

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3618
Staff	Nick Smith
Petitioner(s)	William J. Garris and V. G. Gordon Heirs
Owner(s)	Same
Subject Property	PIN 6803-78-1111
Address	2572 S. Stratford Road
Type of Request	Special Use Limited Use Rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential Single-Family - 9,000 square-foot minimum lot size) to GB-L (General Business - Limited Use).</p> <p>The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Arts and Crafts Studio • Bed and Breakfast • Car Wash • Child Care, Drop-In • Child Day Care Center • Offices • Park and Shuttle Lot • Restaurant (with drive-through service) • Restaurant (without drive-through service) • Retail Store <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	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	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the site is located within GMA 3 along a boulevard and the petition includes several different uses. The area is well served by public facilities, roads, transit, and other governmental services.		
GENERAL SITE INFORMATION			
Location	West side of S. Stratford Road, north of Densmore Street		
Jurisdiction	Winston-Salem		
Ward(s)	Southwest		
Site Acreage	± 0.67 acres		
Current Land Use	A single-family residence exists on-site.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	HB-S	Commercial uses
	South	RS9	Dirt storage
	East	GI	Industrial uses
	West	RS9	Dirt storage
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?		
	The proposed uses are generally compatible with the mixture of commercial uses in the immediate area. The property to the south and west is currently the location of a dirt storage operation, but is zoned RS9. If that property was redeveloped as a subdivision, the proposed commercial use would be immediately adjacent to single-family residential development. Under that scenario, staff believes the proposed request would be incompatible with the surrounding area.		
Physical Characteristics	This site is currently developed but has no existing driveway. A driveway on the adjacent parcel to the south appears to function as the driveway for this property. The site has a fifteen-foot descent in elevation from the east to the west.		
Proximity to Water and Sewer	The site has access to public water and sewer.		
Stormwater/ Drainage	Staff is not aware of any existing stormwater issues at this location.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		
Analysis of General Site Information	This site is currently developed with a single-family dwelling and has access to public water and sewer. The topography of the property is not expected to significantly limit development. The site is not located in a water supply watershed, nor is it in a designated floodplain.		

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2725	RS9 to HB-S	Approved 10/04/2004	South	0.86	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
S. Stratford Road	Boulevard	NCDOT	100 feet	14,000	43,500	
Proposed Access Point(s)	Because this is a Limited Use request with no site plan, the exact location of future access points is unknown. The site currently has no direct access to S. Stratford Road.					
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS9</u> 1 unit x 9.57 trips per unit (Single-Family Detached House) = 9.57 trips per day</p> <p><u>Proposed Zoning: GB-L</u> Trip generation is unavailable for the proposed Limited Use request as it does not include a site plan.</p>					
Sidewalks	No sidewalks exist along the site frontage, and none are currently proposed as the proposal does not include a site plan.					
Transit	WSTA Route 102 travels along this portion of S. Stratford Road but does not currently have an easily-accessible stop near the subject property. WSTA Route 102 stops at the intersection of S. Stratford Road and Hillcrest Center Drive, approximately 0.5 miles to the northeast of the subject property, and at the intersection of Hope Church Road and West Point Boulevard, approximately 0.5 miles to the south of the subject property. Despite their proximity, sidewalks connecting the site to those stops do not exist.					
Analysis of Site Access and Transportation Information	Since this is a limited use request, it is difficult to estimate specific impacts to the transportation network. The two nearby bus stops are difficult to access due to the lack of sidewalk connectivity along S. Stratford Road. However, due to the size of the property and the capacity of S. Stratford Road, staff believes development here would have minimal traffic impacts on S. Stratford Road.					

