

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3631
Staff	Ellie Levina
Petitioner(s)	Pfafftown Center, Inc (Bobo's Deli)
Owner(s)	Same
Subject Property	Portion of PIN 5897-87-1684
Address	4697 Yadkinville Road
Type of Request	Special Use District Rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from LB (Limited Business) to GB-S (General Business - Special Use). 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; Club or Lodge; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Kennel, Indoor; Library, Public; Micro-Brewery or Micro-Distillery; Offices; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Services A; Storage Services, Retail; Veterinary Services; Adult Day Care Center; Child Day Care Center; Residential Building, Multifamily; Residential Building, Townhouse
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	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site is located in GMA 3 within the Yadkinville Road/Transou Road Activity Center.</p>

GENERAL SITE INFORMATION			
Location	Located on the east side of Transou Road, between Mickle Road and Yadkinville Road		
Jurisdiction	Winston-Salem		
Ward(s)	Northwest		
Site Acreage	± 0.85 acres		
Current Land Use	Single-family residential building		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	LB	Shopping Center
	East	HB-S and LB	
	South	LB	Post office, services A, offices, and retail store
West	RS9	Undeveloped land	
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 requested uses are compatible with the existing LB district uses allowed within the shopping center site.		
Physical Characteristics	The site contains a 2,421 square-foot single-family residence located on the western portion of the site. The site is generally flat with a few deciduous trees on the property.		
Proximity to Water and Sewer	Public water and sewer are available along Transou Road.		
Stormwater/ Drainage	There are no known stormwater or drainage issues anticipated with this request.		
Watershed and Overlay Districts	The site is not located in a water supply watershed or overlay district.		
Historic, Natural Heritage and/or Farmland Inventories	A portion of the Pfafftown Center parcel (PIN 5897-87-1684) is in the Pfafftown Historic District (FY3220), which was determined eligible for listing in the National Register in 2012. Construction of the parking lot will require demolition of the log house at 3231 Transou Road. The Julius A. Transou Log House (FY0635) was built in 1856. Julius Transou, a wagon maker, piano tuner, and butcher, built the original portion of this log house and a detached log kitchen, which is now attached to the house. The large, gabled, round-log, rear wing was added in 1971.		
	Prior to demolition of the house, Historic Resources staff requests that it be photographed and documented using the architectural resources documentation form. Staff requests that documentation and photographs be submitted to and approved by Historic Resources staff before the issuance of demolition permits.		

Analysis of General Site Information		The generally flat site currently contains a single-family residence which is proposed to be demolished. The proposed restaurant will be internally accessed from the existing parking lot. The parking lot is accessed via existing driveways on Transou Road and Yadkinville Road.				
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1547	LB-S to LB-S	Approved 08/07/2014	South	4.11	Approval	Approval
F-1531	LB-S to LB-S	Approved 05/14/2012	South	4.11	Approval	Approval
W-3045	HB-S to HB-S	Approved 09/08/2009	East	1.76	Approval	Approval
W-3013	HB-S to HB-S	Approved 01/05/2009	East	1.76	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Yadkinville Road	Major Thoroughfare	NCDOT	N/A	8,100	15,800	
Transou Road	Minor Thoroughfare	NCDOT	180'	5,200	13,800	
Proposed Access Point(s)	The site plan proposes internal access to the restaurant building using the adjacent shopping center existing driveways and parking area.					
Proposed Road Improvements	The developer is required to dedicate 10' of additional ROW along Yadkinville Road.					
Trip Generation - Existing/Proposed	<u>Existing Zoning: LB</u> 1 existing SFR lot x 9.57 (SFR Trip Rate) = 10 Trips per Day <u>Proposed Zoning: HB-S</u> 3,000 sf / 1,000 x 496.12 (Restaurant with Drive-Through Trip Rate) = 1,488 Trips per Day					
Sidewalks	Sidewalks do not currently exist along Transou Road or Yadkinville Road. The developer will be required to provide fee-in-lieu of sidewalk installation along the Transou Road frontage per the adopted Comprehensive Transportation Plan.					
Transit	Public transit is not available near the subject property.					
Connectivity	The site is internally accessed through the existing shopping center. A cross-access easement will be required to be recorded as a part of the subdivision of the property.					

