

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3488		
Staff	Gary Roberts, Jr.		
Petitioner(s)	D-2/Dairio		
Owner(s)	Same		
Subject Property	PIN 6823-86-2492 and 6823-86-0535		
Address	1167 and 1207 West Clemmonsville Road		
Type of Request	Site Plan Amendment for property zoned HB-S		
Proposal	The petitioner is proposing to amend the previously approved site plan by modifying the traffic circulation for a restaurant.		
Neighborhood Contact/Meeting	A summary of the petitioner's neighborhood outreach is attached.		
GENERAL SITE INFORMATION			
Location	North side of West Clemmonsville Road, between Peters Creek Parkway and Orchard View Drive		
Jurisdiction	Winston-Salem		
Ward(s)	South		
Site Acreage	± 2.35 acres		
Current Land Use	The Dairi-O restaurant (with drive-through service and associated parking) is currently located on the site.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	HB-S, RS9 and MH	Shopping center and single-family homes
	East	RS9	Single-family homes
	South	RS9	Neighborhood church
	West	HB-S	Commercial buildings and parking
Rezoning Consideration from Section 3.2.15 A 13	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		
	The approved commercial uses are compatible with the uses permitted on the adjacent HB-S site and less compatible with the low-density residential uses permitted on the adjacent MH and RS9 properties.		
Physical Characteristics	The western portion of the site is fully developed. The eastern portion has recently been cleared to accommodate an approved parking expansion. It has a gentle slope downward to the southwest.		
Proximity to Water and Sewer	Public water and sewer lines are located beneath West Clemmonsville Road, and public water is located beneath Orchard View Drive.		
Stormwater/Drainage	The proposed site plan shows an underground stormwater management facility in the eastern section of the site. A stormwater management study will be required.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		

Analysis of General Site Information		The subject property is partially developed with a restaurant (with drive-through service and associated parking). The site does not include any steep slopes, regulatory floodplain or water supply watershed areas.				
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3450	HB-S to HB-S	Approved 9/8/2020	Portion of current site	1.04	Approval	Approval
W-3157	HB-S Site Plan Amendment	Approved 11/5/2012		1.3	Approval	Approval
W-2759	RS9 to HB-S	Approved 5/2/2005		1.17	Denial	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
West Clemmons ville Road		Major Thoroughfare	280 feet	13,000	13,800	
Orchard View Drive		Local Street	155 feet	N/A	N/A	
Private shopping center drive			443 feet	N/A	N/A	
Proposed Access Point(s)		The site will continue to be served by one access from Orchard View Drive and the two existing access points from the private shopping center drive. A new access from the private drive is proposed with the request.				
Trip Generation - Existing/Proposed		The proposed site modifications should not impact the overall trip generation. The trip generation estimate for the existing restaurant is 2,272 trips per day.				
Sidewalks		Sidewalk is located along West Clemmons ville Road and the private drive.				
Transit		WSTA Route 101 serves the subject property along West Clemmons ville Road, and Route 83 runs along Peters Creek Parkway approximately 700 feet west.				
Transportation Impact Analysis (TIA)		A TIA is not required.				
Analysis of Site Access and Transportation Information		The primary focus of this site plan amendment is to improve the traffic circulation at this restaurant, which has a highly utilized drive-through. In 2020, a major parking expansion was approved for the property directly east of the restaurant building. The proposed changes do not impact this portion of the site, which is now under construction.				

	<p>The request maintains the two-way traffic flow along the eastern side of the building, which aligns with the rear service drive for the adjacent shopping center. A new and more direct exit for drive-through traffic is proposed from the primary drive that serves the shopping center. Winston-Salem Department of Transportation has no objections to this new connection, and the request is not anticipated to increase trip generation, as no building expansion is proposed.</p>		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	4,580 square feet		Western portion of the site
Parking	Required	Proposed	Layout
	56 spaces	69 spaces	90-degree head-in
Building Height	Maximum		Existing
	60 feet		One-story
Impervious Coverage	Maximum		Proposed
	85 percent		77.45 percent
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 4.6.9: Highway Business 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	<p>The site plan shows the existing building and parking lot. The request involves improvements to the parking and circulation layout. The approved buffering and fencing treatment along the northern property line (adjacent to single-family homes) is carried forward with this request.</p>		
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"> Encourage attractive parking design and more efficient use of parking. Minimize the number of driveways along thoroughfares and arterials to reduce vehicular conflicts, increase pedestrian safety, and improve roadway capacity. Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods. Promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas. 		
Relevant Area Plan(s)	<i>South Suburban Area Plan Update (2017)</i>		

Area Plan Recommendations	<ul style="list-style-type: none"> The proposed land use map recommends commercial 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 <i>Legacy 2030</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	The request involves site improvements related to parking and circulation as noted in the Analysis of Site Access and Transportation Information section of this report. No changes of use or expansion to the existing restaurant are proposed. The <i>South Suburban Area Plan Update</i> recommends commercial land use at this location.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The area plan recommends commercial land use for the subject property.	Motorists within the shopping center and patrons of the restaurant will need to adjust to the new traffic pattern.
The request maintains the buffering and fencing treatment along the northern property line, adjacent to single-family homes.	
The streetyard along Orchard View Drive will include more evergreen plantings than would normally be required by the ordinance.	
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 GRADING PERMITS:</u> <ol style="list-style-type: none"> Developer shall submit a stormwater management study for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas, vegetated areas designated to remain, or in close proximity to adjacent residentially zoned property shall require a Staff Change approval at minimum and may require a Site Plan Amendment. 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 improving Orchard View Drive between West Clemmonsville 	

Road and the proposed driveway to twenty-two (22) feet in width, with curb and gutter as shown on the site plan.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. Developer shall complete all requirements of the driveway permit.

- **OTHER REQUIREMENTS:**

- a. As volunteered by the petitioner, no new freestanding signage shall be permitted on the site.

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-3488
AUGUST 12, 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, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the Site Plan Amendment.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services