

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3635
Staff	Ellie Levina
Petitioner(s)	Cannady Investments, LLC. and Sullivans Grove LLC
Owner(s)	Same
Subject Property	PIN 6805-71-3042 & 6805-70-1977
Address	4517 Country Club Road
Type of Request	Special Use District Rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RM12-S (Residential, Multifamily – 12 units per acre – Special Use) to LO-S (Limited Office – Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> Banking and Financial Services; Church or Religious Institution, Neighborhood; Funeral Home; Government Offices, Neighborhood Organization, or Post Office; Hospice and Palliative Care; Offices; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Group Care Facility A; and Veterinary Services
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in GMAs 2 and 3.
Rezoning Consideration from Section 3.2.19 A 16	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site is within GMA 3 and is located along a major thoroughfare.</p>
GENERAL SITE INFORMATION	
Location	North side of Country Club Road, between Kilpatrick Street and Old Vineyard Road
Jurisdiction	Winston-Salem
Ward(s)	West
Site Acreage	± 2.18 acres
Current Land Use	Two single-family homes

Surrounding Property Zoning and Use	Direction	Zoning District	Use			
	North	RS9	Single-family homes			
	South	LO-S and NO	Offices			
	East	LO-S	Offices			
	West	GO-S	Masonic Temple			
Rezoning Consideration from Section 3.2.19 A 16	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	Yes, the requested uses are compatible with the surrounding LO-S and GO-S district uses. Most of the requested uses are institutional land uses which are generally considered to be compatible with single-family neighborhoods. The proposed Veterinary Services use would require a Board of Adjustment Special Use Permit if the owner were to request this use on the property.					
Physical Characteristics	The site contains two single-family residences and is heavily wooded. The site slopes downward from the south to the north.					
Proximity to Water and Sewer	Public water and sewer are accessible from Country Club Road.					
Stormwater/ Drainage	The site plan shows an underground stormwater device in the northeastern portion of the site. The stormwater device outlet is depicted in the northwestern corner of the site. The developer will be required to apply for and be issued a post-construction stormwater management permit demonstrating compliance with the applicable provisions of Winston-Salem’s stormwater ordinance. Stormwater review staff will also recommend management of the 50-year peak volume event as a condition of rezoning approval to provide a higher level of protection for downstream property owners.					
Watershed and Overlay Districts	The site is not located within a water supply watershed or overlay district.					
Analysis of General Site Information	The site is partially developed with two existing single-family homes. The site has generally favorable topography with several large trees throughout and access to public water and sewer from Country Club Road. A condition to manage 50-year peak volume stormwater, which goes beyond typical requirements, will help mitigate the impact of severe storm events in the surrounding area.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3535	RS9 to RM12-S	Approved 08/09/2022	Subject Property	2.36	Approval	Approval
W-3165	RS9 & LO-S to GO-S	Approved 03/04/2013	West	2.68	Approval	Approval
W-2815	LO-S to GO-S	Denied 12/19/2005	Southwest	1.47	Denial	Denial
W-2550	RS9 to NO	Approved 07/15/2002	South	0.71	Approval	Approval

SITE ACCESS AND TRANSPORTATION INFORMATION					
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Country Club Road	Major Thoroughfare	WSDOT	450 feet	10,500	15,800
Proposed Access Point(s)		The development will feature two access points onto Country Club Road, along with a proposed 26-foot cross-access easement to the adjacent parcel to the west.			
Proposed Road Improvements		<p>The site plan proposes a right turn slip lane at the eastern property entrance to accommodate westbound traffic on Country Club Road. An additional right turn slip lane may be required for the western entrance as a result of the NCDOT driveway permitting process. NCDOT has elected to delay making a final determination regarding additional improvements until their formal permitting process. All improvements related to the driveway permit will be required prior to the issuance of building permits.</p> <p>The petitioner is dedicating an additional 10 feet of right-of-way along the property frontage to accommodate the new pedestrian and vehicular facilities.</p>			
Trip Generation - Existing/Proposed		<p><u>Existing Zoning: RM12-S</u> 24 units (approved site plan) x 6.65 (apartment trip rate) = 159 trips per day</p> <p><u>Proposed Zoning: LO-S</u> The submitted TIA states that the proposed development will generate an estimated 667 trips per day.</p>			
Sidewalks		There are existing sidewalks along both sides of Country Club Road. However, there is a missing segment along the site frontage. The proposed plan illustrates the required continuation of the sidewalk, along with a pedestrian connection from the proposed day care center building.			
Transit		WSTA Route 95 serves the intersection of Country Club Road and Kilpatrick Street, approximately 250 feet northeast of the site.			
Transportation Impact Analysis		<p>A TIA has been submitted and was reviewed by both NCDOT and WSDOT. The submitted TIA states that the proposed development is expected to generate 667 total daily trips, with 154 trips occurring during the AM peak hour and 156 trips during the PM peak hour.</p> <p>At this time, NCDOT is requiring a right turn slip lane at the eastern site entrance and may require an additional right turn lane at the western entrance if traffic modeling deems it necessary during the driveway permitting process. All requirements of the NCDOT driveway permit must be met prior to the issuance of building permits.</p>			

