

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3456		
Staff	Gary Roberts, Jr., AICP		
Petitioner(s)	Jonathan M. Brown and Torina D. Brown		
Owner(s)	Same		
Subject Property	PIN 6844-88-0446		
Address	2519 Waughtown Street		
Type of Request	Site Plan Amendment for a building expansion and improvements for vehicular circulation on a site previously approved for Services, A in a LB-S zoning district.		
Proposal	The petitioners propose to amend the previously approved site plan with a building expansion and improvements for vehicular circulation. The subject property is approved for Services, A (Zoning Docket W-2060).		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
GENERAL SITE INFORMATION			
Location	North side of Waughtown Street, between Reynolds Forest Drive and Salem Lake Road		
Jurisdiction	Winston-Salem		
Ward(s)	Southeast		
Site Acreage	± 1.26 acres		
Current Land Use	The site is currently used as the Big Tyme International barber shop and beauty salon.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9	Single-family homes
	East		
	South		
West			
Physical Characteristics	The developed site is generally flat with a gentle slope towards the east.		
Proximity to Water and Sewer	Public water and sewer lines are located beneath Waughtown Street.		
Stormwater/ Drainage	Based upon the existing amount of impervious coverage and the limited extent of proposed improvements, no stormwater control measures are proposed at this time.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		
Historic, Natural Heritage and/or Farmland Inventories	The site is located approximately 80 feet northeast of the Waughtown-Bellview National Register Historic District.		

Analysis of General Site Information		The principal building on the site was constructed as a single-family home and has been converted into a beauty salon. 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-3148	RS9 to NO-L	Approved 10/1/2012	250 feet west	.66	Approval	Approval
W-3074	LB-S SPA	Approved 9/20/2010	400 feet west	1.66	Approval	Approval
W-2060	RS9 to LB-S	Approved 7/1/1996	Current site	1.25	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Waughtown Street	Major Thoroughfare	151 feet	11,000	15,800		
Proposed Access Point(s)	The site will continue to use the existing access from Waughtown Street.					
Planned Road Improvements	The <i>Comprehensive Transportation Plan</i> recommends a three-lane cross section for Waughtown Street, with wide outside lanes and sidewalks on both sides.					
Trip Generation - Existing/Proposed	<u>Approved Site Plan:</u> 3,208 sf / 1,000 x 38.13 (Hair Salon trip rate) = 122 trips per day <u>Proposed Site Plan Amendment:</u> 5,036 sf / 1,000 x 38 (Hair Salon trip rate) = 191 trips per day					
Sidewalks	Sidewalk is located on the opposite side of Waughtown Street.					
Transit	WSTA Route 101 runs along Waughtown Street.					
Analysis of Site Access and Transportation Information	The site has frontage on a major thoroughfare that is served by transit. The proposed request would generate a modest increase in daily trips; however, Waughtown Street has ample capacity.					
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	5,036		Front and central portion of the site			
Parking	Required		Proposed			
	11 spaces		20 spaces			
Building Height	Maximum		Proposed			
	40 feet		One story			
Impervious Coverage	Maximum		Proposed			
	75 percent		32.77 percent			

UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 4.6.7 Limited Business District 	
Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes
	(B) Environmental Ordinance	N/A
	(C) Subdivision Regulations	N/A
Analysis of Site Plan Compliance with UDO Requirements	The proposed amendment would add 1,828 square feet of one-story building area that would connect the two existing buildings. The request also includes an associated expansion of the parking area in the rear yard.	
CONFORMITY TO PLANS AND PLANNING ISSUES		
Legacy 2030 Growth Management Area	Growth Management Area 2 - Urban Neighborhoods	
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> Promote land use compatibility through good design and create a healthy mix of land uses in proximity to one another. Move away from the separating and buffering of some land uses and toward transitioning and blending those uses. Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan. Promote standards requiring high-quality design for infill development that is compatible with the surrounding neighborhood. 	
Relevant Area Plan(s)	<i>Southeast Winston-Salem Area Plan Update (2013)</i>	
Area Plan Recommendations	<ul style="list-style-type: none"> The subject property is identified as a Special Land Use Condition Area (SLUCA) with a recommendation that the current nonresidential zoning not be expanded to adjoining properties. Goods and services should be available near where people live and work. Preserving the existing character of the older historic neighborhoods in the planning area is a priority of the plan, which requires retaining as many residential structures as possible. 	
Site Located Along Growth Corridor?	The site is not located along a growth corridor.	
Site Located within Activity Center?	The site is not located within an activity center.	

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	The principal structure on the site was originally constructed as a residence, and the site was rezoned to accommodate a hair salon in 1996. This request would permit an expansion of the existing structure, with some additional parking in the rear yard.	
	The request is consistent with the <i>Southeast Winston-Salem Area Plan Update</i> in that it does not expand the boundaries of the commercial zoning. By retaining the existing structures on the site and keeping the parking in the rear yard, the streetscape along this section of Waughtown Street will remain residential in character.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
The site has been used as a hair salon for many years.		The request would permit an expansion of a nonresidential use adjacent to single-family homes.
Waughtown Street has ample capacity.		
The request would allow an existing business to expand.		
The proposed improvements will not change the residential character of the streetscape.		
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 ANY PERMITS:</u> <ul style="list-style-type: none"> a. 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). • <u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u> <ul style="list-style-type: none"> a. Developer shall complete all requirements of the driveway permit(s). • <u>OTHER REQUIREMENTS:</u> <ul style="list-style-type: none"> a. 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; 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-3456
NOVEMBER 12, 2020**

Desmond Corley presented the staff report.

Melynda asked if the buffering shown on the proposed site plan was the same buffering that existed prior to this request and would remain in place. Desmond answered that the existing buffering will remain, and anywhere the existing landscaping is not deemed compliant with the buffer standards, the petitioner will be required to supplement it.

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: Mo McRae

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith
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, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith
AGAINST: None
EXCUSED: None

Aaron King
Director of Planning and Development Services