

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3576		
Staff	Marc Allred		
Petitioner(s)	Marty and Donna Myers		
Owner(s)	Same		
Subject Property	PINs 6805-40-7659, 6805-40-8665, and 6805-40-9652		
Address	4734, 4724, and 4720 Country Club Road		
Type of Request	Special Use rezoning from GO-S (Two-Phase) to GO-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from GO-S (General Office – Special Use zoning (Two-Phase)) to GO-S (General Office – Special Use zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> Banking and Financial Services; Funeral Home; Offices; Services A; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Government Offices, Neighborhood Organization or Post Office; and Storage Services, Retail. 		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	The GO District is primarily intended to accommodate high intensity office uses and supporting services. The district is established to provide locations for employment within GMAs 1 and 2, Metro Activity Centers, and GMA 3 with access to thoroughfares.		
Rezoning Consideration from Section 3.2.19 A 16	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the GO district is intended to accommodate high intensity office and supporting services uses, including Storage Services, Retail. The site is in GMA 3 and is located along Country Club Road which is a major thoroughfare.		
GENERAL SITE INFORMATION			
Location	South side of Country Club Road, across from Queensbury Road.		
Jurisdiction	Winston-Salem		
Ward(s)	Southwest		
2023 Ward(s)	West		
Site Acreage	± 2.02 acres		
Current Land Use	Undeveloped land, Services A, and Offices.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9 and LO-S	Undeveloped land and offices
	East	LO-S	Offices
	South	RS9	Single-family homes

	West	RS9	Single-family homes			
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 request includes all previously allowed uses with the addition of Storage Services, Retail (Internal), which is a low-intensity land use. The proposed uses are compatible with the land use pattern in the vicinity. An existing Storage Services, Retail facility is located 1,100 feet to the west of the site.					
Physical Characteristics	The site has a moderate slope downward to the south.					
Proximity to Water and Sewer	Public water and sewer are available to the site along Country Club Road.					
Stormwater/ Drainage	No known stormwater issues exist on-site.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	This site has no significant development constraints such as floodplains or steep slopes.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3237	RS9 & LO-S to GO-S	Approved 9/2/2014	Subject property	2.07	Approval	Approval
W-2695	RS9 to LO-S	Approved 10/6/2008	North	0.74	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Country Club Road	Major Thoroughfare	319 feet	23,500	27,500		
Proposed Access Point(s)	The proposed site plan includes two access points. The eastern access point onto Country Club Road already exists. The proposed site plan shows the reuse of an unused driveway for access to the northwestern portion of the site. There is one proposed internal cross access connecting the two parking areas for the development.					
Proposed Road Improvements	No road improvements are being proposed by the petitioner. The petitioner is dedicating additional right-of-way along the Country Club Road frontage as specified in the <i>Comprehensive Transportation Plan</i> .					
Trip Generation - Existing/Proposed	Existing Zoning: GO-S Two Phase (First Phase only) 2,358sf/1,000 x 11.57 (Single Tenant Office Building Trip Rate) = 27 Trips per Day					

	<p>Proposed Zoning: <u>GO-S Two Phase</u> 2,358sf/1,000 x 11.57 (Single Tenant Office Building Trip Rate) = 27 Trips per Day + 9,350sf/1,000 x 2.5 (mini-warehouse trip rate) = 23 trips per day = 50 trips per day for the entire site.</p>		
Sidewalks	A sidewalk is currently located along the frontage of Country Club Road.		
Transit	WSTA Bus Route 95 has a stop located 430 feet to the east.		
Connectivity	The proposed eastern access point onto Country Club Road already exists. The site plan illustrates the reuse of an unused driveway for access to the northwestern portion of the site. There is one proposed internal cross access connection between the two parking areas on the site.		
Transportation Impact Analysis (TIA)	No TIA is required.		
Analysis of Site Access and Transportation Information	<p>The site has excellent multimodal access. The property is located along a major thoroughfare with bus service. Sidewalks are located along the frontage of the site.</p> <p>Staff does not anticipate any significant traffic to be generated by the proposed use.</p>		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	9,350		West side of site, close to street.
Parking	Required	Proposed	Layout
	10	29	90-degree parking
Building Height	Maximum		Proposed
	40'		23'
Impervious Coverage	Maximum		Proposed
	80%		40.44%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Section 4.6.4: General Office District • Section 5.2.89B: Storage Services, Retail (Internal Access) Use Specific Standards • Section 6.1: Off-Street Parking and Loading 		
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 proposes the addition of a new two-story retail storage building and related parking spaces on the western portion of the site. The proposal does not include any changes to the two existing buildings on the middle and eastern portion of the site. The current eastern access point to the site would remain. The proposed retail storage building would use an additional access point on Country Club Road and would be connected to the eastern side of the property through an internal cross access drive. The proposed plan includes a Type II Buffeyard along the</p>		