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"> • Promote a mixture of office, retail, and housing along growth corridors that does not contribute to strip development. • Approve appropriate commercial development at select nodes. • Promote land use compatibility through good design and create a healthy mix of land uses in proximity to one another. • Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan.
Relevant Area Plan(s)	<i>Southwest Suburban Area Plan Update (2015)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The Proposed Land Use Map calls for Low-Density Attached Residential at this location. • Develop new commercial, office, and multifamily uses with a suburban form at designated locations along S. Stratford Road between Hanes Mall Boulevard and West Clemmonsville Road. • Encourage high-quality new development throughout the planning area.
Site Located Along Growth Corridor?	The site is located within the S. Stratford Road Suburban Form growth corridor.
Site Located within Activity Center?	The site is not located within an activity center, although it is south of the Hillcrest 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 Legacy 2030?
	No.

Analysis of Conformity to Plans and Planning Issues	<p>This request would rezone approximately 0.67 acres on the west side of S. Stratford Road, north of Densmore Street, from RS9 to GB-L.</p> <p><i>Legacy</i> recommends concentrating commercial development at appropriate nodes and avoiding strip commercial development. The petition proposes to place a GB-L zoning district beyond the boundaries of the Hillcrest Activity Center, contributing to commercial strip development along S. Stratford Road. This GB-L district would be immediately adjacent to single-family residential zoning on two sides, necessitating the most intense bufferyard described in the UDO.</p> <p>The <i>Southwest Suburban Area Plan Update</i> recommends low density residential (0-8 units per acre) for this site. While the area plan and <i>Legacy</i> recommend providing a variety of commercial options that are convenient to nearby residents, including at designated locations along S. Stratford Road, the area plan designates this site for multifamily residential development. Staff believes rezoning this parcel for a number of high-intensity commercial uses could create a catalyst for additional commercial development along this section of S. Stratford Road.</p>
--	---

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The request would encourage redevelopment of an underutilized site along a Growth Corridor.	The request is inconsistent with the recommendations of <i>Legacy 2030</i> and the adopted area plan.
	The request may encourage further commercial strip development along this section of S. Stratford Road.
	The request includes a number of high-intensity commercial uses.
	Despite its current nonresidential use, the adjacent property is zoned RS9 and could become a single-family residential subdivision in the future. The proposed zoning would be incompatible with residential development.

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:

- **OTHER REQUIREMENTS:**
 - a. The developer shall provide a 20-foot Type III Bufferyard along the southern and western property lines.

STAFF RECOMMENDATION: Denial

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-3618
MAY 9, 2024**

Nick Smith presented the staff report.

PUBLIC HEARING

FOR:

David Foster, owner of Foster Realty, representative for the petitioner.

- Mr. Foster provided a general overview of the proposal and the history of ownership of the parcel.

AGAINST: None

WORK SESSION

Mr. Lambe asked for additional information regarding other land uses near the proposed site. In response, Mr. Murphy explained the neighboring land uses and the growth corridor recommendations of the area plan. Mr. Leak inquired about the commercial uses adjacent to the proposed site. Mr. Murphy discussed the history of the neighboring commercial uses and suggested that any redevelopment of the landscaping material operation south of the site should be for residential uses. Mr. Lambe also asked if staff was aware of any opposition to the case, to which Mr. Smith replied that there had only been one inquiry on the case, which had been addressed by the proponent, Mr. Foster. Mr. Murphy then discussed the development options for the area, and Mr. Ericson provided background information on the recommendations and history of the area plan. Mr. Grubbs asked how much road frontage the property had, and Mr. Ericson replied the property had 100 feet of frontage. Ms. McRae and Ms. Smith commented on the potential for commercial and residential development to coexist along this section of S. Stratford Road.

MOTION: Clarence Lambe recommended that the Planning Board find that the request is inconsistent 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 denial of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Jason Grubbs, Clarence Lambe

AGAINST: Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith,
Jack Steelman

EXCUSED: None

As the motion failed, a second motion was made:

MOTION: Monike McRae recommended approval of the ordinance amendment.

SECOND: Salvador Patiño

VOTE:

FOR: Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith,
Jack Steelman

AGAINST: Jason Grubbs, Clarence Lambe

EXCUSED: None

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