

**CITY-COUNTY PLANNING BOARD  
REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket</b>	W-3446
<b>Staff</b>	<a href="#">Gary Roberts, Jr., AICP</a>
<b>Petitioner(s)</b>	John Payton Bates Jr.
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN 6817-36-0727
<b>Address</b>	3300 Reynolda Road
<b>Type of Request</b>	Special Use Limited rezoning from LB-S to LB-L
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> LB-S (Limited Business – Special Use – Offices; Recreation Services, Indoor; Restaurant (without drive-through service) and Retail Store) <b>to</b> LB-L (Limited Business –Special Use Limited). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Arts and Crafts Studio; Bed and Breakfast; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Combined Use; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Museum or Art Gallery; Offices; Police or Fire Station; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; Services, A; Urban Agriculture; Veterinary Services; Child Care, Sick Children; and Child Day Care Center</li> </ul> <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.</p>
<b>Neighborhood Contact/Meeting</b>	The petitioner’s neighborhood outreach summary is attached.
<b>Zoning District Purpose Statement</b>	The LB District is primarily intended to accommodate moderately intense neighborhood shopping and service centers close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods, including smaller business locations up to ten (10) acres in size in rural areas. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so that this district, in some instances, may serve as a transition between residential districts and other commercial districts. This district is intended for application in GMAs 2, 3, 4 and 5.
<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<b>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>
	Yes. The site is currently zoned LB-S and is located along a major thoroughfare in GMA 3 (Suburban Neighborhoods).

GENERAL SITE INFORMATION						
<b>Location</b>	Southwest side of Reynolda Road, south of Yadkinville Road					
<b>Jurisdiction</b>	Winston-Salem					
<b>Ward(s)</b>	Northwest					
<b>Site Acreage</b>	± 2.31 acres					
<b>Current Land Use</b>	The site is currently developed with a 16,476-square foot commercial building and its associated parking.					
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>			<b>Use</b>	
	North	LB-L & RS9			Commercial property and a single-family home	
	East	RS9			Undeveloped property	
	South	LB-S			Dental office	
	West	RS9			Undeveloped property	
<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<b>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>					
	Yes. The uses included with this LB-L request are compatible with the other approved non-residential uses along this section of Reynolda Road.					
<b>Physical Characteristics</b>	The developed site has a gentle to moderate slope downward toward the north.					
<b>Proximity to Water and Sewer</b>	Public water and sewer mains are located beneath Reynolda Road.					
<b>Stormwater/ Drainage</b>	A stormwater management facility (a requirement of the 2003 rezoning) is located on the northern portion of the site.					
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.					
<b>Analysis of General Site Information</b>	The site is commercially developed and appears to possess no development constraints such as steep slopes, designated floodplains, or watersheds.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3375	LB-S to LB-L	Withdrawn 8/6/2018	Current site	2.31	Approval	Approval
W-2700	LB-S to LB-S	Approved 6/7/2004	Current site	2.31	Denial	Denial
W-2659	LO to LB-S	Approved 12/1/2003	Current site	2.31	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Reynolda Road	Boulevard	400 feet	29,000	38,100		

<b>Proposed Access Point(s)</b>	Because this is a Special Use Limited request without a site plan or access conditions, proposed access points are unknown. However, the site currently has access from Reynolda Road.
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: LB-S</u> 16,476 / 1,000 x 32.93 (Health and Fitness Club Trip Rate) = 543 Trips per Day  <u>Proposed Zoning: LB-L</u> No trip generation is available for the proposed special use limited zoning which has no site plan.
<b>Sidewalks</b>	Sidewalks are located along Reynolda Road.
<b>Transit</b>	WSTA Route 109 runs along Reynolda Road.
<b>Analysis of Site Access and Transportation Information</b>	The subject property is located along a section of Reynolda Road between Valley Road and Yadkinville Road that is served by transit and sidewalks and has excess capacity. Staff notes that the proposed uses that would typically generate the highest number of vehicular trips (Retail Store and Restaurant (without drive-through service)) are already approved uses for the site. The request carries forward a previously approved condition, stating that a Traffic Impact Analysis <i>may</i> be required if either the a Retail Store or Restaurant (without drive-through service) exceeds 3,000 square feet.
<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 redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.</li> <li>• Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>West Suburban Area Plan Update (2018)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• This site is shown for office/low-intensity commercial land use in the Proposed Land Use Map.</li> <li>• The revitalization of older/underutilized commercial and industrial sites and buildings is to be encouraged.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is located along the Reynolda Road Growth Corridor.
<b>Site Located within Activity Center?</b>	The site is not located within an activity center.

<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<b>Have changing conditions substantially affected the area in the petition?</b>	
	No	
	<b>Is the requested action in conformance with <i>Legacy 2030</i>?</b>	
	Yes	
<b>Analysis of Conformity to Plans and Planning Issues</b>	The request is to rezone a 2.31-acre commercial property from LB-S to LB-L. The request proposes to add a number of uses to the previously approved Offices; Recreation Services, Indoor; Restaurant (without drive-through service); and Retail Store uses.	
	The site is located within a commercial node along Reynolda Road that has undergone other LO and LB-S to LB-L rezoning conversions. The <i>West Suburban Area Plan Update</i> recommends office and low-intensity commercial land uses for the site. The uses included with this request are largely consistent with the list of “Defined Low Intensity Commercial Uses” found in Table 8 within the area plan. The request also carries forward a condition that would require a Traffic Impact Analysis if either a Retail Store or Restaurant (without drive-through service) were to exceed 3,000 square feet.	
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>		
<b>Positive Aspects of Proposal</b>		<b>Negative Aspects of Proposal</b>
The request is consistent with the recommendations of the <i>West Suburban Area Plan Update</i> in that it proposes office and low-intensity commercial uses.		The request does not include a site plan, which would depict how the site would be developed or use.
The request would allow more use flexibility on the site.		
LB-L zoning is consistent with the zoning pattern along this section of Reynolda Road.		
The site has been zoned LB-S since 2003.		
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>		
The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.		
<ul style="list-style-type: none"> <li>• <b><u>PRIOR TO THE ISSUANCE OF ZONING PERMITS:</u></b> <ul style="list-style-type: none"> <li>a. A Traffic Impact Analysis shall be required if either a Retail Store or Restaurant (without drive-through service) exceeds 3,000 square feet.</li> </ul> </li> <li>• <b><u>OTHER REQUIREMENTS:</u></b> <ul style="list-style-type: none"> <li>a. Freestanding signage shall be limited to one monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.</li> </ul> </li> </ul>		

**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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3446  
JULY 9, 2020**

Desmond Corley presented the staff report.

George Bryan asked what kind of limitation there was on the number of people in the facility as per the use. Desmond stated that the building code determines the maximum occupancy based on the square footage.

George then asked how many people the existing parking would support. Desmond stated that required parking is dependent on the use. Being that the applicant is a church, it would be based on the number of seats in the sanctuary, but because staff does not have a site-specific plan, the number of seats is unknown at this point.

**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, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, 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, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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Aaron King  
Director of Planning and Development Services