

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3421
Staff	Desmond Corley
Petitioner(s)	Covington Wilson, Inc.
Owner(s)	Same
Subject Property	Portion of PIN 6817-63-1454
Address	2800 Reynolda Road
Type of Request	Special Use Limited rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from HB to GB-L. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Building Materials Supply; Car Wash; Child Care, Drop-In; Club or Lodge; Combined Use; Convenience Store; Food or Drug Store; Fuel Dealer; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hotel or Motel; Institutional Vocational Training Facility; 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; Nursing Care Institution; Offices; Outdoor Display Retail; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (with drive-through service); 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; 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; Family Group Home B; Family Group Home C; Group Care Facility A; Group Care Facility B; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Duplex <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.</p>

Neighborhood Contact/Meeting	The petitioner’s neighborhood outreach summary 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.		
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 subject property is at the intersection of two major streets (a collector and a thoroughfare) in an area that has been mostly built out with commercial development.		
GENERAL SITE INFORMATION			
Location	West corner of Fairlawn Drive and Reynolda Road		
Jurisdiction	Winston-Salem		
Ward(s)	Northwest		
Site Acreage	± 0.37 acre		
Current Land Use	Convenience Store and Motor Vehicle, Repair and Maintenance		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	West	HB	Shopping Center
	North	HB and HB-S	Shopping Center, Convenience Store, and Banking and Financial Services
	East	HB	Motor Vehicle, Repair and Maintenance
	South	HB	Motor Vehicle, Repair and Maintenance
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, development surrounding the subject property is intense and vehicle-oriented.		
Physical Characteristics	The subject property is relatively flat but positioned significantly higher than development immediately to the west and north, to the extent that retaining walls support the entire site along the western and northern boundaries.		
Proximity to Water and Sewer	The site has direct access to public water and sewer services.		

Stormwater/ Drainage	The site is exempt from the quality and quantity provisions of the Post-Construction Stormwater Management Ordinance. No known issues exist.					
Watershed and Overlay Districts	The site is not located within any watersheds or overlay districts.					
Analysis of General Site Information	The subject property is surrounded by intense development. The fully developed site has no anticipated constraints due to topography, drainage, or regulated watersheds and floodplains.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2566	HB-S and HB-S to HB-S	Approved 9/16/2002	435 feet east	0.43	Approval	Approval
W-1850	B-3-S to B-3-S	Approved 12/20/1993	295 feet southeast	0.99	Approval	Approval
W-1655	R-2, R-4, and B-3 to B-3-S	Approved 6/4/1990	Directly north	3.2	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Fairlawn Drive		Collector	144 feet	N/A	N/A	
Reynolda Road		Boulevard	123 feet	26,000	38,100	
Proposed Access Point(s)	Because this is a Limited Use request without a site plan, proposed access points are unknown. However, the existing site has two access points from Fairlawn Drive and one from Reynolda Road.					
Planned Road Improvements	There is no site plan associated with this request, so no improvements are required. The petitioner has not proposed any improvements with this request.					
Trip Generation - Existing/Proposed	Because this site is not associated with an approved development plan, and one has not been submitted with this request, no existing or proposed trip generation can be calculated.					
Sidewalks	There is currently no sidewalk along either of the site's road frontages; however, new development would be required to include sidewalks along both frontages.					
Transit	WSTA routes 88 and 99 run along this section of Reynolda Road and stop directly in front of the site.					
Connectivity	Due to the positioning of the subject property, it is not possible to provide internal connections between the site and the commercial development to the north and west.					
Transportation Impact Analysis (TIA)	No TIA was required with this request.					

