

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3620
Staff	Ellie Levina
Petitioner(s)	CC Winston-Salem, LLC
Owner(s)	Same
Subject Property	Portion of PIN 6828-82-2042
Address	4175 North Patterson Avenue
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 HB (Highway Business) & RS9 (Residential Single-Family, minimum 9,000 square foot lots) to HB-L (Highway Business – Limited Use).</p> <ul style="list-style-type: none"> Academic Biomedical Research Facility; Academic Medical Center; Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Boarding or Rooming House; 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; Convenience Store; Food or Drug Store; Fuel Dealer; 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; Micro-Brewery or Micro-Distillery; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Outdoor Display Retail; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Recreational Vehicle Park; 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; Signs, Off-Premises; Special Events Center; Stadium, Coliseum, or Exhibition Building; Storage Services, Retail; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Drive-In; Theater, Indoor; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center;

	Landfill, Construction and Demolition; Landfill, Land Clearing/Inert Debris; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; Borrow Site; Dirt Storage; Helistop; Access Easement, Private Off-Site; Entertainment Facility, Large; and Correctional Institution.		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in GMAs 2, 3, and 4.		
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 located within GMA 3, has adequate access to public utilities, and has direct access to public streets.		
GENERAL SITE INFORMATION			
Location	Southeast intersection of North Patterson Avenue and Germanton Road.		
Jurisdiction	Winston-Salem		
Ward(s)	Northeast		
Site Acreage	± 7.85 acres		
Current Land Use	The site is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	HB	Single-family home and Storage or Salvage Yard
	East	RS9	Open space for a Planned Residential Development (PRD)
	South	GI	Motor vehicle, repair and maintenance and motor vehicle, body or paint shop
	West	HB	Hotel or motel
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 proposed commercial uses are compatible with the mixture of commercial and industrial uses along the North Patterson Avenue corridor. While the site is adjacent to an RS9-zoned property to the east, the site abuts that development’s open space area, and minimal off-site impacts are anticipated with this request.		
Physical Characteristics	The western portion of the site is partially cleared, and three gravel access points currently exist. The eastern part of the site is heavily wooded and undeveloped. No buildings exist on the site.		
Proximity to Water and Sewer	Public water and sewer are available along North Patterson Avenue.		

Stormwater/ Drainage	As a site plan was not submitted as part of this request, staff cannot determine if any future changes to the site would require stormwater review and mitigation.					
Watershed and Overlay Districts	The site is not located in a water supply watershed.					
Analysis of General Site Information	The site is currently undeveloped and largely cleared. No buildings currently exist on the site. The site is served by three driveways on Patterson Avenue.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3517	GI & HB to HB	Approved 04/04/2022	Southwest	2.22	Approval	Approval
W-3480	RS9 to HB	Approved 08/02/2021	North	1.85	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Patterson Avenue	Minor Thoroughfare	WSDOT	688 feet	13,000	18,200	
Proposed Access Point(s)	As a site plan was not submitted with the request, any future change to the existing access points cannot be determined at this time. The site is currently accessed via three access points along North Patterson Avenue.					
Trip Generation - Existing/Proposed	The site is currently undeveloped, and is not generating any traffic. As this request does not include a proposed site plan, staff is unable to estimate proposed trip generation at this time.					
Sidewalks	Sidewalks do not exist along North Patterson Avenue.					
Transit	WSTA Route 87 stops at the intersection of North Patterson Avenue and Germanton Road, approximately 650 feet to the south of the site.					
Analysis of Site Access and Transportation Information	As this request does not include a site plan, site-specific transportation analysis is not possible at this time. The site has adequate access to mass transit facilities.					
CONFORMITY TO PLANS AND PLANNING ISSUES						
Legacy 2030 Growth Management Area	Growth Management Area 3 - Suburban Neighborhoods					
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage the reuse of vacant and underutilized commercial and industrial sites. • Promote compatible infill development that fits with the context of its surroundings. 					
Relevant Area Plan(s)	<i>Northeast Suburban Area Plan Update (2018)</i>					

Area Plan Recommendations	<ul style="list-style-type: none"> • The Proposed Land Use Map recommends this site for commercial land uses. • The Area Plan recommends Industrial development for the area immediately south of the parcel and commercial for the areas immediately north and west of the parcel.
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 7.85-acre site from RS9 & HB (Highway Business) to HB-L. The petitioner is requesting all HB uses except: Cemetery, Funeral Home, and Golf Course.</p> <p>The property is within GMA 3 and has adequate access to public utilities. The request is consistent with the recommendations of <i>Legacy 2030</i> and the <i>Northeast Suburban Area Plan Update</i>, both of which encourage the reuse of vacant and underutilized commercial and industrial sites. This rezoning would allow for compatible infill development that fits within the surrounding commercial and industrial 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> .	As this is a Limited Use request without a site plan, staff cannot anticipate all potential off-site impacts of the request.
The proposal will facilitate compatible infill development that fits within the surroundings context.	

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-3620
JUNE 13, 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: Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae,
Salvador Patiño, Lindsey Schwab, 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, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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