

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3616
Staff	Rory Howard
Petitioner(s)	Raise the Roar Investments, LLC.
Owner(s)	Same
Subject Property	PIN 6815-42-7101
Address(es)	190 Charlois Boulevard
Type of Request	Limited Use Rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from GO (General Office) to GB-L (General Business – Limited Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Banking and Financial Services • Offices • Services, A • Adult Daycare Center • Habitation Facility A • Habitation Facility B • Habitation Facility C • Institutional Vocational Training Facility • Museum or Art Gallery
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 GB-L Zoning District request is appropriate given this site’s location in GMA 2 and its access to multimodal transportation options.</p>
GENERAL SITE INFORMATION	
Location	The west side of Charlois Boulevard, south of Executive Park Boulevard.
Jurisdiction	Winston-Salem
Ward(s)	Southwest
Site Acreage	± 1.07 acres

Current Land Use	The site is currently used as offices for a real estate agency.					
Surrounding Property Zoning and Use	Direction	Zoning District	Use			
	North	GO	Offices			
	South	GO	Offices			
	East	GO	Offices			
	West	GO	Right-of-Way for Silas Creek Parkway			
Physical Characteristics	The developed site is mostly flat, with trees existing along the western property line.					
Proximity to Water and Sewer	Public water and sewer are available to the site along Charlois Boulevard.					
Stormwater/ Drainage	No known stormwater or drainage issues exist on the subject property.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The site is generally flat and is surrounded by a variety of office uses. The western side of the property abuts Silas Creek Parkway. There are no known development constraints such as steep slopes, watershed areas, or floodplains.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3513	RS9 & HB to GB-S	Approved 2/7/2022	East	0.93	Approval	Approval
W-3243	RS9 & HB to GB-L	Approved 11/17/2014	East	0.74	Approval	Approval
W-3190	LI, HB, RS7 & RS9 to GB-L	Approved 9/3/2013	East	26.58	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Charlois Boulevard	Local Street	WSDOT	96.72 feet	N/A	N/A	
Proposed Access Point(s)	As a site plan was not submitted with the request, any change to the current access cannot be determined at this time. The main site access is currently from Charlois Boulevard, a local street.					

Trip Generation - Existing/Proposed	<p><u>Existing Zoning: GO</u> 11,992sf /1,000 x 11.01 (General Office Building Trip Rate) =132.03 Trips per Day</p> <p><u>Proposed Zoning: GB-L</u> Given that no definitive usage or site plan has been provided, the proposed trip generation cannot be calculated.</p>
Sidewalks	There are no existing sidewalks adjacent to the subject property.
Transit	WSTA Routes 100 and 103 stop at the intersection of Executive Park Boulevard and South Stratford Road, approximately 2,000 feet south of the subject property.
Analysis of Site Access and Transportation Information	The site has access to a local street and multimodal transportation options. However, there is no sidewalk connection from a transit stop to the subject property. No site access changes are proposed at this time.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 2 – Urban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Support the improvement and redevelopment of older commercial sites. • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.
Relevant Area Plan(s)	<i>Southwest Winston-Salem Area Plan Update (2016)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The Proposed Land Use Map recommends office uses for this property in recognition of the existing zoning. • Commercial development should be concentrated in designated areas and not be allowed to take the form of strip development along the major roads in the plan area. • The revitalization of older and underutilized commercial and industrial sites and buildings is to be encouraged. • This plan calls for the improvement of commercial areas so that they blend with existing development and do not infringe on nearby neighborhoods.
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.

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 a developed 1.07-acre site, currently used for offices, from GO to GB-L to provide additional parking flexibility to the subject property. The site is located in GMA 2 with frontage along a local street and has access to multimodal transportation.</p> <p>The proposed request would allow additional development on this site, as the GB District includes an automatic 30 percent parking reduction. In order to promote compatibility with the area, the petitioner is only requesting uses allowed in GO zoning. This request is consistent with the recommendations of <i>Legacy 2030</i> and the <i>Southwest Winston-Salem Area Plan Update</i>.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the general recommendations of <i>Legacy 2030</i> and the <i>Southwest Winston-Salem Area Plan Update</i> .	The Proposed Land Use Map recommends office uses for this property in recognition of the existing zoning of the surrounding office park.
The request would allow additional development on an existing commercial site in an area with multimodal transit access.	
The requested uses are allowed in the current GO zoning district.	

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-3616
MAY 9, 2024**

Marc Allred 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: Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae,
Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: 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