

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

PETITION INFORMATION			
Docket	W-3455		
Staff	Gary Roberts, Jr., AICP		
Petitioner(s)	Wachovia Bank, N.A.		
Owner(s)	Same		
Subject Property	PIN 6817-82-3532		
Address	100 Sunnynoll Court		
Type of Request	Site Plan Amendment for Services, A in a GO-S zoning district		
Proposal	The petitioner proposes to amend the previously approved site plan of W-3440 for changes related to secure access. The subject property is approved for Services, A (Zoning Docket W-2199).		
Continuance History	This request was automatically continued from the October 8, 2020 Planning Board meeting to the November 12 meeting.		
Neighborhood Contact/Meeting	A summary of the petitioner's neighborhood outreach is attached.		
GENERAL SITE INFORMATION			
Location	Northwest corner of the intersection of Sunnynoll Court and Silas Creek Parkway		
Jurisdiction	Winston-Salem		
Ward(s)	North		
Site Acreage	± 8.65 acres		
Current Land Use	There is currently a two-story, 90,250-square foot data center on the site. The facility is used as a data center (UDO classification Services, A).		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	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
Physical Characteristics	The developed site has variable topography along its boundaries.		
Proximity to Water and Sewer	A water main exists under Silas Creek Parkway and Sunnynoll Court, and a sewer line exists under Sunnynoll Court.		
Stormwater/ Drainage	A post-construction stormwater management study and permit will be required.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		
Analysis of General Site Information	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-3440	GO-S Site Plan Amendment	Approved 7/6/2020	Current site	8.65	Approval	Approval
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		
Proposed Access Point(s)	The request includes the addition of a second access from Sunnynoll Court.					
Planned Road Improvements	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.					
Trip Generation - Existing/Proposed	<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> 90,250 sf / 1,000 x 11.57 = 1,044 trips per day</p> <p><u>Proposed Site Plan Amendment:</u> 96,850 sf / 1,000 x 11.57 = 1,120 trips per day</p>					
Sidewalks	There are sidewalks along Fairlawn Drive approximately 300 feet north.					
Transit	WSTA Routes 88, 99, and 109 serve Reynolda Road approximately 600 feet west.					
Analysis of Site Access and Transportation Information	Presently, the site has one gated access from Sunnynoll Court, which is used by service vehicles and employees. The proposal would add a second gated access from Sunnynoll Court at the southern end of the site for service vehicles. Sunnynoll Court provides access to other office buildings in the area and provides a beneficial linkage between Polo Road and Silas Creek Parkway. Staff foresees no transportation-related issues associated with this request.					

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	96,850		North central portion of the site
Parking	Required	Proposed	Layout
	27 spaces	49 spaces	Three rows of angled parking
Building Height	Maximum		Proposed
	60 feet		Two stories
Impervious Coverage	Maximum		Proposed
	80 percent		53.7 percent
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 4.6.4: General Office District 		
Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes	
	(B) Environmental Ord.	N/A	
	(C) Subdivision Regulations	N/A	
Analysis of Site Plan Compliance with UDO Requirements	The proposed amendment would add 6,600 square feet to the existing two-story building and reconfigure the parking and circulation areas. The site remains subject to the approval conditions for W-2199, subsequent staff changes, and W-3440.		
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"> Promote quality design so that infill does not negatively impact surrounding development. Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods. 		
Relevant Area Plan(s)	<i>North Suburban Area Plan Update (2013)</i>		
Area Plan Recommendations	<ul style="list-style-type: none"> The plan recommends office uses at this location. 		
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 Legacy 2030?		
	Yes		

Analysis of Conformity to Plans and Planning Issues	The existing GO-S zoning is consistent with the office use recommended in the area plan. The previously approved 75-foot undisturbed bufferyard along the western boundary of the site (adjacent to single-family residential zoning) would remain in place. Some grading is proposed within the twenty foot bufferyard in the southwestern corner of the site to accommodate the proposed parking lot reconfiguration. No changes are proposed to the recently approved screening and landscaping along Silas Creek Parkway.
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CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the area plan.	Some of the established vegetative screening within the southern and western bufferyards would be removed and replaced with new plantings.
The undisturbed vegetated area along the northwestern boundary of the site would remain in place.	
No changes are proposed that would intensify the current use of the site.	

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 THE ISSUANCE OF ANY PERMITS:**
 - a. The only permitted use for the subject property within the Services, A category is Computer Data Center (Standard Industrial Classification 737).

- **PRIOR TO THE 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(s). Required improvements include:
 - Recordation of a negative access easement along the Silas Creek Parkway frontage.
 - b. 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 by the Stormwater Division. Such plan may include the establishment of a funded escrow account for maintenance and repair of stormwater controls. Relocation or installation of any stormwater control measure into any buffer areas, vegetated areas designated to remain, or in close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum and may require review by the Planning Board.
 - c. No encroachment into the right-of-way for Silas Creek Parkway shall be permitted.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed walls and security fencing along Sunnynoll Court shall be in substantial conformance with the submitted images as verified by Planning staff.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall complete all requirements of the driveway permit.