Analysis of Site Access and Transportation Information	The site is well situated at the intersection of two heavily traveled streets and is served by two transit routes. Future development would require the installation of sidewalks along both frontages, which would serve to facilitate pedestrian activity along the two corridors. Because of the heavy usage of Reynolda Road, staff recommends limiting access from that street to right-in only.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	GMA 3 – Suburban 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 reuse of vacant and underutilized commercial and industrial sites.
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 use of the subject property. • Redevelopment in this activity center should include: • Commercial uses located on Reynolda Road and Fairlawn Drive having a pedestrian-oriented urban form with buildings located near the street featuring transparent windows and doors, façade articulation, and parking to the side or rear of buildings
Site Located Along Growth Corridor?	Yes, the site is located along the Reynolda Road growth corridor.
Site Located within Activity Center?	Yes, the site is located within the Reynolda Road/Fairlawn Drive Activity Center.
Comprehensive Transportation Plan Information	The <i>Comprehensive Transportation Plan</i> indicates that this section of Reynolda Road is planned to be a four-lane facility divided by a landscaped median, with bike lanes and sidewalks on either side 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 Legacy 2030?
	Yes
Analysis of Conformity to Plans and Planning Issues	The request is to rezone commercial property from a district that places emphasis on vehicular traffic and visibility to one whose focus is accommodating a wide range of businesses in developed areas. The area plan recognizes the property as part of the Reynolda Road/Fairlawn Drive Activity Center and recommends it for commercial use. With restricted access from Reynolda Road, the request is in keeping with the recommendations of the associated area plan and <i>Legacy</i> .

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendations of the area plan and <i>Legacy</i> .	A number of the proposed uses would increase the amount of traffic on Reynolda Road and Fairlawn Drive.
The request is consistent with the pattern of development and use types in the general vicinity.	
The request allows more flexibility in the size of potential development projects.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following proposed conditions are based upon interdepartmental review comments and are intended to ensure compliance with established standards and/or reduce negative off-site impacts.</p> <ul style="list-style-type: none"> • <u>OTHER REQUIREMENTS:</u> <ol style="list-style-type: none"> a. For any proposed development, access to the site from Reynolda Road shall be limited to one right-in driveway. b. Freestanding signage shall be limited to one monument sign with a maximum height of eight (8) feet and a maximum copy area of fifty (50) square feet. 	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; **final recommendations** are made by the City-County Planning Board, and **final action** is taken by the appropriate Elected Body, who may approve, deny, continue, or request modifications to any proposal. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE PROPOSAL IS CONSIDERED BY THE PLANNING BOARD AND/OR THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3421
OCTOBER 10, 2019**

Desmond Corley presented the staff report.

George Bryan stated a concern that changes in uses could cause major traffic problems at Reynolda Road and Fairlawn Drive. There are major stacking issues currently coming up to Reynolda from Fairlawn. George asked if the petitioner would consider working with staff on a site plan to help alleviate some of these issues.

Desmond Corley stated that the condition proposed would restrict access so that you could only turn into the site traveling south on Reynolda Road; you would not be able to turn into the site traveling north on Reynolda Road.

Desmond also reminded the Planning Board that this is a Limited Use request, and there is no site plan proposed. The sketch plan that staff has reviewed is not guaranteed to be what is built.

Chris Murphy explained that this area is currently General Use HB and that the petitioner is asking for Limited Use GB, limiting some uses with conditions. Whatever goes in the space will be subject to review by the inspections staff, as well as other departments, including an Engineering review for a driveway permit. There are checks and balances in place.

[Luke Dickey, Stimmel Associates, 601 North Trade Street, Suite 200, Winston-Salem, NC 27101, spoke on behalf of the petitioner.]

The petitioner would obviously like to move forward with the Limited Use zoning. They do not have a site plan at this point as they are working through what the end user would be. They have agreed to limit their access onto Reynolda Road. Right now, it is a full access that will be limited to just a right-in. When the site plan does get submitted and goes through the review process, it will also be reviewed from a Fairlawn perspective.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan; Melynda Dunigan; Jason Grubbs; Tommy Hicks; Clarence Lambe; Chris Leak; Brenda Smith; Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition with conditions.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan; Melynda Dunigan; Jason Grubbs; Tommy Hicks; Clarence Lambe; Chris Leak; Brenda Smith; Jack Steelman

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services