	southern property line, which includes existing trees as a 100-foot bufferyard and tapers to a 40-foot bufferyard comprised of new vegetation along the western portion of the site.
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 redevelopment and reuse of existing sties and buildings that are compatible and complementary with the surrounding area. • Encourage businesses that support neighborhoods within the area.
Relevant Area Plan(s)	<i>West Suburban Area Plan Update (2018)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The Proposed Land Use Map recommends the subject property for office uses. • Develop new commercial and office uses with an urban form just west of Queensbury Road to Kilpatrick Street along Country Club Road. • Goods and services should be located near where people live and work.
Site Located Along Growth Corridor?	Yes, the site is located along the Country Club Road Urban Form Growth Corridor.
Site Located within Activity Center?	The subject property is not located within an activity center.
Comprehensive Transportation Plan Information	The <i>2045 Comprehensive Transportation Plan</i> proposes modernizing Country Club Road. The plan recommends lane and shoulder widening, providing additional turn lanes at intersections, and roadway realignment to provide additional sight distance and safety at intersections. The petitioner has volunteered additional right-of-way dedication along Country Club Road to accommodate any future facility improvements.
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 Legacy 2030?
	Yes
Analysis of Conformity to Plans and Planning Issues	The <i>West Suburban Area Plan</i> recommends the subject property for office purposes, which is consistent with the GO and LO zoning districts that exist along Country Club Road. The proposed building would fall under the Storage Services, Retail (Internal) category, permitted in the

GO District. Its urban form meets the requirements of the *West Suburban Area Plan*.

Legacy states that business in this area should support surrounding neighborhoods, which the proposed storage building does by serving the nearby Sedgefield Apartment Homes and Crowne Club Apartments.

The proposed GO District allows for larger scale buildings which may potentially be out of character with and/or impactful to some of the nearby homes. To mitigate this potential impact, the petitioner has agreed to a condition that any new buildings have a size and height limited to what is permitted within the LO district. A condition to limit the amount of signage to what is permitted within the LO district is also included.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The proposed uses are generally consistent with the low-intensity office land use recommendation of the <i>West Suburban Area Plan</i> .	The proposed use does not generate pedestrian activity along a designated Growth Corridor.
The proposed building would meet the urban form recommendation for the Country Club Road growth corridor.	
The request would develop an underutilized commercial site, consistent with <i>Legacy 2030</i> recommendations.	

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 ISSUANCE OF GRADING PERMITS:**
 - a. The developer shall obtain a driveway permit from NCDOT/City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permits. Required improvements include but are not limited to:
 - Dedicate right-of-way 55’ from center along entire Country Club Road frontage.
- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. Maximum building size shall be limited to 30,000 square feet, and maximum height shall be forty (40) feet.
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. All requirements of the NCDOT and City of Winston-Salem driveway permits shall be completed.

- **OTHER REQUIREMENTS:**

- a. Signage shall comply with the standards of the LO district (a maximum of two freestanding signs each with a maximum copy area of thirty-six (36) square feet and a maximum height of six (6) 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-3576
APRIL 13, 2023**

Marc Allred 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, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Salvador Patiño, Brenda Smith

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Salvador Patiño, Brenda Smith

AGAINST: None

EXCUSED: None

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