

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-3361		
Staff	Gary Roberts, Jr. AICP		
Petitioner(s)	Hunt Investments of N.C. LLC		
Owner(s)	Same		
Subject Property	Portion of PIN# 6834-75-2849		
Address	Adjacent to 2350 Old Lexington Road		
Type of Request	General use rezoning from GI to HB		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from GI (General Industrial) to HB (Highway Business).</p> <p>NOTE: General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>		
Neighborhood Contact/Meeting	See Attachment C for a summary of the petitioner’s neighborhood outreach efforts.		
Zoning District Purpose Statement	The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. 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, the site is currently used for commercial purposes and it is directly adjacent to HB zoning to the north.		
GENERAL SITE INFORMATION			
Location	Located off the west side of Old Lexington Road, south of Sprague Street		
Jurisdiction	City of Winston-Salem		
Ward(s)	Southeast		
Site Acreage	± .05 acre		
Current Land Use	The site is currently part of the vehicular circulation area for the adjacent Speedway Convenience Store.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	HB	Speedway Convenience Store
	East	HB/GI	Retail store
	South	GI	Corona Auto Repair
	West	GI	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?					
	Yes, the uses permitted in the proposed HB district are compatible with the uses permitted on the adjacent HB and GI zoned properties.					
Physical Characteristics	The developed site has a gentle slope downward toward the southwest.					
Proximity to Water and Sewer	Public water and sewer are available to the site.					
Stormwater/ Drainage	No known issues.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The site is a small sliver of property which is located at the rear property line of the existing Speedway Convenience Store. While it has no direct access onto a public street, it is connected with said property which does have access. The western edge of the site abuts a railroad.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3337	GI to LI-L	Approved 9-5-2017	200' south	.91	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Old Lexington Road	Major Thoroughfare	±75' west of said road	5,100	15,800		
Proposed Access Point(s)	Because this is a general use request, the exact location of access points is unknown. The site is currently connected to the Speedway Convenience Store site which has access onto Old Lexington Road and onto Sprague Street.					
Trip Generation - Existing/Proposed	No trip generation is available for the existing or proposed general use zonings as neither includes a site plan.					
Sidewalks	Sidewalks are located along Old Lexington Road.					
Transit	Route 104 runs along Old Lexington Road.					
Analysis of Site Access and Transportation Information	Staff does not foresee any transportation related issues associated with this request.					
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"> Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan.
Relevant Area Plan(s)	<i>Southeast Winston-Salem Area Plan Update (2013)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> The Proposed Land Use Map recommends commercial land use for the site.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is located within the Waughtown/Thomasville Activity Center.
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 Legacy 2030?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone a small portion of a lot from GI to HB. The subject property forms the southwestern corner of a larger site which is currently developed with a convenience store.</p> <p>Zoning boundary lines typically follow either property lines or prominent manmade or natural features. In this instance, the zoning line does not follow the existing property line and because many of the commercial uses which are permitted within the HB district are not permitted within the GI district, redevelopment of the adjacent HB zoned property is somewhat limited by the subject property's industrial zoning.</p> <p>The <i>Southeast Winston-Salem Area Plan Update</i> recommends commercial land use for this area. Planning staff sees the subject request as a minor adjustment to the zoning boundary line which would be consistent with the location of the property line. Staff recommends approval.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the commercial land use recommendation of the <i>Southeast Winston-Salem Area Plan Update</i> .	The request would slightly reduce the amount industrially zoned property in the area.
The request would more closely align the zoning boundary line with the property line and may facilitate the redevelopment of the adjacent convenience store.	

The proposed HB district is compatible with the zoning on the adjacent properties.	
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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-3361
MARCH 8, 2018**

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the rezoning petition.

SECOND: Chris Leak

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Arnold King, Clarence Lambe,
Chris Leak, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning and Development Services