Analysis of Site Access and Transportation Information	<p>The proposed Restaurant with Drive-Through use is a high-traffic-generating use. However, based on the latest NCDOT trip generation reports, Yadkinville Road is currently at 51% capacity, with ample capacity to handle additional traffic. The developer was not required to provide a Traffic Impact Analysis (TIA) as a part of this request. Future redevelopment of the shopping center may require traffic analysis or infrastructure improvements.</p> <p>Sidewalks do not currently exist along Transou Road or Yadkinville Road. The developer will be required to provide a dedication of 10 additional feet of right-of-way and a fee-in-lieu of sidewalk along Transou Road frontage per the Comprehensive Transportation Plan.</p>		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	3,000sf		Central to the site
Parking	Required	Proposed	Layout
	35 (25 with allowed parking reductions)	31 (including 7 drive-through stacking spaces)	60-degree angled one-way parking and drive-through stacking
Building Height	Maximum		Proposed
	60' (maximum height may be increased based on distance from residential property)		30'
Impervious Coverage	Maximum		Proposed
	None		48.97%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Section 4.6.10: GB – General Business District • Chapter 6: Development Standards 		
Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes	
	(B) Environmental Ord.	Yes	
	(C) Subdivision Regulations	Yes	
Analysis of Site Plan Compliance with UDO Requirements	<p>The proposed site plan shows a one story, 3,000 square-foot restaurant with drive-through and associated parking. The developer is utilizing parking alternatives available to the GB district to reduce the required amount of parking by 30%. The site plan shows a streetyard adjacent to the new parking area along the Transou Road frontage and sidewalk along the internal drive on the northern site boundary which formalizes site access and provides for future pedestrian connectivity. The site plan shows all required landscaping, adheres to impervious coverage limits, and meets all other UDO requirements.</p>		
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"> Ensure that commercial development in activity centers is compatible with the scale and character of the surrounding neighborhood.
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 commercial land uses for this section of the Yadkinville Road and Transou Road Activity Center. Land uses should be linked to each other and adjoining properties through vehicular and pedestrian connections.
Site Located Along Growth Corridor?	No, the site is not located along a growth corridor.
Site Located within Activity Center?	Yes, the site is located within the Yadkinville Road and Transou Road 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 Legacy 2030?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The petitioner is requesting to rezone property zoned LB to GB-S to construct a new restaurant with drive-through and to expand the commercial land uses on the site.</p> <p>The site is located within the Yadkinville Road/Transou Road Activity Center and is situated adjacent to both a major and a minor throughfare. While the proposed use is estimated to generate a substantial amount of additional traffic, the existing road facilities have additional capacity which can accommodate the request. The petitioner shows all required streetyard plantings, and is providing a sidewalk connection to Transou Road to facilitate pedestrian connectivity. The request is consistent with the recommendations of both the <i>West Suburban Area Plan Update</i> and <i>Legacy 2030</i>.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendations of the <i>West Suburban Area Plan Update</i> and <i>Legacy 2030</i> .	The proposed restaurant with drive-through use is estimated to generate a substantial amount of traffic.
The request would redevelop an underutilized property within the Yadkinville Road and Transou Road Activity Center.	
Existing roads adjacent to the site have ample capacity to handle additional trips generated by the new development.	

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 ANY PERMITS:**
 - a. Developer shall photo-document the applicable historic resource, along with any existing structures on the site, using the Architectural Resources Documentation Form available from Historic Resources staff.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. The developer shall obtain a driveway permit from both the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permits.

- **PRIOR TO THE SIGNING OF FINAL PLATS:**
 - b. Developer shall record a negative access easement along the frontage of Transou Road.
 - c. Developer shall record a cross-access easement with the remainder of the Pfafftown Center shopping center property. Any proposed parking agreements shall be referenced on the final plat.
 - d. Developer shall dedicate an additional ten (10) feet of right-of-way along the Transou Road site frontage.

- **PRIOR TO CERTIFICATE(S) OF OCCUPANCY**
 - e. The developer shall record a final plat with the above requirements shown.

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-3631
SEPTEMBER 12, 2024**

Bryan Wilson 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: Brenda Smith

VOTE:

FOR: Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae,
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Brenda Smith

VOTE:

FOR: Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae,
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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