

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3526
Staff	Marc Allred
Petitioner(s)	William Hairston
Owner(s)	Same
Subject Property	6845-59-2081
Address	3323 Old Greensboro Road
Type of Request	Special Use Limited rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from NB-S (Neighborhood Business – Special Use) to NB-L (Neighborhood Business – Special Use Limited). 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; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Offices; Restaurant (without drive-through service); Retail Store; and Services, A
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 very 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 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 3.2.19 A 16	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site is already zoned Neighborhood Business.</p>
GENERAL SITE INFORMATION	
Location	North side of Old Greensboro Road, west of Waterworks Road
Jurisdiction	Winston-Salem
Ward(s)	East
Site Acreage	± .31
Current Land Use	The site is currently developed with a small commercial structure that is proposed to remain.

Surrounding Property Zoning and Use	Direction	Zoning District	Use			
	North	RS9	Vacant land			
	East	RS9	Single-family home			
	South	RS9	Single-family homes			
	West	RS9	Single-family home			
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?					
	Considering the relatively small size of the existing commercial structure, which has been on the site since 1940, and the low-intensity nature of the Neighborhood Business district, the requested uses should be compatible with the surrounding single-family homes. The property already has NB-S zoning.					
Physical Characteristics	The developed site is relatively flat near Old Greensboro Road. The remainder of the site slopes downward to the northwest.					
Proximity to Water and Sewer	Public water and sewer are available from Old Greensboro Road.					
Stormwater/ Drainage	No known stormwater or drainage issues exist on-site.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The request will result in relatively minor changes to the existing site, which already includes a commercial structure and limited parking.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2925	RS9 to NB-S	Approved 5/7/2007	Subject property	.31	Approval	Approval
W-2611	RS9 to RSQ-S	Approved 4/7/2003	200 feet east	0.64	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Old Greensboro Road	Minor Thoroughfare	125 feet	4,800	13,800		
Proposed Access Point(s)	The site will continue to utilize existing access from Old Greensboro Road.					
Trip Generation - Existing/Proposed	<p><u>Existing Zoning:</u> 1,160 sf/1000 x 44.32 (specialty retail center trip rate) = 51.41 trips per day</p> <p>Trip generation cannot be calculated for the proposed zoning because there is no site-specific plan for development.</p>					
Sidewalks	Sidewalks exist along the north side of Old Greensboro Road.					
Transit	WSTA Route 94 runs along Old Greensboro Road.					

Analysis of Site Access and Transportation Information	The site has good access to transit and sidewalks. The site currently has two driveways from Old Greensboro Road; traffic circulation would be re-examined with submittal of a site plan.
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"> • Increase infill development in the serviceable land area. • Recycle and reuse land and buildings. <p style="margin-left: 40px;">Encourage reuse of vacant and underutilized commercial and industrial sites.</p>
Relevant Area Plan(s)	<i>East-Northeast Area Plan Update (2015)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The plan recommends commercial use of the property. • Do not expand current nonresidential zoning to adjoining properties. • Redevelop the existing site under current zoning or a less intensive zoning classification. • Commercial areas should be compact with limited access to major thoroughfares and should not promote strip development.
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.
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	The request is to rezone a 0.31-acre site from NB-S to NB-L. An existing commercial building has been on the site since 1940. The proposed rezoning would be consistent with the recommendations of <i>Legacy</i> and the <i>East-Northeast Area Plan Update</i> and could result in the redevelopment of an existing underutilized commercial site, allowing additional use flexibility while maintaining the low commercial intensity that currently exists.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendations of <i>Legacy</i> and the <i>North-Northeast Area Plan Update</i> .	The request would allow more uses than the current zoning allows.
The proposed zoning maintains the same level of use intensity as the existing zoning.	
The request would provide the property owner with flexibility to better utilize the property.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> • <u>OTHER REQUIREMENTS</u> <ol style="list-style-type: none"> a. No freestanding signage shall be permitted. b. As prescribed in the supplementary standards for the NB district, the use Convenience Store shall be further limited not to include fuel sales or any of those uses classified by SIC 598. 	

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-3526
MAY 12, 2022**

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 ordinance amendment.

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

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