

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3427
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Joroga Real Estate, LTD
Owner(s)	Same
Subject Property	PIN 6854-08-7677
Address	2920 Waughtown Street
Type of Request	Special Use Limited rezoning from HB-S to PB-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from HB-S (Highway Business – Special Use – Food or Drug Store) to PB-L (Pedestrian Business – Special Use Limited). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Services, A; Banking and Financial Services; Food or Drug Store; Retail Store; and Restaurant (without drive-through service) <p>NOTE: General Use, 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	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.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<p>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site is located within an activity center in the Urban Neighborhoods Growth Management Area (GMA 2). The site has also been commercially zoned since 1999 and adjoins both business and residential zoning.</p>
GENERAL SITE INFORMATION	
Location	Southwest corner of Waughtown Street and East Sprague Street
Jurisdiction	City of Winston-Salem

Ward(s)	Southeast					
Site Acreage	± 1.76 acres					
Current Land Use	The site is developed with an unoccupied building and associated parking (formerly a Rite-Aid pharmacy).					
Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	North	HB-S			Neighborhood-scale church	
	East	HB-S			Laundromat	
	South	RS9			Single-family homes	
	West	HB and RS9			Commercial uses and single-family homes	
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?					
	The proposed commercial uses are compatible with the uses permitted on the adjacent HB and HB-S zoned properties and less compatible with the uses permitted on the adjacent RS9 lots.					
Physical Characteristics	The developed site has a gentle to moderate slope downward toward the southwest. The southern portion of the site includes some mature large variety trees.					
Proximity to Water and Sewer	Water and sewer lines are located within both adjacent street right-of-ways.					
Stormwater/ Drainage	No known issues.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The developed site appears to have no development constraints such as steep slopes, designated floodplains or water supply watersheds.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2914	IP and RS9 to HB-S	Approved 6/4/2007	Directly north	4.83	Approval	Approval
W-2283	RS9, HB and HB-S to HB-S	Approved 1/4/1999	Subject property	1.76	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Waughtown Street	Major Thoroughfare	182 feet	9,900	15,800		
East Sprague Street	Minor Thoroughfare	544 feet	5,100	13,800		
Proposed Access Point(s)	Because this is a Limited Use request with no site plan or access conditions, staff cannot determine proposed access points. However, the site currently has access from Waughtown Street and East Sprague Street.					

Trip Generation - Existing/Proposed	<p><u>Existing Zoning: HB-S</u> 10,908 sf / 1,000 x 88.16 (Pharmacy/Drugstore w/Drive Through Window Trip Rate) = 962 Trips per Day.</p> <p><u>Proposed Zoning: PB-L</u> Because there is no site plan associated with the proposed zoning, staff is unable to estimate the proposed trip generation.</p>
Sidewalks	Sidewalks are located along all street frontages.
Transit	WSTA routes 101 and 105 run along Waughtown Street in front of the site.
Analysis of Site Access and Transportation Information	The site is situated at the intersection of two heavily traveled streets with ample capacity. It is also served by two transit routes and sidewalks. Staff does not anticipate any transportation related issues associated with the request.
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"> • Encourage reuse of vacant and underutilized commercial sites. • Promote new, convenient commercial and business services to support neighborhood needs. • Concentrate economic development activity at locations identified in <i>Legacy</i> including Winston-Salem’s Downtown, <u>Activity Centers</u>, and urbanized areas with established infrastructure. • Encourage redevelopment of existing sites and buildings that is compatible and complementary with the surrounding areas.
Relevant Area Plan(s)	<i>Southeast Winston-Salem Area Plan Update, 2013</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The area plan’s proposed land use map recommends commercial development at this site. • This plan calls for the creation of new commercial opportunities and the improvement of existing commercial areas that blend with existing development and do not infringe on nearby neighborhoods. • The reuse of vacant buildings and the redevelopment of existing undeveloped and underutilized sites is recommended.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is located within the Southeast Plaza Activity Center.

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 <i>Legacy 2030</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The site is currently zoned HB-S for the single use of Food or Drug Store. The proposed PB-L zoning would permit a wider range of commercial and offices uses. Considering the site’s long history of commercial activity, the proposed uses are generally compatible with the uses permitted on the adjacent properties.</p> <p>Given the setting of the site and its location within an activity center, staff views PB-L zoning as more suitable than the current HB-S zoning. The request is consistent with the commercial land use recommendation of the area plan, and it would facilitate new investment on a site which is currently unoccupied.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendation of <i>Legacy</i> regarding the reuse of vacant and underutilized commercial sites.	Some of the proposed uses would increase traffic in the general area.
The request is consistent with the recommendation of the <i>Southeast Winston-Salem Area Plan Update</i> for commercial development on this site.	
The request would allow more use flexibility on a site which has been commercially zoned since 1999.	
The site is located on the periphery of an activity center, it is adjacent to residential zoning, and is served with sidewalks and transit.	
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. The developer agrees to retain and maintain the existing mature trees located along East Sprague Street in the southern portion of the site. 	

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-3427
NOVEMBER 14, 2019**

Desmond Corley presented the staff report.

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, Clarence Lambe, 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, Jason Grubbs, Clarence Lambe, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services