

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3490
Staff	Bryan D. Wilson
Petitioner(s)	ADB, LLC
Owner(s)	Same
Subject Property	PIN 6847-48-8616
Address	5016 Old Walkertown 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-S (Highway Business – Special Use) to GB-L (General Business – Limited Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Academic Biomedical Research Facility; 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; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Kennel, Indoor; Library, Public; Manufacturing A; Micro-Brewery or Micro-Distillery; 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; Park and Shuttle Lot; Parking, Commercial; 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; Special Events Center; Storage Services, Retail; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Group Care Facility A; Group Care Facility B; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; and Access Easement, Private Off-Site

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, office, and high-density residential uses located along thoroughfares in areas which have developed with minimal front setbacks. 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 and 3 and Metro Activity Centers.		
Rezoning Consideration from Section 3.2.15 A 13	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the proposed uses and zoning are compatible with the commercial and industrial character of the area.		
GENERAL SITE INFORMATION			
Location	North side of Old Walkertown Road, east of Davis Road		
Jurisdiction	Winston-Salem		
Ward(s)	Northeast		
Site Acreage	± 0.96 acres		
Current Land Use	Child Daycare Center		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9	Vacant land
	South	LI	Rail spur and storage lot
	East	HB-S	Storage Services, Retail
	West	HB	Restaurant (with drive-through service)
Rezoning Consideration from Section 3.2.15 A 13	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 generally flat with a gentle downward slope to the north.		
Proximity to Water and Sewer	The site has direct access to public water and sewer services.		
Stormwater/ Drainage	This request does not require consideration of the Stormwater Management Ordinance. Any new or additional Stormwater requirements would be determined during permitting.		
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 non-residential 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-2025	HB & RS9 to HB-S	Approved 1/2/1996	Current Site	0.96	Approval	Approval
W-2034	RS9 to HB-S	Approved 2/19/1996	Adjacent property due east	4.22	Approval	Approval
W-3335	RS9 & HB to HB	Approved 10/2/2017	Adjacent property due west	1.12	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Old Walkertown Road		Major Thoroughfare	146 feet	9,100	15,300	
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 a single access point from Old Walkertown 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 the site's road frontage; however, new development would be required to include sidewalks along the entire frontage.				
Transit		WSTA Routes 96 and 98 stop approximately one mile south of the site on Oak Ridge Drive.				
Connectivity		There is potential for an internal connection to the west if the site is redeveloped and/or a parking expansion occurs.				
Transportation Impact Analysis (TIA)		No TIA was required with this request.				
Analysis of Site Access and Transportation Information		The site is situated along Old Walkertown Road, a major thoroughfare. Future development would require the installation of sidewalks along the Old Walkertown Road frontage. Any redevelopment of the site or parking expansion would necessitate internal cross-connections with the adjacent commercial properties.				

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"> • Recycle and reuse land and buildings. • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.
Relevant Area Plan(s)	<i>Northeast Suburban Area Plan Update (2017)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The property is shown on the proposed land use map for commercial use. • The property is within the boundaries of an area with Special Land Use Conditions. Recommendations include: Expansion of nonresidential zoning beyond the existing boundaries of this site onto adjacent parcels is not recommended.
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.
Comprehensive Transportation Plan Information	The <i>Comprehensive Transportation Plan</i> indicates that this section of Old Walkertown Road is planned to be a three-lane facility with a center turn lane and sidewalks on either side of the road.
Rezoning Consideration from Section 3.2.15 A 13	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 request is to rezone commercial property from a district that places emphasis on vehicular traffic and business visibility (HB) to one whose focus is accommodating a wide range of businesses in developed areas (GB). The intent of the GB district is more similar to the current use and form of the site, allows for a parking requirement reduction to accommodate existing parking, and allows greater flexibility if the site were to be redeveloped.</p> <p>The developed site is situated along a major thoroughfare. The surrounding properties along Old Walkertown Road also contain developed commercial properties.</p> <p>The site lies within a Special Land Use Condition Area (SLUCA) in the <i>Northeast Suburban Area Plan Update</i>. The SLUCA recommends no further expansion of commercial uses beyond the existing zoning</p>

	<p>boundary. This request does not propose to geographically expand commercial zoning or development.</p> <p>This request would expand the allowed commercial uses on the site. The expansion of uses would allow for greater flexibility in adaptive reuse of the existing commercial building or appropriate redevelopment. Staff is also recommending a monument signage condition be carried forward to improve the aesthetic impact of this site.</p>
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 2030</i> .	Several of the proposed uses could potentially increase the amount of traffic on Old Walkertown Road.
The request is consistent with the pattern of development and use types in the general vicinity.	
The request allows greater flexibility in using the already developed commercial site.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> • <u>OTHER REQUIREMENTS:</u> <ol style="list-style-type: none"> a. Freestanding signage shall be limited to one monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. 	

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-3490
AUGUST 12, 2021**

Desmond Corley 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: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services