

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3582
Staff	Bryan D. Wilson
Petitioner(s)	Jesse Carr and Kathryn Everhart
Owner(s)	Same
Subject Property	PIN 5895-46-8782
Address	170 Beauchamp Road and 190 Beauchamp Road
Type of Request	Special Use Rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential, Single-Family – 9,000 square-foot minimum lot size) to PB-S (Pedestrian Business – Special Use zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Building Contractors, General; Warehousing; Offices; Combined Use; and Residential Building, Single-Family
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	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 Growth Management Areas 1, 2 and 3.
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>No. While the PB district is the least intense commercial district that would allow for the requested uses, the proposed site plan does not reflect a pedestrian-oriented design, and the site is not situated within an activity center.</p>
GENERAL SITE INFORMATION	
Location	West side of Beauchamp Road, north of Meadowlark Drive
Jurisdiction	City of Winston-Salem
Ward(s)	West
Site Acreage	± 1.82 acres

Current Land Use	The site is currently developed with one single-family home and a detached accessory structure.					
Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	North	RS9			Single-family homes	
	East	MU-S			Undeveloped property	
	South	RS9			Single-family homes and undeveloped property	
	West	HB-S			Golf driving range (Country Club Golf Center)	
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?					
	No. While the proposed site plan illustrates a relatively low-intensity commercial use of the property in relation to the scale of activity, the proposed uses are designated as high-intensity land uses, which are generally incompatible with adjacent single-family development.					
Physical Characteristics	The developed site has a gentle to moderate slope downward toward the southeast.					
Proximity to Water and Sewer	The existing structures are currently served by public water, available on Beauchamp Road. There is no public sewer currently available adjacent to the site. The proposed warehouse structures will not require access to public utilities.					
Stormwater/ Drainage	There are no known stormwater or drainage impacts related to this request.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The site is currently developed with an existing single-family home and a detached accessory structure. The site is located within an established single-family neighborhood and is located on a local street with ribbon pavement. The site is adjacent to the Brookberry Farm MU-S district, and is within 500 feet of commercially zoned properties.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3287	Site Plan Amendment to MU-S	2/1/2016	Directly east	3.05	Approval	Approval
F-1300	RS9 to NO-S	6/26/2000	250 feet south	0.66	Denial	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Beauchamp Road	Local Street	149'	N/A	N/A		

Proposed Access Point(s)	The proposed site plan illustrates the continued use of the single access drive from Beauchamp Road which will be sufficient to provide two-way access to the site.		
Proposed Road Improvements	No road improvements are required or proposed with this request.		
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS9</u> 9.57 (single-family trip rate) x 1= 9.57 trips per day</p> <p><u>Proposed Zoning: PB-S</u> 2,160sf / 1,000 x 11.57(single tenant office building rate) = 25 Trips per day</p> <p>4200sf / 1,000 x 3.56 (Warehousing) = 15 Trips per Day</p> <p><u>Total Estimated Trip Generation = 40 Trips per Day</u></p>		
Sidewalks	No sidewalks are existing or are proposed along the frontage of Beauchamp Road. A sidewalk will be installed on the future connector street (Red Tail Lane) with Rosewind Drive further to the northeast.		
Transit	No transit services are available in the immediate area.		
Connectivity	The proposed site plan shows the continued use of the existing driveway access point on Beauchamp Road. No connections to adjacent parcels are proposed.		
Analysis of Site Access and Transportation Information	The site is located on Beauchamp Road, which is a local street with ribbon pavement and no sidewalk. As a part of the Meadowlark Drive widening and facility improvement project, the intersection of Beauchamp Road with Meadowlark Drive will be closed to remove an access point with minimal site distance. Any future access will occur via Red Tail Lane and Rosewind Lane.		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	Proposed office (existing single-family home) =2,160sf Proposed warehouse (existing detached garage) =1,200sf Proposed warehouse structure =3,000sf		The current single-family home is on the eastern portion of the site, with the existing and proposed warehouse structures located centrally on the property.
Parking	Required	Proposed	Layout
	5	5	90-degree head-in parking
Building Height	Maximum		Proposed
	60 feet		18 feet
Impervious Coverage	Maximum		Proposed
	Unlimited		15.4 %

UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter 4.6.6 Pedestrian Business District. 	
Complies with Section 3.2.11	(A) Legacy 2030 policies:	No
	(B) Environmental Ord.	Yes
	(C) Subdivision Regulations	N/A
Analysis of Site Plan Compliance with UDO Requirements	The site is currently developed with an existing single-family home and a detached accessory structure. The site plan shows the reuse of the dwelling as an office space, the use of the existing accessory structure as a warehouse area, and a new 3,000 square-foot warehouse building that will be approximately 18 feet in height.	
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"> Protect residential areas from inappropriate commercial and industrial encroachment. Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods. 	
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 single-family residential land uses for the subject property The site is located approximately 400 feet north of a Special Land Use Condition Area (SLUCA). The SLUCA recommendation for that area includes the addition of added internal connectivity with Country Club Road to limit traffic impacts from any commercial activity. Other conditions reference the need for additional buffering to preserve the integrity of existing neighborhoods such as the one containing the subject property. 	
Site Located Along Growth Corridor?	The site is not located along a growth corridor.	
Site Located within Activity Center?	The site is not located in an activity center; however, it is located within one-quarter of a mile of the Country Club Road/Meadowlark Drive activity center.	
Comprehensive Transportation Plan Information	As a part of the Meadowlark Drive widening and facility improvement project, the intersection of Beauchamp Road with Meadowlark Drive will be closed to remove an access point with minimal site distance. Any future access will occur via Red Tail Lane and Rosewind Lane.	
Addressing	The address of this site will remain 170 Beauchamp Road.	

Rezoning Consideration from Section 3.2.19 A 16	Have changing conditions substantially affected the area in the petition?
	Yes. A new public street connection to Beauchamp Road (Red Tail Lane) is being constructed, along with the eventual closure of the direct access to Beauchamp Road from Meadowlark Drive, which will directly affect access to this site and the immediate area.
	Is the requested action in conformance with <i>Legacy 2030</i>?
	No. While the site plan illustrates a relatively low-intensity land use in relation to the proposed scale of activity taking place, the proposed uses and PB zoning district are inconsistent with the recommendations of <i>Legacy 2030</i> . <i>Legacy</i> recommends commercial land uses be concentrated in designated activity centers and that commercial zoning not encroach upon existing single-family neighborhoods.
Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone an approximately 1.82-acre site from RS9 to PB-S. The site plan illustrates the proposed reuse of two existing structures as an office building and a small warehouse. A new 3,000 square foot warehouse structure is proposed in the center of the property.</p> <p>While the scale and intensity of the activity proposed on the site is relatively low-intensity, the proposed PB zoning is not consistent with the district purpose statement or the general recommendations of <i>Legacy 2030</i>.</p> <p>Although the site is in proximity to commercially-zoned properties, it is located on a local street that will only be able to be accessed through a residential area in the future, as the Meadowlark Drive widening project will eventually close the direct access to Beauchamp Road. While staff appreciates the relatively small scale of the proposed commercial use, rezoning this site to a commercial district could promote further encroachment of non-residential zoning into the surrounding area. Therefore, staff recommends denial of this request.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
This request proposes a relatively small-scale commercial use that would likely have minimal impacts on adjacent properties.	The request is inconsistent with the PB district purpose statement and the general recommendations of <i>Legacy 2030</i>
	The request is inconsistent with the area plan recommendation for the site to remain single-family residential.
	The request could potentially lead to further commercial zoning requests in the surrounding area.
	Development of a nonresidential use at this location could generate additional traffic on a residential street with limited thoroughfare access.

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 GRADING PERMITS:**
 - a. The developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permits.

STAFF RECOMMENDATION: Denial

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-3582
JUNE 8, 2023**

Bryan Wilson presented the staff report.

George Bryan asked staff to address the land use recommendations for this area, to which Kirk Ericson provided an explanation.

PUBLIC HEARING

FOR:

Kathryn Everhart, property owner and petitioner.

- Ms. Everhart stated the purpose of this request is to use this site for storage space and offices for their business, Heritage Hardwood. She noted there would not be any non-office work taking place on-site. She informed the Board that they intend to maintain the residential character of the property. She also shared that they have spoken to their neighbors, and no one is in opposition to their request.

AGAINST: None

WORK SESSION

MOTION: Mo McRae recommended that the Planning Board find that the request is inconsistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Mo McRae recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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