

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3511		
Staff	Amy McBride		
Petitioner(s)	Mason Farm Properties, LLC		
Owner(s)	Same		
Subject Property	PINs 6817-36-1599 and 6817-36-2521		
Address	3244 & 3238 Reynolda Road		
Type of Request	Special Use Limited rezoning from LB-S and LO to LB-L		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from LB-S and LO to LB-L. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Offices; Services, A; and Retail Store 		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	<p>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.</p>		
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>The proposal is consistent with the LB District purpose statement in that both parcels are existing or formerly office uses located within GMA 3 along Reynolda Road (a major thoroughfare/boulevard).</p>		
GENERAL SITE INFORMATION			
Location	West side of Reynolda Road, north of Valley Road		
Jurisdiction	Winston-Salem		
Ward(s)	Northwest		
Site Acreage	± 1.25 acres		
Current Land Use	The northern parcel is currently a dentist office. The adjacent parcel (south) is currently vacant.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	LB-L	Neighborhood-scale church
	South	LO	Dentist office
	East	RS9	Undeveloped
	West	RS9	Single-family home
Rezoning Consideration	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		

from Section 3.2.15 A 13	Yes, this request is compatible with development surrounding the subject property, which is a mix of office and residential uses.					
Physical Characteristics	The developed site is mostly flat with a moderate slope upward at the western side of the property.					
Proximity to Water and Sewer	The property has access to public water and sewer from Reynolda Road.					
Stormwater/ Drainage	Staff is not aware of any existing stormwater issues at this location.					
Watershed and Overlay Districts	This request is not located within a water supply watershed or overlay district.					
Analysis of General Site Information	The subject property is developed with an office building similar to other existing uses along this section of Reynolda Road. The western side of both parcels is adjacent to residential development. Neither developed parcel has anticipated development constraints due to topography, drainage, or regulated watersheds and floodplains.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3446	LB-S to LB-L	Approved 8/3/2020	Directly northwest	2.27	Approval	Approval
W-3228	LO to LB-L	Approved 6/5/2017	Southeast	.44	Approval	Approval
W-2814	LB-S to LB-S	Approved 12/19/2005	Subject property	.64	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Reynolda Road	Boulevard	250 feet	29,000	38,100		
Proposed Access Point(s)	Because this is a Limited Use request without a site plan, proposed access points are unknown. However, the primary access to both parcels is currently from Reynolda Road.					
Planned Road Improvements	There is no site plan associated with this request, so no improvements are required. The petitioner has not proposed any improvements with this request.					
Trip Generation - Existing/Proposed	<p><u>Existing Zoning (LB-S and LO):</u> 4,670 sf /1000 x 36.13 (medical office trip generation rate) = 168.73 trips per day</p> <p><u>Proposed Zoning (LB-L):</u> Because this site is not associated with an approved development plan, and one has not been submitted with this request, no proposed trip generation can be calculated.</p>					
Sidewalks	There is an existing sidewalk along Reynolda Road adjacent to the subject property.					

Transit	WSTA Route 99 stops approximately one-half mile north at the intersection of Reynolda Road and Bethabara Park Boulevard.
Transportation Impact Analysis (TIA)	No TIA is required.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	GMA 3 (Suburban Neighborhoods)
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Concentrate development within the serviceable land area of Forsyth County with the highest intensities at city/town center, activity centers and along growth corridors. • Promote a mixture of office, retail, and housing along growth corridors that do not contribute to strip development. • Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan. • Encourage reuse of vacant and underutilized commercial and industrial sites.
Relevant Area Plan(s)	West Suburban Area Plan Update (2018)
Area Plan Recommendations	<ul style="list-style-type: none"> • Goods and services should be available near where people live and work. • The revitalization of older underutilized commercial and industrial sites and buildings is to be encouraged. • The Area Plan’s Proposed Land Use Map recommends the subject property for Office/ Low-Intensity Commercial.
Site Located Along Growth Corridor?	The site is located along the Reynolda Road Growth Corridor, which recommends that development of new commercial, office, and multifamily uses have a suburban form.
Site Located within Activity Center?	The site is not located within an activity center.
Comprehensive Transportation Plan Information	The <i>Comprehensive Transportation Plan</i> indicates that this section of Reynolda Road is planned to be a four-lane facility with a raised center median, wide outside lanes, and sidewalks on both sides.
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 Legacy 2030?
	Yes

Analysis of Conformity to Plans and Planning Issues	The proposed rezoning from LB-S and LO to LB-L is consistent with the current zoning of adjacent properties, as well as with the recommendations of <i>Legacy 2030</i> and the <i>West Suburban Area Plan Update</i> . The proposed uses reflect the current mix of businesses in the surrounding area.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the adopted area plan and <i>Legacy 2030</i> .	Specific details of proposed future development are unknown, as this Limited Use request does not include a site plan.
Rezoning of the LO parcel to LB-S would allow for additional commercial uses that could encourage the reuse of a vacant parcel.	
Both parcels have frontage on a boulevard with access to public utilities.	

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-3511
DECEMBER 9, 2021**

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: Walter Farabee

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning amendment.

SECOND: Walter Farabee

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Chris Murphy, AICP
Acting Director of Planning and Development Services