pecan Lane.</p>
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>	
<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
The request does not require rezoning and is consistent with the commercial land use recommendation of the <i>Southeast Forsyth County Update</i> .	The proposed use and site plan includes gas pumps and a car wash across from existing and proposed residential development.
The proposed site plan maintains the three foot berm and the Type II bufferyard along the Solomon Drive frontage approved in the initial rezoning.	
The proposed use and site layout are similar to those shown on the originally approved site plan in 2011.	

#### **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 ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit. Required improvements include:
    - Installation of sidewalk along Solomon Drive.
- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  - a. Developer shall record a negative access easement along the frontage of Union Cross Road and a blanket cross-access easement to the parcel located to the south as shown on the site plan.
  - b. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff. All rooftop mechanical equipment shall be screened from view of adjacent streets.
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  - a. Developer shall complete all requirements of the driveway permit.
  - b. Large variety street trees along Pecan Lane shall be of the same species as those on the opposite side of Pecan Lane.
- **OTHER REQUIREMENTS:**
  - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
  - b. 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.

**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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3419  
SEPTEMBER 12, 2019**

Desmond Corley presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

Melynda Dunigan asked about the positioning of the dumpsters and whether they would be visible to the public. Gary Roberts stated that there would be three (3) rows of landscaping around the dumpsters.

George Bryan asked whether staff had heard any concerns from the developer of the multifamily housing across the street. Desmond Corley stated that staff had not heard any concerns from neighbors.

MOTION: Clarence Lambe recommended approval of the Site Plan Amendment and found the request to be consistent with the comprehensive plan.

SECOND: Jack Steelman

VOTE:

FOR: George Bryan, Melynda Dunigan, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: Jason Grubbs

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Aaron King  
Director of Planning and Development Services