

CITY-COUNTY PLANNING BOARD

PETITION INFORMATION	
Docket #	W-3382
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	3CB, LLC
Owner(s)	Same
Subject Property	PIN# 6835-01-7926
Address	700 South Green Street
Type of Request	Special use limited rezoning from RS7 to PB-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS7 (Residential, Single Family – 7,000 sf minimum lot size) to PB-L (Pedestrian Business – special use limited). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Arts and Crafts Studio; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices Neighborhood Organization, or Post Office; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Offices; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Restaurant (without drive-through service); Retail Store; Services A; Special Events Center; Theater; Indoor; and Urban Agriculture <p>NOTE: General, 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	See Attachment B for a summary of the petitioner’s neighborhood outreach.
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)	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, as the site is located within an urban neighborhood with a healthy level of pedestrian activity. The existing building on the site is pulled up to both street frontages. See also comments in the Analysis of Conformity to Plans and Planning Issues section below.		
GENERAL SITE INFORMATION			
Location	Southwest corner of West Street and South Green Street		
Jurisdiction	City of Winston-Salem		
Ward(s)	South		
Site Acreage	± .10 acre		
Current Land Use	The building on the subject property is currently unoccupied; however, it has been approved for the non-conforming use of three apartments.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS7	Green Street United Methodist Church and parking lot
	East	RS7	Multi-unit residential building
	South	RS7	Single family home
	West	RS7	Single family home
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?		
	Some of the proposed nonresidential uses are typically considered incompatible with the single family homes which are allowed on the adjacent RS7 zoned properties. However, considering the limited scale of the site, its past commercial use, the adjacent uses, and the corner lot aspect of the subject property, staff believes the proposed uses are generally compatible with the uses permitted on the adjacent properties.		
Physical Characteristics	The developed site has a gentle slope downward toward the west.		
Proximity to Water and Sewer	The site is served with public water and sewer.		
Stormwater/ Drainage	No known issues.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		
Historic, Natural Heritage and/or Farmland Inventories	This site is located within the West Salem National Register District which has no local regulations. The building on the site was constructed in circa 1920 and it is listed as a contributing structure within the district.		
Analysis of General Site Information	The subject property is developed with a two story building which occupies most of the relatively small (4,560 sf) lot. This site is less than the minimum lot size required for most zoning districts including the Neighborhood Office district and the Neighborhood Business districts which each have a minimum lot size of 6,000 square feet. The PB district		

has no minimum lot size or width and it is therefore the most appropriate mixed use district to request. Otherwise, the site appears to possess no development constraints.

RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2454	RS7 to RSQ-S	Approved 5-7-2001	150' east	.21	Approval	Approval
W-2233	RS7 to RSQ	Approved 7-6-1998	400' north	.12	Approval	Approval

SITE ACCESS AND TRANSPORTATION INFORMATION

Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Green Street	Local Street	52'	NA	NA
West Street	Local Street	80'	NA	NA

Proposed Access Point(s) Because this is a special use limited request with no site plan or access conditions, the exact location of access points is unknown.

Trip Generation - Existing/Proposed
Existing Zoning: RS7 Based upon the nonconforming use approval of three apartments
 3 units x 6.65 (Apartment Trip Rate) = 20 Trips per Day

Proposed Zoning: PB-L
 Staff is unable to provide an accurate trip generation for the proposed special use limited zoning because there is no site plan.

Sidewalks Sidewalks are located on both sides of both Green Street and West Street.

Transit Route 80 runs along Academy Street located approximately 700' to the north and Route 85 which runs along Broad Street located approximately 800' to the east.

Analysis of Site Access and Transportation Information The site is located in an older neighborhood with a well-connected street network where sidewalks are located on both sides. Multiple transit routes are also located nearby. While the site does not have any off street parking, informal on street parking is found in this area and serves as effective means of traffic calming. However, staff does note that an intensification of usage for the subject property may result in more utilization of the on street parking spaces in this area.

CONFORMITY TO PLANS AND PLANNING ISSUES

Legacy 2030 Growth Management Area Growth Management Area 2 – Urban Neighborhoods

- Relevant Legacy 2030 Recommendations**
- Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.
 - Value and preserve the unique elements of our community, including its natural features and built environment.
 - Encourage retention over replacement of historic structures.

	<ul style="list-style-type: none"> Develop compact, pedestrian-oriented neighborhoods that contain a mixture of residential and commercial buildings, public spaces and amenities, and offer a variety of transportation options.
Relevant Area Plan(s)	<i>South Central Winston-Salem Area Plan Update (2015)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> The site is recommended for Office use. The reuse of vacant buildings and the redevelopment of existing undeveloped and underutilized sites is recommended, where possible. Retain historic buildings including residential homes, institutional and commercial structures, agricultural buildings, bridges, etc. when possible.
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.
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 request is to rezone a modest sized parcel from RS7 to PB-L. This corner lot is located within the West Salem National Register Historic District. The building on the site was constructed in circa 1920 and it is listed as a contributing structure within the district. It appears to have been originally used for commercial purposes. While currently unoccupied, it has nonconforming use approval for three apartments.</p> <p>The <i>South Central Winston-Salem Area Plan Update</i> recommends office use for the site. The request includes residential, institutional, retail, and office related uses. Most of these uses fall within the low intensity commercial use category and are generally considered to be neighborhood serving as opposed to uses which may attract patrons from outside of the neighborhood.</p> <p>In evaluating this request, Planning staff considered several factors in regard to its compatibility with the immediate neighborhood. As noted previously, the property is a small, corner lot which has been developed with a building which was initially used for commercial purposes for almost 100 years. Across the street from the property is a parking lot, neighborhood scale church, and a multi-unit residential building. The limited scale of the site and building place obvious limits to potential off site impacts. Because the site is located in the Urban Neighborhoods GMA 2, it is considered nonconforming in regard to parking for any new use with the exception of a restaurant. If the property owner desired to open a restaurant at this location, they would need to petition the City</p>

	<p>Council for a Special Use Permit regarding parking.</p> <p>Staff is supportive of the request in light of the above mentioned unique characteristics of this site. These characteristics serve to distinguish this request from for instance a midblock, commercial request for an undeveloped lot located in a more homogenous suburban setting.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the PB district purpose statement.	The area plan recommends office use for the site.
The proposed uses are generally considered to be neighborhood serving.	
The request would facilitate the redevelopment of a historic structure which was originally used for commercial purposes.	
The site is located within an established, urban neighborhood with a mixture of residential and institutional land uses in the immediate vicinity.	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **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-3382
SEPTEMBER 13, 2018**

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning petition.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Arnold King, Clarence Lambe,
Chris Leak, Johnny Sigers, Brenda Smith

AGAINST: None

EXCUSED: None

Chris Murphy, AICP
Acting Director of Planning and Development Services