

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3530
Staff	Amy McBride
Petitioner(s)	Harvest Landing, LLC
Owner(s)	Same
Subject Property	PIN 6835-15-1178
Address	126 South Spruce Street
Type of Request	Special Use Limited rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from LO (Limited Office) to PB-L (Pedestrian Business – Special Use Limited). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Bed and Breakfast; Offices; Residential Building, Single Family; Combined Use; Retail Store; and Services, A
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	<p>The PB District is primarily intended to accommodate office, retail, service, institutional, and high-density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in GMAs 1, 2 and 3.</p>
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 site is located within GMA 2. The surrounding area is a mix of commercial businesses, multifamily residential and single-family residential.
GENERAL SITE INFORMATION	
Location	West side of South Spruce Street, north of Salem Parkway
Jurisdiction	Winston-Salem
Ward(s)	Northwest
Site Acreage	± .19

Current Land Use	The current site contains a two-story structure and commercial parking lot. The property owner is a licensed esthetician seeking to open her own business from this location. Previously, the location was used as a business office by the same property owners.					
Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	North	LO			Multifamily residential	
	South	LO			Vacant lot	
	East	LO			Commercial parking lot	
	West	LO			Medical offices	
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?					
	The proposed commercial uses are compatible with the commercial uses allowed on the surrounding properties.					
Physical Characteristics	The site is generally flat and mostly consists of impervious surface to the rear of the existing structure. There is no significant vegetation on the site.					
Proximity to Water and Sewer	The site has access to public water and sewer from South Spruce Street.					
Stormwater/ Drainage	No known issues exist for this site.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Historic, Natural Heritage and/or Farmland Inventories	The building at 126 South Spruce Street is the circa-1902 James and Pearlina Reed House (FY4369) that contributes to the historic character of the Holly Avenue Historic District (FY2656), which was listed in the National Register of Historic Places in 2002.					
Analysis of General Site Information	The developed site contains a residential structure converted to a commercial building. A parking lot serving this location is located to the rear of the structure. The building and parking lot occupy most of the site, and there is no significant vegetation.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3281	LO, PB and PB-S to RSQ	Approved 2/1/2016	45 feet northwest	15.93	Approval	Approval
W-2663	LO and PB to PB-S	Approved 1/5/2004	675 feet north	.40	Approval	Approval
W-2297	LO to PB-S	Approved 5/1/1999	60 feet north	.43	Approval	Approval
W-2035	PB to CB	Approved 2/19/1996	450 feet northeast	2.35	Approval	Approval

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
South Spruce Street	Local Street	45 feet	N/A	N/A
Proposed Access Point(s)	Primary access to the site is currently provided by a driveway from South Spruce Street. Because this is a Limited Use request with no site plan, alternative or future access cannot be determined.			
Planned Road Improvements	There are no road improvements proposed in conjunction with this request.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: LO</u></p> <p>2,316 sf /1000 x 11.01 (General office trip generation) = 25.5 trips per day</p> <p><u>Proposed Zoning: PB-L</u></p> <p>2,316 sf /1000 x 5.06 (Hair Salon) = 12 trips per day using Saturday peak hours</p>			
Sidewalks	Sidewalks are located on both sides of South Spruce Street.			
Transit	WSTA Route 95 stops at the intersection of West First Street and South Spruce Street, approximately 300 feet northeast.			
Transportation Impact Analysis (TIA)	A TIA is not required.			
Analysis of Site Access and Transportation Information	The site has frontage along South Spruce Street, which is classified as a local street and dead ends approximately 45 feet south of the subject property. A transit stop is available 300 feet northeast of the site at the intersection of South Spruce Street and West First Street. Sidewalks exist along both sides of South Spruce Street.			
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"> • Concentrate development within the serviceable land area with the highest densities at City/Town Centers, Activity Centers and along Growth Corridors. • Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan. • Promote activity centers as compact, mixed-use areas supporting walking and transit use and providing services and employment close to residences. 			

Relevant Area Plan(s)	<i>Downtown Winston-Salem Area Plan (2013)</i>	
Area Plan Recommendations	<ul style="list-style-type: none"> The proposed land use map recommends a mixture of 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 3.2.19 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	This request would rezone approximately .19 acre on the west side of South Spruce Street, north of Salem Parkway. The site is currently zoned LO and contains an existing commercial structure.	
	The <i>Downtown Winston-Salem Area Plan</i> recommends a mixture of uses for the site. This rezoning would allow for limited commercial and residential uses consistent with the existing commercial zoning pattern within downtown and the immediate vicinity.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
The request is consistent with the recommendations of <i>Legacy</i> and the <i>Downtown Winston-Salem Area Plan</i> .		Certain uses included in the request could have negative traffic impacts in the future.
The request will limit the uses to those most compatible with the scale of the existing building on the subject property.		
The request would allow greater use flexibility to the property owner(s) without compromising the character of the area.		
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>OTHER REQUIREMENTS:</u> <ol style="list-style-type: none"> The use Retail Store shall be further limited to SIC codes 56 (Apparel and Accessory Stores) and 594 (Miscellaneous Shopping Goods Stores). 		

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-3530
MAY 12, 2022**

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 ordinance 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

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