

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3643
Staff	Ellie Levina
Petitioner(s)	Grandview, Inc
Owner(s)	Same
Subject Property	PIN 5897-77-3307
Address	4751 Yadkinville Road
Type of Request	Special Use Limited District Rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential Building, Single Family - 9,000 square-foot minimum lot size) to GB-L (General Business – Limited Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> Storage Services, Retail - Internal Access and Storage Services, Retail - External Access <p>NOTE: General, Special Use Limited, and Special Use 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)?
	No. While the site is located on a major throughfare and is adjacent to a commercially zoned activity center, the proposed expansion of commercial zoning at this location could potentially encourage commercial strip development along the Yadkinville Road corridor.
GENERAL SITE INFORMATION	
Location	North side of Yadkinville Road between Transou Road and Stimpson Drive.
Jurisdiction	City of Winston-Salem
Ward(s)	Northwest
Site Acreage	± 8.17 acres
Current Land Use	The site is currently undeveloped.

Surrounding Property Zoning and Use	Direction	Zoning District	Use			
	North	RS9	Single-family homes			
	South	RS9	Single-family homes			
	West	RS9	Cemetery			
	East	GB-S and LB	Shopping center; retail store; restaurant; post office; and services, A			
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 compatible with the commercial land uses to the east. However, the proposed district is incompatible with the single-family zoning surrounding the property to the north, and south.					
Physical Characteristics	The undeveloped property is heavily wooded. The site slopes downward towards an unnamed stream running from north to south in the central-western portion of the site. There is an earthen dam abutting the property to the north at the terminus of the Mickle Road right-of-way.					
Proximity to Water and Sewer	Public water and sewer is available along Transou Road.					
Stormwater/ Drainage	There are no known stormwater/drainage issues. The site does contain a stream feature that is managed by an earthen dam along the northern property line. Staff is unaware of any existing issues related to the status or maintenance of the dam.					
Watershed and Overlay Districts	The site is not located within a water supply watershed or overlay district.					
Analysis of General Site Information	The undeveloped property is heavily wooded and contains an unnamed stream. While staff is unaware of any specific issues with the status or maintenance of the earthen dam along the northern property line, there could be State or Federal regulatory requirements that limit the future development of the western portion of the site.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3631	LB to GB-S	Approved 10/21/24	East	0.85	Approval	Approval
F-1547	LB-S to LB-S	Approved 08/07/2014	South	4.11	Approval	Approval
W-3045	HB-S to HB-S	Approved 09/08/2009	East	1.76	Approval	Approval

SITE ACCESS AND TRANSPORTATION INFORMATION					
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Yadkinville Road	Major Thoroughfare	NCDOT	1,050'	11,500	15,800
Transou Road	Minor Thoroughfare	NCDOT	372'	7,500	13,800
Stimpson Drive	Local Street	WSDOT	353'	200	N/A
Mickle Road	Local Street	WSDOT	300'	250	N/A
Proposed Road Improvements	No road improvements are proposed as a part of this request, as it does not include a site plan.				
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS9</u> 8.17 x 43,560 / 9,000 = 39 potential lots x 9.57 (SFR Trip Rate) = 373 Trips per Day <u>Proposed Zoning: GB-L</u> Trip generation is unavailable for the proposed request, as it does not include a site plan				
Sidewalks	Sidewalks do not currently exist along either Transou Road or Yadkinville Road.				
Transit	Public transit is not available in the vicinity of the site.				
Analysis of Site Access and Transportation Information	As this request does not include a proposed site plan, specific access points cannot be determined.				
Complies with Section 3.2.11	(A) Forward 2045 policies:	No. The proposed commercial rezoning does not fit within the development goals of the comprehensive plan to concentrate commercial activity within activity centers to limit commercial strip development.			
	(B) Environmental Ord.	Yes			
	(C) Subdivision Regulations	N/A			
CONFORMITY TO PLANS AND PLANNING ISSUES					
Forward 2045 Growth Management Area	Growth Management Area 3 – Suburban Neighborhoods				
Relevant Forward 2045 Recommendations	<ul style="list-style-type: none">• Prioritize low-intensity commercial or moderate-density residential as transitions between single-family residential and larger commercial areas.• Prioritize neighborhood-serving uses, such as cafés, medical offices, and grocery stores, instead of large-scale commercial uses, near residential areas.				

Relevant Area Plan(s)	<i>West Suburban Area Plan Update (2018)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The Proposed Land Use Map recommends single-family residential uses for the subject property. • Neighborhoods should be protected from inappropriate commercial encroachment. • Rezone land for business development in a manner consistent with the recommended Proposed Land Use Plan. • Manage development pressures to preserve environmentally sensitive areas, forested areas, wildlife habitats, and scenic areas.
Site Located Along Growth Corridor?	The site is not located within a Growth Corridor.
Site Located within Activity Center?	The site is not located within an Activity Center.
Comprehensive Transportation Plan Information	The <i>2045 Comprehensive Transportation</i> plan recommends bicycle lanes and sidewalks along both sides of this section of Yadkinville Road.
Rezoning Consideration from Section 3.2.19 A 16	Have changing conditions substantially affected the area in the petition?
	No. While there has been significant suburban residential development in the vicinity of the site, there has been no expansion of commercial land uses beyond the boundaries of the activity center.
	Is the requested action in conformance with <i>Forward 2045</i>?
	No. The proposed commercial rezoning is inconsistent with the goal of the comprehensive plan to concentrate commercial activity within activity centers and to limit commercial strip development.
Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone an approximately 8.17-acre site from RS9 to GB-L to allow for internal-access and external-access storage services, retail.</p> <p>The site is bordered by single-family homes to the north and across Yadkinville Road to the south and lies outside of the Yadkinville Road/Transou Road Activity Center to the east of the site. <i>Forward 2045</i> discourages commercial encroachment into single family neighborhoods. The plan also recommends concentrating commercial activity within activity centers to limit commercial strip development along major transportation corridors. Furthermore, the request is inconsistent with the <i>West Suburban Area Plan Update</i> recommendation for single-family residential uses at this location.</p>

