

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3335
<b>Staff</b>	<a href="#">Aaron King</a>
<b>Petitioner(s)</b>	John and Zoe Vlahos
<b>Owner(s)</b>	Same
<b>Subject Property</b>	Portion of PIN# 6847-48-7727
<b>Address</b>	5008 Old Walkertown Road
<b>Type of Request</b>	General use rezoning
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> HB (Highway Business) &amp; RS9 (Residential Single Family; 9,000sf lot size) <b>to</b> HB (Highway Business).</p> <p><b>NOTE:</b> General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>
<b>Neighborhood Contact/Meeting</b>	According to the petitioner, 13 letters were sent out to the property owners within a 500' radius of the subject property on June 28, 2017. The letters explained the purpose of the proposed rezoning. No comments or questions from said property owners were received.
<b>Zoning District Purpose Statement</b>	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.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<p><b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes, the majority of the site is currently zoned HB.</p>
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	North side of Old Walkertown Road, east of Davis Road
<b>Jurisdiction</b>	City of Winston-Salem
<b>Ward(s)</b>	Northeast
<b>Site Acreage</b>	± 1.13 acres
<b>Current Land Use</b>	Restaurant

<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>	
	North	RS9	Vacant land	
	East	HB-S	Daycare center	
	South	LI	Rail yard	
	West	HB & RS9	Convenience store	
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>			
	Yes, the southern portion of the site is currently zoned HB. The adjacent parcels to the east and west are also zoned HB/HB-S.			
<b>Physical Characteristics</b>	The site is generally flat with a minimal slope from south to north. The subject property is developed with an existing restaurant and associated parking area.			
<b>Proximity to Water and Sewer</b>	The subject property has access to public water and sewer.			
<b>Stormwater/ Drainage</b>	No known issues.			
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.			
<b>Analysis of General Site Information</b>	The subject property is currently developed with an existing restaurant and associated parking area. The site is not encumbered by any floodplains, wetlands, or watershed restrictions.			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>Average Daily Trip Count</b>	<b>Capacity at Level of Service D</b>
Old Walkertown Road	Major Thoroughfare	182'	9,100	15,300
<b>Proposed Access Point(s)</b>	Since this is a general use request, the exact location of access points is unknown. The site does have frontage on Old Walkertown Road.			
<b>Planned Road Improvements</b>	The <i>Comprehensive Transportation Plan</i> recommends a three lane cross-section for Old Walkertown Road with curb and gutter and sidewalks.			
<b>Trip Generation - Existing/Proposed</b>	No trip generation available for existing or proposed general use zoning.			
<b>Sidewalks</b>	There are currently no existing sidewalks along this section of Old Walkertown Road.			
<b>Transit</b>	Route 98 is located approximately 2,500 feet south of the subject property.			

<b>Analysis of Site Access and Transportation Information</b>		The site has direct access to Old Walkertown Road which is a Major Thoroughfare that has excess capacity. Currently the site has two driveways onto Old Walkertown Road. Staff would not anticipate any negative transportation impacts from this request.				
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>						
<b>Legacy 2030 Growth Management Area</b>		Growth Management Area 3 (Suburban Neighborhoods)				
<b>Relevant Legacy 2030 Recommendations</b>		<ul style="list-style-type: none"> <li>Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan (p. 54).</li> </ul>				
<b>Relevant Area Plan(s)</b>		<i>Northeast Suburban Area Plan</i> (2011)				
<b>Area Plan Recommendations</b>		<ul style="list-style-type: none"> <li>The Proposed Land Use Map shows the subject property for commercial land use (p. 47).</li> </ul>				
<b>Site Located Along Growth Corridor?</b>		No				
<b>Site Located within Activity Center?</b>		Yes, the site is located within the Old Walkertown Road/Davis Road Neighborhood Activity Center. Recommendations for the area include improvements to business buildings and parking areas.				
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>		<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>				
		No				
		<b>(R)(4) - Is the requested action in conformance with Legacy 2030?</b>				
		Yes				
<b>Analysis of Conformity to Plans and Planning Issues</b>		<p>The subject property is currently zoned HB and RS9. Approval of this request would consolidate the zoning into one HB zoning district. It appears as though the RS9 portion of this site has been historically used as a parking area, at least dating back to 2005.</p> <p>The site is bordered on the east and west by properties that are zoned HB and HB-S respectively. LI zoning is located directly across Old Walkertown Road from this site. Staff believes the requested HB zoning is consistent with the zoning pattern in the area. The <i>Northeast Suburban Area Plan</i> recommends the site for commercial use. Given the existing land use, the surrounding zoning pattern, and the area plan recommendations; staff is supportive of the subject HB zoning request.</p>				
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2034	RS9 to HB-S	Approved 2/19/96	East	4.2	Approval	Approval

W-2025	RS9 & HB to HB-S	Approved 1/2/96	East	0.95	Approval	Approval
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
Half of the site is already zoned HB.			The request would push HB zoning closer to the adjacent school.			
The site is bordered on two sides by HB/HB-S zoning.						
The request would place the existing restaurant and its parking areas within a commercial zoning district.						
The request is consistent with the recommendations of the <i>Northeast Suburban Area Plan</i> .						

**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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3335  
SEPTEMBER 14, 2017**

Aaron King presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved approval of the zoning map amendment.

SECOND: Chris Leak

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King,  
Clarence Lambe, Chris Leak, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning and Development Services