

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3491
Staff	Amy McBride
Petitioner(s)	Hurst-Davis Building, LLC
Owner(s)	Same
Subject Property	PIN 6825-14-4177
Address	125 Oakwood Drive
Type of Request	Special Use Limited rezoning from LB to PB-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from LB to PB-L. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Food or Drug Store; Funeral Home; 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; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursing Care Institution; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center, Small; Special Events Center; Swimming Pool, Private; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Group Care Facility A; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; Access Easement, Private Off-Site; and Storage Services, Retail
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.		
Rezoning Consideration from Section 3.2.15 A 13	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the site is located within GMA 2 (Urban Neighborhoods).		
GENERAL SITE INFORMATION			
Location	East side of Oakwood Drive, north of Cloverdale Avenue		
Jurisdiction	Winston-Salem		
Ward(s)	Southwest		
Site Acreage	± .35 acres		
Current Land Use	The subject property is a multi-tenant building currently occupied by a restaurant and two remaining suites that are vacant.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	LB and HB	Offices, retail, and personal services
	South	LB, IP and RMU-S	Personal services, church, and multifamily residential
	East	IP and RM18	Church accessory building and multifamily residential
	West	LB and GB-S	Multi-tenant office and retail
Rezoning Consideration from Section 3.2.15 A 13	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		
	A specific plan has not been submitted, but the proposed PB-L uses are compatible with adjoining properties. The areas north and west of the site primarily consist of office, retail, and personal services. The areas east and south of the subject property contain personal services, churches, and multifamily residential.		
Physical Characteristics	The property is level, and the site is entirely paved.		
Proximity to Water and Sewer	The site has access to public water and sewer from Oakwood Drive.		
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 or overlay district.		

Analysis of General Site Information	The site currently contains a multi-tenant commercial building. The surrounding properties to the north, south and west across Oakwood Drive are zoned LB and contain a mix of uses from office and retail to personal services. The properties to the east are a mix of IP and RM18 zoning and contain a church assembly building and residential apartments.
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RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3278	SUP for Kennel, Indoor setback reduction	12/7/2015	West	1.67	Approval	Approval
W-3023	SUP for the expansion of an outdoor enclosure for Kennel, Indoor	4/6/2009	West	.67	Approval	Approval
W-2333	HB & LB to LB & GB-S	10/4/1999	West	2.53	Approval	Approval
W-2324	RM18 to IP	7/6/1999	South on Oakwood Drive, past Cloverdale Avenue	.32	Approval	Approval

SITE ACCESS AND TRANSPORTATION INFORMATION

Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Oakwood Drive	Minor Thoroughfare	80 feet	8,500	15,800
Proposed Access Point(s)	Primary access to the site is currently provided by two driveways on Oakwood Drive.			
Planned Road Improvements	There are no road improvements proposed in conjunction with this request.			
Trip Generation - Existing/Proposed	As this is a Special Use Limited request, trip generation information is unavailable.			
Sidewalks	Sidewalks exist along both sides of Oakwood Drive.			
Transit	WSTA Route 107 serves Oakwood Drive with the closest stop located at Oakwood Drive and Cloverdale Avenue.			

Analysis of Site Access and Transportation Information	As this is a Special Use Limited request, specific access and trip generation information is unavailable. There are no proposed road improvements currently planned at this location.
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 redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. • Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan. • Concentrate development within the serviceable land area with the highest densities at City/Town Centers, Activity Centers and along Growth Corridors.
Relevant Area Plan(s)	<i>Southwest Winston-Salem Area Plan Update (2016)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The property is shown on the proposed Land Use Map for commercial use. • The property is within the boundaries of the Thruway Activity Center. Recommendations include: <ul style="list-style-type: none"> • Make sure new development and redevelopment in the area has a pedestrian orientation.
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 Thruway Activity Center.
Comprehensive Transportation Plan Information	The <i>Comprehensive Transportation Plan</i> recommends a three-lane cross-section with wide outside lanes, curb, gutter, and sidewalks for this section of Oakwood Drive.
Rezoning Consideration from Section 3.2.15 A 13	Have changing conditions substantially affected the area in the petition?
	No
	Is the requested action in conformance with Legacy 2030?
	Yes
Analysis of Conformity to Plans and Planning Issues	The proposed rezoning will not change the existing building but will allow existing parking to accommodate a proposed interior expansion by a current tenant. The request will limit uses to be consistent with the surrounding businesses zoned LB, HB and GB-S.

	The <i>Southwest Winston-Salem Area Plan Update</i> (2016) supports commercial use at this location. The property is within the Thruway Activity Center, which recommends that new development and redevelopment in the area has a pedestrian orientation.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal	Negative Aspects of Proposal	
The proposed zoning would limit uses that are not consistent with the adjacent properties which are currently zoned LB, HB, GB-S and IP.	As this is a limited use request, the specific layout of the site is unknown at this time.	
The site is compatible with and complements the commercial and residential uses nearby.		
The site has good pedestrian and vehicular access and is suitable for a variety of commercial uses.		

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-3491
AUGUST 12, 2021**

Desmond Corley 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: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, 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, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services