Analysis of Site Access and Transportation Information	<p>The proposed Child Day Care Center is anticipated to be a high-traffic-generating use, which will contribute to increased traffic on a thoroughfare that is already approaching design capacity. To address this, the developer was required to submit a Traffic Impact Analysis (TIA) as part of the application process. The analysis projected that the development would generate approximately 667 additional vehicle trips per day. Consequently, the Winston-Salem Department of Transportation (WSDOT) and the North Carolina Department of Transportation (NCDOT) determined that a right-turn lane at the eastern entrance on the westbound side of Country Club Road would be necessary to accommodate additional traffic. As mentioned previously, additional improvements may be required at the time of NCDOT driveway permit application review, including an additional right turn slip lane at the western site entrance.</p> <p>The proposed development will provide a new sidewalk segment along the entire frontage of the development, which will connect to the existing sidewalk along the north side of Country Club Road on either side of the site.</p>
---	---

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

Building Square Footage	Square Footage	Placement on Site
	13,588 sf	Western portion of site
Parking	Required	Proposed
	51	50 (with allowed parking reductions for transit and sidewalks)
Building Height	Maximum	Proposed
	40 ft	40 ft
Impervious Coverage	Maximum	Proposed
	75%	43.40%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Section 4.6.2: LO – Limited Office District • Section 5.2.19: Child Day Care Center Use-Specific Standards • Chapter 6: Development Standards 	
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 proposed site plan shows a one-story, 13,588 square foot child day care center and associated parking, including the required number of loading and unloading spaces. The development will feature two access points onto Country Club Road, along with a proposed 26-foot cross-access easement to the adjacent parcel to the west. Additionally, the site plan incorporates a new sidewalk along Country Club Road and an internal sidewalk connecting the building to enhance pedestrian accessibility.</p> <p>All use-specific requirements for indoor and outdoor play area have been met. The outdoor play area will be separated into two different areas, with one being used for infants/toddlers and the other space for preschool aged children. The entire outdoor space will be enclosed by a four-foot-tall security fence. Furthermore, the site plan shows all required landscaping, adheres to impervious coverage limits, and meets all other UDO requirements.</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 convenient services at designated areas to support neighborhoods, consistent with the Growth Management Plan. • Minimize the number of driveways along thoroughfares and arterials to reduce vehicular conflicts, increase pedestrian safety, and improve roadway capacity. • Consider requiring new buildings to be oriented to both public and internal streets, with parking areas located internally on the site or behind buildings.
Relevant Area Plan(s)	<i>West Suburban Area Plan Update (2018)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The <i>West Suburban Area Plan Update</i> recommends office land uses for this parcel. • The Country Club Road Growth Corridor guidelines recommend new commercial, office, and multifamily uses have an urban form between Kilpatrick Street and Old Vineyard Road. • Urban form growth corridors generally include buildings located close to the street, and parking to the rear and side of buildings to encourage pedestrian-friendly spaces.
Site Located Along Growth Corridor?	The site is located along the Country Club Road Growth Corridor.
Site Located within Activity Center?	The site is not located within an activity center.
Comprehensive Transportation Plan Information	The 2045 CTP recommends curb and gutter with wide outside lanes and sidewalks on both sides of this section of Country Club Road.

Rezoning Consideration from Section 3.2.19 A 16	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	<p>The request is to rezone a 2.18-acre tract from RM12-S to LO-S for a child day care center which could accommodate 208 children and 20 staff members.</p> <p>The request would provide a needed use near existing neighborhoods along a growth corridor with convenient access to other services. Institutional land uses are generally considered to be compatible with a wide array of land uses. The petitioner has worked with both NCDOT and the City Stormwater Division to minimize offsite impacts related to the request. The request is consistent with the land use pattern along this section of Country Club Road and is generally consistent with the recommendations of both the <i>West Suburban Area Plan Update</i> and <i>Legacy 2030</i>.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendations of both the <i>West Suburban Area Plan Update</i> and <i>Legacy 2030</i> .	The request will increase traffic along a section of Country Club Road which is approaching its design capacity.
The request would redevelop an underutilized property to provide convenient services to area residents.	
The site is located along a major thoroughfare with access to pedestrian and transit facilities.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> • <u>PRIOR TO ISSUANCE OF BUILDING PERMITS:</u> <ol style="list-style-type: none"> a. The 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). 	

b. The 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. In addition to meeting all post-construction stormwater management ordinance design standards for quality and quantity, the plan must also manage the 50-year peak storm event. Relocation or installation of any stormwater management device into any buffer areas, vegetated areas designated to remain, or in close proximity to adjacent land with residential zoning shall require a Staff Change approval at minimum and may require a Site Plan Amendment.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**

- a. The developer shall complete all requirements of the driveway permit(s).

- **OTHER REQUIREMENTS:**

- 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.

- b. The developer shall record a 26-foot-wide cross-access easement with PIN 6805-60-9999 to the west of 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-3635
NOVEMBER 14, 2024**

Ellie Levina presented the staff report.

PUBLIC HEARING

FOR:

Steve Causey, representative for the petitioner.

- Mr. Causey provided a general overview of the proposed rezoning request. Mr. Causey noted that the project's stormwater design was updated to minimize the release rate on adjacent properties, which was brought up as a concern at the neighborhood meeting.

AGAINST:

Patti Woodard

- Ms. Woodard expressed her concerns about the proposed plan. While the stormwater issue has been addressed, she is still concerned about the noise. No fencing is proposed, and a noise issue already exists from the neighboring businesses. Ms. Woodard requested the developer install a fence along the rear property line to mitigate the sound emanating from the proposed business.

Kent Robinson

- Mr. Robinson expressed his concerns about the noise issue and requested the developer install a fence around the playground due to the higher grade of the subject property.

Mr. Lambe asked about sound requirements, to which Mr. Murphy explained that there are no noise requirements in the UDO. Mr. Murphy explained how the Board could add conditions to the request if they wished.

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: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak,
Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak,
Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Chris Murphy, AICP/CZO
Director of Planning and Development Services