

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket</b>	W-3595		
<b>Staff</b>	<a href="#">Matthew Burczyk</a>		
<b>Petitioner(s)</b>	Parkway Place I and II LLC		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN 6829-30-5447		
<b>Address</b>	102 E. Hanes Mill Road		
<b>Type of Request</b>	General Use Rezoning		
<b>Proposal</b>	The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> RM18 (Residential Multifamily - 18 units per acre) <b>to</b> HB (Highway Business).		
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner’s neighborhood outreach is attached.		
<b>Zoning District Purpose Statement</b>	The HB District is primarily intended to accommodate retail service, distributive uses, and high-density residential. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. The district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in GMAs 2, 3 and 4.		
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<b>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes, the site is located within GMA 3 and has good access to a major thoroughfare.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	The north side of East Hanes Mill Road, east of University Parkway		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	Northeast		
<b>Site Acreage</b>	± 1.18 acres		
<b>Current Land Use</b>	Parking area (the site was previously occupied by multifamily housing)		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS9 and HB-S	Single-family homes and shopping center
	East	HB-S	Restaurant
	South	HB-S	Banking and financial services
	West	HB	Banking and financial services

<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<b>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>					
	Yes, the proposed highway business uses are compatible with the mixture of uses permitted on adjacent properties.					
<b>Physical Characteristics</b>	The site is currently developed with a parking lot and concrete slab, which are remnants of a recently demolished apartment complex. The northern and eastern segments of the lot are wooded.					
<b>Proximity to Water and Sewer</b>	The site has access to public water and sewer from East Hanes Mill Road.					
<b>Stormwater/ Drainage</b>	Staff is not aware of any existing stormwater issues at this location.					
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.					
<b>Analysis of General Site Information</b>	The subject property is currently vacant with a parking lot and concrete slab in place. The site does not contain any steep slopes or other topographic challenges.					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2455	HB-S to HB-S	Approved 4/2/2001	South	1.04	Approval	Approval
W-2338	RS9 to HB-S	Approved 8/12/1999	East	49.56	Denial	Approval
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
East Hanes Mill Road	Major Thoroughfare	364 feet	16,000	27,500		
<b>Proposed Access Point(s)</b>	Because this is a General Use request without a site plan, proposed access points are unknown. The current access point to this site is from East Hanes Mill Road.					
<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: RM18</u> Staff is unable to estimate trip generation for the current zoning, as the lot is currently vacant.</p> <p><u>Proposed Zoning: HB</u> Staff is unable to estimate trip generation for the proposed zoning request as it is a General Use request without a site plan.</p>					
<b>Sidewalks</b>	There is existing sidewalk along the north side of East Hanes Mill Road from University Parkway to Oak Plaza Boulevard, including along the site frontage.					
<b>Transit</b>	The Winston-Salem Transit Authority provides transit service to the site via Route 97, with the nearest stop approximately 200' east of the site.					

<b>Analysis of Site Access and Transportation Information</b>	Ample vehicular capacity exists along this section of East Hanes Mill Road. Staff does not foresee any transportation-related issues associated with this request. The site has access to sidewalk and public transit.
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 3 - Suburban Neighborhoods
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>• Concentrate development within the serviceable land area of Forsyth County with the highest densities at city/town centers, activity centers and along growth corridors.</li> <li>• Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>North Suburban Area Plan Update (2014)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The area plan recommends commercial uses for this site.</li> <li>• The reuse of vacant buildings and the redevelopment of existing undeveloped and underutilized sites is recommended, where possible.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is not located along a growth corridor.
<b>Site Located within Activity Center?</b>	The site is located within the University Parkway/Hanes Mill Road Activity Center.
<b>Comprehensive Transportation Plan Information</b>	The <i>Comprehensive Transportation Plan (CTP)</i> identifies the current four-lane cross section as adequate for this segment of East Hanes Mill Road, though the CTP does recommend the inclusion of a multiuse path along East Hanes Mill Road to serve pedestrians and bicyclists.
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<b>Have changing conditions substantially affected the area in the petition?</b>
	No
	<b>Is the requested action in conformance with Legacy 2030?</b>
	Yes
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The request is to rezone a vacant 1.18-acre site from RM18 to HB.</p> <p>The <i>North Suburban Area Plan Update (2018)</i> recommends commercial land uses for this site. The requested district is compatible with the surrounding zoning and development patterns and the general recommendations of <i>Legacy 2030</i>.</p>

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendations of the <i>North Suburban Area Plan Update</i> and <i>Legacy 2030</i> .	Some uses allowed in the proposed HB zoning could generate additional traffic on roads in the surrounding area.
The request proposes redevelopment of an existing site that is compatible with the zoning of the surrounding area.	
The proposal would concentrate development in an area well-served by transit and sidewalks.	

**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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3595  
OCTOBER 12, 2023**

Marc Allred 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: Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae  
Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae  
Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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