

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3614
Staff	Ellie Levina
Petitioner(s)	City of Winston-Salem
Owner(s)	Same
Subject Property	PIN 6847-07-9898
Address	1741 Motor Road
Type of Request	Special Use Limited District Rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RM18-L (Residential Multifamily – maximum 18 units per acre – Limited Use) to GO-L (General Office – Limited Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Adult Day Care Center; Habilitation Facility C; Child Day Care Center; Offices; Residential Building, Multifamily; and Residential Building, Townhouse <p>NOTE: General, Special Use Limited, and Special Use zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented. With a General Use request, all uses in the district must be considered.</p>
Neighborhood Contact/Meeting	Neighborhood outreach was conducted on behalf of the City by Planning staff via a descriptive outreach letter detailing the intended uses in relation to the approved uses. This letter was sent out to all property owners within 500 feet of the subject property. As of April 4, 2024, staff has not received any questions or concerns regarding this request.
Zoning District Purpose Statement	The GO District is primarily intended to accommodate high intensity office uses and supporting services. The district is established to provide locations for employment within GMAs 1 and 2, Metro Activity Centers, and GMA 3 with access to thoroughfares.
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 within GMAs 2 and 3 and is located along a minor thoroughfare with access to public water and sewer.
GENERAL SITE INFORMATION	
Location	The site is located on the northeast side of Motor Road, east of Circle Drive.
Jurisdiction	Winston-Salem
Ward(s)	Northeast
Site Acreage	± 5.47 acres

Current Land Use	The site is currently undeveloped.					
Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	North	RM18-L			Undeveloped land	
	East	RM18-L			Undeveloped land	
	South	LI and RS9			Undeveloped land and single-family homes	
West	RS9			Single-family homes and 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 nearby RS9, RM18-L, and LI zoning and allowed land uses.					
Physical Characteristics	The undeveloped site is heavily wooded with a descending slope from south to north.					
Proximity to Water and Sewer	Public sewer is available from an outfall that runs from west to east through the northern portion of the site. Public water runs along Motor Road and terminates approximately 375 feet from the subject property.					
Stormwater/ Drainage	As a site plan was not submitted as part of this request, staff cannot assess whether any future changes to the site would trigger stormwater review and mitigation. There are no known drainage issues on the site.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The site is undeveloped and heavily wooded. The site slopes downward to the northeast towards Five Mile Branch.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3605	LI & RS9 to RM18-L	01/08/2024	Subject Property	33.67	Approval	Approval
W-3409	LI to LB-S	05/06/2019	South	1.49	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Motor Road	Minor Thoroughfare	WSDOT	94 feet	6,000	15,300	
Proposed Access Point(s)	As this is a Limited Use request, no site plan showing proposed access points has been provided. The site has adequate frontage along Motor Road to provide a new access point.					

Trip Generation - Existing/Proposed	As this request does not have a proposed site plan, staff is unable to estimate trip generation.
Sidewalks	Sidewalks are present along the eastern side of Motor Road along the entire property frontage.
Transit	WSTA Route 98 serves the intersection of Carver School Road and Old Walkertown Road, approximately 1,000 feet to the south of the site.
Analysis of Site Access and Transportation Information	As this request does not provide a site plan, no site-specific analysis is available. The site has excellent multimodal transportation access.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 2 - Urban Neighborhoods and Growth Management Area 3 - Suburban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage higher development densities and increase infill development within the Municipal Services Area. • Promote land use compatibility through good design and create a healthy mix of land uses in proximity to one another. Move away from the separating and buffering of some land uses and toward transitioning and blending those uses. • Provide more equitable access to services for people of all income levels and generations.
Relevant Area Plan(s)	<i>Northeast Suburban Area Plan Update (2018)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The subject property is shown as part of a mixed-use development opportunity area. This nearly 115-acre area is a prime location for new commercial and residential development, which is desired by many citizens in the planning area. More intense commercial development including retail, restaurants, and medical services is recommended to be located on the south end of the site closest to Old Walkertown Road. Comprehensive residential development is recommended for the northern portion of the area and may include single-family or low-density attached residential towards the east with higher density multifamily development located near Baux Mountain Road. Pedestrian-friendly design and connections to the surrounding area are important site design factors here. Topographic issues such as steep slopes and potential wetlands exist in the northeastern part of this area which may provide development challenges. These undevelopable areas may represent opportunities for a future park or open space area. Site design should incorporate pedestrian-oriented design elements such as street trees, buildings located close to the street, building façade articulation and variety, and transparent windows and doors.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.

Site Located within Activity Center?	The site is not located within an activity center.
Other Applicable Plans and Planning Issues	In 2007, City Council authorized the sale of 33 acres of property (including the subject property) at the intersection of Old Walkertown Road and Motor Road. In 2013, after further discussions, 20 of the 33 acres were purchased by the Greater Tabernacle Church, Terramore Development, and an individual property owner, with deed restrictions that the site would be developed for public purposes. In 2020, City Council passed a resolution allowing the new owners to sell a 1.5-acre portion of the 20-acre site to a for-profit entity (Dollar General). The sale amount would be given to the City and the City would then return this amount in the form of a grant to the original purchasing party to comply with the agreed-upon conditions to construct a facility with a public purpose. Council also passed a resolution authorizing Dollar General to pay the City for an access easement to the subject property from Motor Road.
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	<p>This request is to rezone an undeveloped 5.47-acre site from RM18-L to GO-L to allow for additional institutional and office land uses. The site was recently rezoned from LI to RM18-L in January 2024 so that residential uses could be developed here.</p> <p>The addition of the proposed land uses is consistent with the area plan recommendation for a mixture of land uses that are compatible with surrounding neighborhoods that provide additional services in the area. The request is also consistent with the recommendations of <i>Legacy 2030</i> to provide a healthy mix of complimentary land uses in the serviceable land area.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The proposed request is consistent with the recommendations of the <i>Northeast Suburban Area Plan Update</i> and <i>Legacy 2030</i> .	The Limited Use Rezoning request does not include a site plan and therefore staff cannot anticipate all potential off-site impacts of this request.
The request would allow for the development of property in the serviceable land area that lies along transportation facilities with excess capacity.	
The request may spur additional development within the surrounding area.	

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-3614
APRIL 11, 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: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

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