

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3414
Staff	Elizabeth Colyer
Petitioner(s)	Air Park, LLC
Owner(s)	Same
Subject Property	PIN 6837-61-5339
Address	3800 North Liberty Street
Type of Request	Special Use Limited rezoning from GI to GB-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from GI (General Industrial) to GB-L (General Business – Special Use Limited). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Academic Biomedical Research Facility; Academic Medical Center; Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Boarding or Rooming House; Building Contractors, General; Building Materials Supply; Car Wash; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Convenience Store; Food or Drug Store; Fraternity or Sorority; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Kennel, Indoor; Library, Public; Manufacturing A; Micro-Brewery or Micro-Distillery; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center; Shopping Center, Small; Special Events Center; Storage Services, Retail; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Group Care Facility A; Group Care Facility B; Residential Building, Multifamily; School, Private; School, Public; Dirt Storage; Helistop; Access Easement, Private Off-Site; Entertainment Facility, Large; Shelter for Homeless; and Group Care Facility C.

Neighborhood Contact/Meeting	Not required		
Zoning District Purpose Statement	The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and services uses, characterized by either a larger scale business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs 2, 3 and 4.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, as the site is located within GMA 2 (Urban Neighborhoods) and located along a major thoroughfare. The size of the existing building could accommodate a large scale single commercial business or multiple smaller businesses.		
GENERAL SITE INFORMATION			
Location	West side of North Liberty Street, south of Akron Drive		
Jurisdiction	City of Winston-Salem		
Ward(s)	Northeast		
Site Acreage	± 3.47 acres		
Current Land Use	A commercial building exists on the site today. The building is currently vacant.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	GI	Vacant warehouse owned by Forsyth County and a vacant Piedmont Advantage Credit Union building
	East	GI	Smith-Reynolds Airport
	South	GI	H&E Services – Construction equipment sales, parts and repair
	West	GI	Carolina Public Warehouse across a railroad
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		
	The uses permitted in the proposed GB-L zoning district are compatible with the uses permitted in the surrounding GI-zoned properties. Some uses permitted in the proposed GB-L zoning district are also allowed in the GI zoning district. The scale of the site is not desirable for intense industrial uses permitted in the current GI zoning district, and the proposed GB-L zoning district would allow uses that are more compatible with the existing site.		

Physical Characteristics	The site has a moderate slope from the eastern property line fronting North Liberty Street down to the western rear property line adjacent to railroad tracks.					
Proximity to Water and Sewer	The site has access to public water and sewer.					
Stormwater/ Drainage	No known issues.					
Watershed and Overlay Districts	The site is not located within a water supply watershed. The site is located within the Airport Overlay district, which limits construction such that building height does not create a hazard or interfere with airport operations.					
Historic, Natural Heritage and/or Farmland Inventories	This parcel is located approximately 80 feet south of the Piedmont Aviation Office at 3810 North Liberty Street (FY4257) and the Piedmont Aviation Hangar (FY4248) at 3820 North Liberty Street. The Piedmont Aviation Office and the Piedmont Aviation Hangar have been determined eligible for listing in the National Register of Historic Places.					
Analysis of General Site Information	The site has direct access from a major thoroughfare (North Liberty Street). The existing development on the site includes an unoccupied commercial building with parking. The site has regulated limitations on building height and is constrained by a railroad to the west.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2398	GI to LB-S	Approved 6/5/2000	1782 feet south	0.56	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
North Liberty Street	Major Thoroughfare	258 feet	12,000	30,700		
Proposed Access Point(s)	Because this is a Limited Use request with no site plan, staff cannot determine proposed access points. However, the site currently has access from North Liberty Street.					
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: GI</u> The previous uses are unknown for the site. The building is vacant; staff is unable to estimate trip generation.</p> <p><u>Proposed Zoning: GB-L</u> Because there is no site plan associated with this request, staff is unable to estimate the proposed trip generation.</p>					
Sidewalks	Sidewalks are located along the eastern side of North Liberty Street.					
Transit	WSTA Route 98 runs along North Liberty Street.					

Analysis of Site Access and Transportation Information	<p>The site is located along a major thoroughfare which has ample capacity, transit and sidewalks. Staff does not foresee any transportation related issues associated with this request.</p>
<p align="center">CONFORMITY TO PLANS AND PLANNING ISSUES</p>	
Legacy 2030 Growth Management Area	<p>Growth Management Area 2 (Urban Neighborhoods)</p>
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Concentrate development within the serviceable land area of Forsyth County 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 quality design so that infill does not negatively impact surrounding development. • Encourage reuse of vacant and underutilized commercial and industrial sites. • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. • Promote compatible infill development that fits with the context of its surroundings. • Recognize the scarcity of good industrial land and promote the wisest economic use of those limited resources to generate needed jobs and create wealth for our community. • Protect planned industrial areas by following the recommendations of the Planning Department’s industrial sites study, area plans, and other development guides.
Relevant Area Plan(s)	<p><i>East-Northeast Area Plan Update (2015)</i></p>
Area Plan Recommendations	<ul style="list-style-type: none"> • Commercial areas should be compact with limited access to major thoroughfares and should not promote strip development. The reuse of vacant buildings and the redevelopment of existing undeveloped and underutilized sites is recommended, where possible. • The subject property is shown for future commercial use on the Proposed Land Use Map. • Liberty Street should be developed with urban form at higher densities with buildings close to the street and parking to the side or rear of buildings to encourage pedestrian-friendly spaces.
Site Located Along Growth Corridor?	<p>Yes (Liberty Street)</p>

Site Located within Activity Center?	No
Comprehensive Transportation Plan Information	The <i>Comprehensive Transportation Plan</i> calls for the applicable section of North Liberty Street to be a four-lane road with landscaped median, sidewalks and lane space accommodating bicyclists on both sides of the road.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?
Yes	
Analysis of Conformity to Plans and Planning Issues	<p>The subject site is surrounded by industrial zoning but is recommended for commercial use. The site is located on a major thoroughfare served with transit and sidewalks. The GB zoning district allows for commercial uses that are compatible with those found in the vicinity of the subject site.</p> <p>The location and size of the site are in keeping with the intent of the GB zoning district and permitted commercial uses. The site has been developed in a manner that would not accommodate strip development. The existing building could serve a larger scale commercial use or multiple uses, which is in keeping with the purpose of the GB zoning district. The proposed GB-L zoning district would not be in conflict with the adjacent GI-zoned properties.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request would allow some commercial uses not permitted in the GI zoning district to promote reuse of a vacant commercial building compatible with the surrounding area.	The request does not preserve industrial land or associated uses.
The request promotes commercial uses on a growth corridor that is supported by the relevant area plan.	
The site fronts on a major thoroughfare which has ample capacity and is served by sidewalks and transit.	

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO ISSUANCE OF ANY PERMITS:**
 - a. Developer/Petitioner shall adhere to all provisions of the Airport Overlay district.

- **OTHER REQUIREMENTS:**
 - a. Developer/Petitioner shall obtain all required building and land use permits prior to establishing/changing the use of the existing building.

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **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-3414
JUNE 13, 2019**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Clarence Lambe, Chris Leak, Johnny Sigers,
Brenda Smith

AGAINST: None

EXCUSED: Jack Steelman

Aaron King
Director of Planning and Development Services