

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3692
Staff	Rory Howard
Petitioner(s)	Allred Investment Company, LLC
Owner(s)	Same
Subject Property	PIN 6828-59-8755
Address	800 East Hanes Mill Road
Type of Request	Special Use Limited rezoning from GI and CPO to GB-L
Proposal	The petitioner is requesting to amend the Official Zoning Map for the subject property from GI (General Industrial) and CPO (Corporate Park Office) to GB-L (General Business – Special Use Limited zoning). The petitioner is requesting the following uses: Residential Building, Multifamily; Residential Building, Townhouse; Adult Day Care Center; Adult Day Care Home; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Building Materials Supply; Car Wash; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hotel or Motel; Institutional Vocational Training Facility; Kennel, Indoor; Library, Public; Micro-Brewery or Micro-Distillery; Motor Vehicle, Repair and Maintenance; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center; Shopping Center, Small; Special Events Center; Storage Services, Retail (Internal); Swimming Pool, Private; Testing and Research Lab; Theater, Indoor; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; School, Private; School, Public; and Access Easement, Private Off-Site.
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 property is located in Growth Management Area 3 along a major thoroughfare, East Hanes Mill Road. The petitioner is proposing a wide range of commercial, institutional, and business uses.		
GENERAL SITE INFORMATION			
Location	North side of East Hanes Mill Road across from Brassfield Drive.		
Jurisdiction	Winston-Salem		
Ward(s)	Northeast		
Site Acreage	4.45 Acres		
Current Land Use	The site was last used as a restaurant without drive-through service; the use has been inactive for over a year and has lost its legally-nonconforming status.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	CPO	Office park
	East	CPO	Office park
	South	MU-S	Restaurant (without drive-through service), bank, and townhomes
	West	RS9	Single-family neighborhood
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?		
	Yes, the proposed commercial and business uses are consistent with the existing development within the University/Hanes Mill Activity Center, located to the west and southwest of the subject property, and the office uses to the north and east.		
Physical Characteristics	The property is generally flat, with a gentle slope toward the western boundary. Existing development consists primarily of a parking lot and an 11,698-square-foot commercial building that was formerly occupied by a restaurant. The building is located in the center of the property. The western portion of the property is heavily wooded, and trees are present along the northern and northeastern property boundaries.		
Proximity to Water and Sewer	The site has access to public water from East Hanes Mill Road and has access to public sewer from an easement running along the western property line.		
Stormwater/ Drainage	There are no known stormwater issues related to the site.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		

Analysis of General Site Information	The subject property consists of approximately 4.45 acres and is located within the University/Hanes Mill Activity Center. It features an existing parking lot and an 11,698-square-foot commercial building. The site is surrounded by a mixture of office, mixed-use, and single-family residential zoning districts.					
	The site is generally flat, with the western portion of the property being heavily wooded. Trees also exist along the northern and northeastern property lines. Public water and public sewer service are available to the site.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3607	HB-S to HB-S	Approved 3/25/2024	West	1.35	Approval	Approval
W-3545	RS9 to HB-S	Approved 10/3/2022	West	0.69	Approval	Approval
W-3489	LB-S and RS9 to HB-S	Approved 10/4/2021	West	2.34	Denial	Approval
W-2733	Site Plan Amendment in HB-S	Approved 12/6/2004	West	22.86	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
East Hanes Mill Road		Major Thoroughfare	Winston-Salem DOT	676 feet	13,000	27,500
Proposed Access Point(s)		Currently, there is one access point connecting the site to East Hanes Mill Road. As this is a limited use rezoning, no change to the existing access point is proposed at this time.				
Proposed Road Improvements		No road improvements are proposed.				
Trip Generation - Existing/Proposed		<u>Existing Zoning: GI and CPO</u> 11,698 square foot restaurant/1,000 x 107.2 (High Turnover (Sit Down) Restaurant Trip Rate) = 1,254.03 Trips per Day <u>Proposed Zoning: GB-L</u> As this request does not include a proposed site plan, potential trip generation for this development cannot be determined at this time.				
Sidewalks		An existing public sidewalk runs along the property’s entire frontage along East Hanes Mill Road.				
Transit		WSTA Route 87 stops directly adjacent to the subject property on East Hanes Mill Road.				

Connectivity	The request does not propose any opportunities for connectivity to adjacent properties.
Analysis of Site Access and Transportation Information	The subject property fronts on approximately 676 feet on the north side of East Hanes Mill Road, a City-maintained major thoroughfare that has ample capacity to accommodate the trips generated by any of the proposed uses. There is currently one access point to the subject property, which leads from East Hanes Mill Road to the existing parking lot in front of the restaurant building. A public sidewalk currently runs along the entire property frontage along East Hanes Mill Road, and a WSTA bus route stops directly adjacent to the property.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Forward 2045 Growth Management Area	Growth Management Area 3 – Suburban Neighborhoods
Relevant Forward 2045 Recommendations	• Encourage infill development in areas with access to existing public services and infrastructure. • Redevelop underutilized or vacant properties for housing or economic development.
Relevant Area Plan(s)	<i>North Suburban Area Plan Update (2014)</i>
Area Plan Recommendations	• The Proposed Land Use Map recommends the subject property for commercial uses. • Encourage and support the redevelopment/rehabilitation of existing older/underutilized commercial sites. • Focus commercial development in planned commercial areas and activity centers where transportation and utilities exist or are planned.
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 University/Hanes Mill 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 <i>Forward 2045</i>?
	Yes

Analysis of Conformity to Plans and Planning Issues	This request is to rezone a 4.45-acre property from GI and CPO to GB-L in order to accommodate a wide range of commercial and retail options that would be compatible with the University/Hanes Mill Activity Center. The property operated as a legally- nonconforming Restaurant (without drive-through service). However, given that the restaurant has been closed for over a year, it has lost its ability to operate in General Industrial zoning. Both the <i>North Suburban Area Plan Update</i> and <i>Forward 2045</i> recommend redeveloping older and underutilized commercial properties. This proposal seeks to provide a variety of commercial development options that would reinvigorate a site that hosted a commercial use for multiple decades. In addition, both the <i>North Suburban Area Plan Update</i> and <i>Forward 2045</i> encourage infill commercial development in commercial areas and activity centers that have access to existing public services and infrastructure. The site is located along the eastern edge of the University/Hanes Mill Activity Center, has access to multimodal transportation, and has access to public water and sewer. The proposed rezoning would support the continued productive use and redevelopment of the property in a manner consistent with the recommendations of both the <i>North Suburban Area Plan Update</i> and <i>Forward 2045</i>.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The proposed zoning and uses are generally consistent with the <i>North Suburban Area Plan Update</i> , which recommends commercial uses for the subject property.	The request could lead to high-intensity commercial uses being developed adjacent to a single-family neighborhood. However, the site is currently zoned General Use GI, which would allow high-intensity industrial uses.
The request would support the redevelopment of an existing, underutilized commercial site in the serviceable land area.	
The proposal would focus commercial development within an activity center with access to existing transportation and utilities, as recommended in <i>Forward 2045</i> .	

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-3692

JULY 9, 2026

Marc Allred presented the staff report.

Mr. Steelman inquired whether the property's nonconforming status would remain if the rezoning request were approved. Mr. Allred confirmed that approval of the rezoning request would eliminate the property's nonconforming status while allowing all of the requested uses.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: Salvador Patiño

VOTE:

FOR: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Dixon Pitt, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Walter Farabee recommended approval of the zoning amendment.

SECOND: Salvador Patiño

VOTE:

FOR: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Dixon Pitt, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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