

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3432
Staff	Gary Roberts, Jr., AICP
Petitioner(s)	Clifford Wilson
Owner(s)	Same
Subject Property	Portion of PIN 6834-42-0341
Address	2925 South Main Street
Type of Request	Special Use rezoning from RMU-S to NB-S
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RMU-S Two Phase (Residential, Multifamily – unlimited density – Life Care Community; Adult Day Care Center; Child Day Care Center; Habilitation Facility C; and Church or Religious Institution, Neighborhood – Two Phase) to NB-S (Neighborhood Business – Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Arts and Crafts Studio; Church or Religious Institution, Neighborhood; Combined Use; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Museum or Art Gallery; Offices; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; Services, A; and Banking and Financial Services
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	The NB District is primarily intended to accommodate low intensity office, retail, and personal service uses close to or within residential areas. The district is established to provide convenient locations for businesses which serve the everyday household needs of nearby residents without disrupting the character of the neighborhood. The district should demonstrate pedestrian oriented design through elements such as on-street parking, façade articulation, storefront display windows, awnings and building entrances facing the street. The district is not intended to accommodate retail uses which attract customers from outside the neighborhood or which primarily cater to motorists. This district is intended for application in GMAs 2, 3, 4 and 5.
Rezoning Consideration from Section 3.2.15 A 13	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes. The existing, modestly scaled building is pedestrian-oriented. This corner lot is located within a residential area in GMA 2.</p>
GENERAL SITE INFORMATION	
Location	Southeast corner of South Main Street and Barber Street
Jurisdiction	Winston-Salem
Ward(s)	Southeast
Site Acreage	± .44 acre

Current Land Use	An unoccupied commercial building is located on the site.					
Surrounding Property Zoning and Use	Direction	Zoning District	Use			
	North	RS9	Single-family homes			
	East	RMU-S	Unoccupied building			
	South	RMU-S	Unoccupied building			
	West and northwest	RS9 and LB	Single-family homes and the B&S Super Mart (convenience store)			
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?					
	Considering the limited size of the subject property and its history of nonresidential use, the requested uses are generally compatible with the uses permitted on the adjacent RS9, RMU-S and LB properties.					
Physical Characteristics	The developed site has a gentle to moderate slope downward toward the south.					
Proximity to Water and Sewer	Public water and sewer service exist within South Main Street, and water service exists within Barber Street.					
Stormwater/ Drainage	Because the request would disturb less than one acre and create less than 20,000 square feet of additional impervious coverage, it is exempt from the water quality and quantity provisions of the City of Winston-Salem's Post Construction Stormwater Management Ordinance.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The subject property is developed with an unoccupied commercial building. The site does not appear to have any development constraints such as steep slopes, designated floodplains, or water supply watersheds.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3338	RMU-S Two Phase to PB-S Two Phase	Withdrawn prior to 9/14/2017 Planning Board	Included current site	3.33	N/A (Withdrawn)	N/A (Withdrawn)
W-2850	RS9 and LB to RMU-S Two Phase	Approved 5/1/2006	Included subject property	3.25	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
South Main Street	Minor Thoroughfare	104 feet	8,200	13,800		
Barber Street	Local Street	183 feet	N/A	N/A		

Proposed Access Point(s)	The site will have access from Barber Street.	
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RMU-S</u> 1,600 sf / 1,000 x 9.11 (church trip rate) = 146 trips per day</p> <p><u>Proposed Zoning: NB-S</u> 1,020 sf / 1,000 x 11.57 (single tenant office building trip rate) = 12 trips per day + 1,500 sf / 1,000 x 127.15 (high-turnover (sit down) restaurant trip rate) = 191 trips per day = 203 total trips per day</p>	
Sidewalks	Sidewalk is currently located along South Main Street.	
Transit	Route 101 serves South Main Street.	
Analysis of Site Access and Transportation Information	The site fronts on South Main Street, which is a minor thoroughfare with ample capacity. South Main Street is also served with transit and sidewalks. Access to the site would be from Barber Street, and the developer will be required to obtain a driveway permit from the City of Winston-Salem.	
SITE PLAN COMPLIANCE WITH UDO CLEARCODE REQUIREMENTS		
Building Square Footage	Square Footage	Placement on Site
	1,020 existing + 1,500 proposed expansion	Fronting on Barber Street and South Main Street
Parking	Required	Proposed
	16 spaces	16 spaces
Building Height	Maximum	Proposed
	40 feet	One story
Impervious Coverage	Maximum	Proposed
	60 percent	50.4 percent
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 4.6.5 Neighborhood Business District 	
Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes
	(B) Environmental Ord.	N/A
	(C) Subdivision Regulations	N/A
Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan shows an existing building with a proposed expansion. The existing perpendicular parking along Barber street would be removed to accommodate a 16-space parking lot. A streetyard would be installed along Barber Street with bufferyards installed along the eastern and southern property lines.	
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 reuse of vacant and underutilized commercial and industrial sites. Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan. 	

Relevant Area Plan(s)	<i>South Suburban Area Plan Update (2017)</i>	
Area Plan Recommendations	<ul style="list-style-type: none"> • The plan recommends Office/Low-Intensity Commercial at this site. • The plan also recommends special use zoning to enable conditions to be added to help improve the compatibility of the property with adjacent residential uses. 	
Site Located Along Growth Corridor?	The site is not located along a growth corridor.	
Site Located within Activity Center?	The site is not located within an activity center.	
Addressing	The new address will be 2901 South Main Street.	
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 <i>Legacy 2030</i>?	
	Yes	
Analysis of Conformity to Plans and Planning Issues	<p>The subject property includes a modest-scale commercial building that has been unoccupied for an extended time. The current RMU-S Two Phase zoning has been in place since 2006, and the approved site plan was never developed.</p> <p>This NB-S request would permit commercial use of the existing building, along with an expansion and new parking area. The request is consistent with the <i>South Suburban Area Plan Update</i>, which recommends Office/Low-Intensity Commercial use for the site. The NB district has many inherent design requirements intended to minimize off-site impacts while providing for small-scale commercial needs within a neighborhood setting. These include limitations on signage, lighting, landscaping, building size, and location of parking.</p>	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
The request is consistent with the recommendations of the area plan.		The request would expand a commercial parking area across the street from single-family homes.
The request would support new investment on a nonresidential site which has been unoccupied for an extended time.		
The request aligns with the purpose statement of the NB district, which is designed to allow convenient commercial services close to and within residential areas.		
The site fronts on South Main Street which has ample capacity and is served with transit and sidewalks.		

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:

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. Proposed building plans shall be in substantial conformance with the approved elevations as verified by Planning staff.
 - b. Developer shall obtain a driveway permit from the City of Winston-Salem.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Building shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - b. Developer shall complete all requirements of the driveway permit.
- **OTHER REQUIREMENTS:**
 - a. Freestanding signage shall only be located along South Main Street.

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations on proposals, 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-3432
MARCH 12, 2020**

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Brenda Smith recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jack Steelman

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Brenda Smith recommended approval of the zoning petition.

SECOND: Johnny Sigers

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services