

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3558
Staff	Amy McBride
Petitioner(s)	PCCI Land, Inc.
Owner(s)	Same
Subject Property	PIN 6825-81-1669 and 6825-81-2953
Address	600 Peters Creek Parkway
Type of Request	Special Use Limited rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from GB-L (General Business-Limited) to GB-L (General Business-Limited). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Arts and Crafts Studio; Banking and Financial Services; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Combined Use; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Offices; Police or Fire Station; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services A; Urban Agriculture; Shopping Center; Shopping Center, Small; Storage Services, Retail; Adult Day Care; Child Care, Sick Children; Child Day Care Center; Life Care Community; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; School, Private; and School, Public
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
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 service uses, characterized by either a larger single 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 1, 2, 3, and Metro Activity Centers.

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 (Urban Neighborhoods) and has frontage along an expressway. The site is adjacent to other commercially zoned properties along a growth corridor.		
GENERAL SITE INFORMATION			
Location	Southwest corner of the intersection of Peters Creek Parkway and West Academy Street		
Jurisdiction	Winston-Salem		
Ward(s)	Southwest		
Ward(s) July 2023	Southwest		
Site Acreage	±3.60 acres		
Current Land Use	Vacant commercial property		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	HB	Self-storage and commercial retail stores
	East	HB	Shopping center
	South	HB	Auto dealership
	West	HB and RSQ	Residential triplex and vacant commercial building
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 GB-L uses are compatible with the uses on adjacent commercially-zoned properties.		
Physical Characteristics	A parking lot and building foundation from the former hotel still exist on site. The western property line is vegetated with a mix of existing trees and underbrush. The site slopes in grade from the west to east with Peters Creek running along the eastern frontage of the site. West Academy Street runs along the northern boundary of the site.		
Proximity to Water and Sewer	Public water and sewer are available from Peters Creek Parkway and West Academy Street.		
Stormwater/ Drainage	No known stormwater or drainage issues exist on-site.		
Watershed and Overlay Districts	The site is not located in a water supply watershed.		
Analysis of General Site Information	The subject property is vacant and contains the parking lot and foundation from the preceding hotel use. The western side of the parcel has existing vegetation and is adjacent to both residential and commercial zoning.		

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3400	HB and RSQ to GB-L	Approved 4/1/2019	Subject property	3.74	Approval	Approval
W-3359	GB-L to HB and RSQ	Reversion 9/30/2018	Subject property	3.74	Approval	Approval
W-3359	HB and RSQ to GB-L	Approved 5/7/2018	Subject property	3.74	Approval	Approval
W-2254	RSQ and HB to HB	9/8/1998	235 feet North	5.97	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Peters Creek Parkway	Expressway	525 feet	25,000	73,400		
West Academy Street	Minor Thoroughfare	317 feet	11,000	13,800		
Proposed Access Point(s)	<p>Because this is a Special Use Limited request with no specified site plan, the exact location of future access points is unknown. The site currently has driveways accessing Peters Creek Parkway and West Academy Street.</p> <p>The sole purpose of this request is to remove a previous condition limiting access on West Academy Street to emergency access only. Staff anticipates that future redevelopment would likely include an access point along the frontage of West Academy Street as well as Peters Creek Parkway.</p>					
Proposed Road Improvements	Any future development would require driveway permits from both WSDOT and NCDOT. WSDOT will require fee-in-lieu payment for sidewalk along Peters Creek Parkway for future facility improvements. .					
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: GB-L</u> No trip generation is available as the site is vacant.</p> <p><u>Proposed Zoning: GB-L</u> No trip generation is available for the proposed Special Use Limited zoning as it does not include a site plan.</p>					
Sidewalks	Sidewalks exist along both sides of West Academy Street.					
Transit	WSTA Route 80 stops at an existing bus shelter adjacent to the site at the intersection of West Academy Street and Peters Creek Parkway.					
Analysis of Site Access and Transportation Information	The site is served by sidewalks and has access to transit. Although the proposed use is unknown and could potentially generate significant traffic, there is ample capacity along both sections of Peters Creek Parkway and West Academy Street.					

	<p>The sole purpose of this request is to remove a previous condition regarding emergency access on West Academy Street. Staff anticipates that future redevelopment would likely include an access point along the frontage of West Academy Street.</p> <p>Staff does not anticipate any negative transportation-related impacts associated with this request.</p>
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Plan Area (Legacy): 2 Urban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage a mixture of residential densities and housing types through land use recommendations. • Increase infill development in the serviceable land area. • Recycle and reuse land and buildings. • Promote activity centers as compact, mixed-use areas supporting walking and transit use and providing services and employment close to residences. • Develop accessible community gathering places within activity centers that include spaces such as plazas, parks and farmers markets that encourage interaction and provide places for people to visit and relax. • Promote both horizontal and vertical mixed-use within designated activity centers.
Relevant Area Plan(s)	<i>Southwest Winston-Salem Area Plan Update (2016)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • Develop the site with a mixture of uses that includes residential, commercial, and office in a well-designed development that connects streets, transit, and pedestrian facilities. • Priority should be given to pedestrians and bicycles in building design and street layout. Include pedestrian and bicycle connections to the proposed multiuse path along Peters Creek Parkway as well as a pedestrian connection to Anson Street. • Use the site’s sloping topography to build taller buildings or parking structures.
Site Located Along Growth Corridor?	The site is located within the Peters Creek Parkway Growth Corridor.
Site Located within Activity Center?	The site is within the West Salem 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	The proposed rezoning to GB-L is consistent with the current zoning, as well as with the recommendations of <i>Legacy 2030</i> and the <i>Southwest Winston-Salem Suburban Area Plan Update</i> . The proposed uses reflect the current mix of businesses in the surrounding area. The purpose of the rezoning request is to remove a condition for emergency-only access onto West Academy Street.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the area plan and <i>Legacy 2030</i> .	Specific details of proposed future development are unknown, as this Limited Use request does not include a site plan.
The proposed uses are consistent with existing uses along Peters Creek Parkway.	
The request would allow for redevelopment of a vacant commercially-zoned property.	
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 ISSUANCE OF ANY PERMITS:</u> <ul style="list-style-type: none"> a. Developer shall obtain a driveway permit from the City of Winston-Salem. b. Developer shall obtain a driveway permit from NCDOT as required. • <u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u> <ul style="list-style-type: none"> a. All required improvements of the City of Winston-Salem driveway permit shall be completed. b. All required improvements of the NCDOT driveway permit shall be completed as required. • <u>OTHER REQUIREMENTS:</u> Freestanding signage along Academy Street 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. 	

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-3558
JANUARY 12, 2023**

Bryan Wilson presented the staff report.

Mo McCrae asked Bryan whether the Academy Street access would be the primary access to the site. Bryan responded that there will likely be two access points but is unsure which would be the primary access point.

George Bryan stated that his only concern was traffic stacking on Academy Street during rush hour. He noted that WSDOT will address this as part of its development review.

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, Mo McCrae, Salvador Patiño, Brenda Smith, Jack Steelman

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, Mo McCrae, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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