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-3455 NOVEMBER 12, 2020

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Bart Sargent, 2760 Hestertown Road, Monroe, GA 30655

- The nature of this project is to upgrade security protocols at this site. This is a high-security location. This site was built in the late '90s, and a lot of the security measures have changed greatly since that time. This is an effort to enhance security, as well as alleviate some of the traffic backup at the entry point of this site.
- There is a very short queue as you enter the site through the gate off Sunnynoll Court. When deliveries arrive, even though they may be scheduled, those delivery vehicles have to go through various inspections that hold up other employees that have the credentials to easily access the site. That, in turn, throws traffic out onto Sunnynoll Court. There is not a lot of traffic on and off the site, but at peak times that is the issue they are having. A second service entrance would alleviate the conflict of backed up traffic.
- We are proposing replacing the existing security fences around this site. The fencing that is there today has, in effect, aged out. They are having difficulty maintaining the area around those fences. There are two fences around the perimeter on this site plan that are 10 feet apart. The proposed outer fence will be a different type from what is currently there. The submittal we did earlier included a vinyl-coated mesh fence. The request from security is for that to be a 10-foot outer fence and a chain link fence for the interior barrier.
- There are buffers farther along the property line to the west where the single-family residences are located. There is a 75-foot undisturbed buffer that will be maintained. There's also, I believe, a 20-foot Type III landscape buffer along those residences that will also be maintained. There will be minimal grading in the buffer near the security guardhouse. All of the vegetation in that area will be replaced.

Joseph Rogers, 9416 Fairmead Drive, Charlotte, NC 28269

- The overall goal for our project was in consideration of the neighboring businesses in the area. We realize we have a significant amount of daily traffic to keep our data center

operational, and we realize that traffic is creating congestion on Sunnynoll Court, as well as on Silas Creek Parkway. We were very intentional with our design and understanding our space restriction with that particular site in that we couldn't expand any more than we have. We have come up with a design that would allow free-flow of traffic and free-flow of pedestrian and employee traffic while allowing a secondary entrance for deliveries that would minimize the congestion or the bottleneck situation on Sunnynoll Court.

- On the neighboring side of the property, we have had a lot of discussion about how to continue to keep that buffer in place, and how to allow privacy without intruding onto their property or inconveniencing them during the construction phase, or in perpetuity. Our first thought was how to handle the overall fencing on the back side. We do have two layers of fencing, anti-climb and mesh fencing, to provide screening. We are happy to provide additional vegetation on the back side to make the neighbors more comfortable. We want to be as friendly and accommodating as we can, but we also have to operate within our corporate security requirements and corporate standards as we layer in our new security fencing and setback requirements. If there are specific concerns from the neighbors in terms of screening or vegetation, we are willing to listen and try to be as accommodating as possible to help move this forward.

Brent Thomas, 4317 Park Drive, Norcross GA, 30093

I am available for questions if anyone has any.

AGAINST:

Rob Heflin, 1516 Fern Cliffe Drive, Winston-Salem, NC 27106

- We have lived here since 2007, and Wells Fargo has been a wonderful neighbor. They have done good things to make sure the neighbors on the adjoining property line have privacy and stable value in their homes. One of the assumptions is that we have backup on Silas Creek Parkway from the existing entrance. Being a former intelligence officer, I am aware of the security issues that they have, and at this point I have not seen any traffic backup. I have seen delivery trucks and Waste Management trucks back up on Sunnynoll because, one, they arrive way too early. Waste Management does not do early pickups anymore. All this makes sense and doesn't look harmful except for one consideration: Delivery trucks will be coming at this time of year where darkness is early, and the lights from their trucks will be potentially shining through the wired mesh fence into our properties. The leaves and vegetation will be gone, so the 75-foot barrier is not at its full peak. I'm wondering if there is some sort of consideration for a barrier that blocks the light from the trucks.
- Another concern I had was the high-volume fiberoptic cable running along the new entrance. Is that the petitioner's, or does that belong to the public, or to AT&T? And what will happen to that if it's for public use?

Aaron King stated that there was not a standard in place regarding service vehicle lights shining onto someone's property. The bufferyards generally do a good job of deterring light intrusion, and

the fence is a good complement to that. Aaron stated that it would be up to the applicant as to whether they would be willing to change the fence to be opaque or add some evergreen plantings to help shield potential light. The second question about the fiberoptic cable is not something that the City generally gets involved in; however, it may be a question that one of the engineers from the Wells Fargo team could answer.

Mr. Sargent pointed out that a good portion of the property line by the guardhouse would not have fencing. However, in discussions with security, the Wells Fargo team would be okay with installing more dense vegetation as long as it could be 10 feet away from the fencing to maintain visibility. The petitioner would have no problem putting evergreen vegetation along that property. With regard to the second question, there is an easement for utilities along the west end of the existing parking area, and those utilities will remain in place.

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, Mo McRae, Brenda Smith

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the Site Plan Amendment, with the added condition that a single row of evergreen trees be planted in an area satisfactory to the petitioner and Mr. Heflin.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services