	Staff is concerned that approval of this request could negatively impact surrounding neighbors and, as this is a limited use request, there is no site plan to show how development will be laid out on-site. Additionally, this request would likely promote future commercial rezoning requests along the Yadkinville Road corridor, which could lead to commercial strip development here.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The proposal would allow for the development of a site with good transportation access in a growing area.	The request is inconsistent with the recommendations of both <i>Forward 2045</i> and the <i>West Suburban Area Plan Update</i> .
	The request could promote commercial strip development along Yadkinville Road.
	The request would result in commercial encroachment into a single-family neighborhood.
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following conditions are proposed by the petitioner as a part of this request:</p> <ul style="list-style-type: none"> • <u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u> <ul style="list-style-type: none"> a. The developer shall install a twenty (20) foot Type II bufferyard along the Transou Road frontage which shall continue 550 feet westward along the Yadkinville Road frontage of the site. b. The developer shall install an eighty (80) foot wide Type III bufferyard along the frontage with Mickle Road meeting the forty (40) foot Type III bufferyard planting requirements. • <u>OTHER REQUIREMENTS:</u> <ul style="list-style-type: none"> a. Outdoor storage of boats, RVs, and other similar vehicles shall be prohibited. b. The maximum building height shall be thirty (30) feet. c. The site shall be allowed a maximum of two (2) freestanding monument signs with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. All freestanding signs shall be limited in placement to either the Yadkinville Road or Transou Road frontage. No freestanding sign shall be permitted within one hundred (100) feet of the Mickle Road right-of-way. d. All property within 300 feet of Stimpson Drive, as measured eastward along the southern property line from the intersection of Stimpson Drive and Yadkinville Road, shall remain undisturbed. 	

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-3643 MARCH 13, 2025

Ellie Levina presented the staff report.

PUBLIC HEARING

FOR:

Nick Blackwood, representative and attorney for the petitioner.

- Mr. Blackwood provided a brief overview of the proposed plan.

Mr. Murphy reminded the Board that this is a rezoning request and that they cannot consider any proposed land conveyance. Mr. Murphy also noted that this rezoning request is a limited-use case that does not require a site plan. Mr. Lambe inquired about the traffic count associated with a storage facility, to which Mr. Murphy responded that this type of use typically generates low traffic.

Mr. Rennie Adcock, President of the Mickle Dam HOA.

- Mr. Adcock provided a statement of support for the proposed rezoning request.

Mr. Mike Richards, member of the Mickle Dam HOA.

- Mr. Richards also provided his support for the proposed rezoning request.

Mr. Adcock and Mr. Richards answered Board questions related to the adjoining neighborhood and Mickle Dam HOA.

AGAINST:

Ms. Carli Jacobs

- Ms. Jacobs expressed her concerns regarding the rezoning request, highlighting the abundance of nearby storage facilities. Ms. Jacobs stated that the proposed rezoning would contribute to urban blight and would not benefit the local economy.

Mr. Ryan Dovel

- Mr. Dovel spoke on behalf of a nearby property owner, Mr. Karl Stimpson, who opposes the rezoning request. Mr. Dovel cited long-term implications and stated that the request would not benefit the character of Pfafftown.

Mr. Nicholas Smith

- Mr. Smith expressed concerns about the limited use request, which lacks a site plan. Mr. Smith noted that without a site plan, assessing the proposal's full impact and identifying potential measures to mitigate any adverse effects on the surrounding area is difficult. Mr. Smith also specified that the absence of a site plan is particularly troubling for residents, especially given the limited access roads near the proposed development, which could lead to further strip development outside the nearby activity center. Mr. Smith commented on the inadequacy of the proposed buffer yard, that it would take years to mature adequately to offer any real benefits with the proposed spacing. Mr. Smith pointed out that the proposed indoor storage facility will unlikely contribute to economic growth. Mr. Smith concluded that moving forward with the request without a site plan could harm the local environment.

Mr. Smith addressed the Board members' questions regarding the boundaries of the nearby activity center.

Mr. Randall Pendergrass

- Mr. Pendergrass stated his concerns regarding the proposed rezoning request, which includes strip development, flooding, and runoff, among other issues previously noted by the opposition.

Ms. Shawn Widmyer

- Ms. Widmyer spoken of her concerns about the proposed rezoning request, including overcrowding, property devaluation, and the characteristics of the community.

WORK SESSION

Ms. Smith asked about the lighting requirements for the proposed project, and Mr. Lambe inquired about the erosion control measures for stormwater management. In response, Mr. Murphy provided an overview of the procedures during permitting for the lighting and stormwater management requirements.

Mr. Farabee expressed his opposition to the rezoning request, citing the nearby activity center and the character of the area. Mr. Grubbs mentioned that the developer believes an indoor storage facility could be viable at this location, but he is concerned about the absence of a site plan. Mr. Murphy informed the Board that staff rarely requires site plans for certain rezoning requests if the

site plan would not change the staff's recommendation. Ms. Smith commented on the area's characteristics and expressed her dissatisfaction with the lack of a site plan. Mr. Lambe remarked on the low traffic intensity associated with an indoor storage facility.

MOTION: Walter Farabee recommended that the Planning Board find that the request is inconsistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak,
Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Walter Farabee recommended denial of the zoning amendment.

SECOND: Salvador Patiño

VOTE:

FOR: Walter Farabee, Chris Leak, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: Jason Grubbs, Clarence Lambe

EXCUSED: None

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