

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3649
Staff	Bryan D. Wilson
Petitioner(s)	W. Sanders Mosley and Elizabeth Mosley
Owner(s)	Same
Subject Property	PIN 6825-98-6896
Address	740 Chatham Road
Type of Request	Special Use Limited Zoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from GI (General Industrial) to PB-L. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Arts and Crafts Studio • Club or Lodge • Offices • Museum or Art Gallery • Recreation Services, Indoor • Services, A • Special Events Center <p>NOTE: General, Special Use Limited, and Special Use zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented. With a General Use request, all uses in the district must be considered.</p>
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	The PB District is primarily intended to accommodate office, retail, service, institutional, and high-density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in GMAs 1, 2 and 3.
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 PB district would accommodate the proposed uses on this developed site within GMA 2 in a transitional area between residential property to the west, industrial property to the east, and commercial property further to the north.</p>

GENERAL SITE INFORMATION						
Location	The west side of Chatham Road, north of Buxton Street.					
Jurisdiction	Winston-Salem					
Ward(s)	Northwest					
Site Acreage	± 1.93 acres					
Current Land Use	The site was most recently used as a neighborhood-scale church.					
Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	South	RSQ HO			Duplexes and single-family homes	
	West	LI & RSQ HO			Single-family homes and undeveloped land	
	North	GI			Offices	
	East	GI & RM18			Manufacturing B	
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 low-intensity uses would have less impact on the adjoining residences to the south than the potential uses permitted in the current GI district.					
Physical Characteristics	The developed site contains an existing warehouse building and associated parking. The western portion of the site contains additional parking and loading area. The perimeter of the site contains several deciduous trees. There is a significant upward slope towards the southern property line.					
Proximity to Water and Sewer	Public water and sewer are available along the Chatham Road frontage of the site.					
Stormwater/ Drainage	No known stormwater or erosion control issues exist on-site. There is a steep slope along the southern property line which could present future drainage and erosion control issues.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The developed site contains an approximately 10,400 square foot warehouse building and associated parking that was constructed in 1967. The site currently has direct access to Chatham Road, which is a ribbon-paved collector street.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3128	GB-L & GI to GB-S	Approved 2/6/2012	North	8.06	Approval	Approval
W-2704	LI to PB	Approved 7/5/2004	East	0.29	Approval	Approval

SITE ACCESS AND TRANSPORTATION INFORMATION					
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Chatham Road	Collector Street	WSDOT	317'	N/A	N/A
Proposed Access Point(s)	As a site plan was not submitted with the request, any change to the site's current access cannot be determined at this time. The primary site access is currently from Chatham Road.				
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: GI</u> 10,400sf building /1000 x 11.01 (Office Trip Rate) = 115 Trips per Day</p> <p><u>Proposed Zoning: PB-L</u> As a site plan has not been provided, no changes in trip generation can be estimated at this time</p>				
Sidewalks	There are no sidewalks along this section of Chatham Road.				
Transit	The nearest public transit access is provided by the Winston-Salem Transit Authority (WSTA) at the intersection of Thurmond Street and West Northwest Boulevard, approximately 1.5 miles from the site. It should be noted that there are no sidewalks along this section of Chatham Road, limiting pedestrian access to the transit stop.				
Analysis of Site Access and Transportation Information	The site is currently accessed by two driveways along the Chatham Road frontage. While there is no site plan associated with this request, staff does not anticipate any transportation impacts as a result of this rezoning request. There is limited pedestrian access to the closest transit stop.				
CONFORMITY TO PLANS AND PLANNING ISSUES					
Forward 2045 Growth Management Area	Growth Management Area 2 – Urban Neighborhoods				
Relevant Forward 2045 Recommendations	<ul style="list-style-type: none"> • Encourage infill development in areas with access to existing public services and infrastructure. • Redevelop underutilized or vacant properties to support housing and economic development. 				
Relevant Area Plan(s)	<i>South Central Area Plan Update (2014)</i>				
Area Plan Recommendations	<ul style="list-style-type: none"> • Encourage the revitalization of older and underutilized commercial and industrial sites and buildings. • Allow existing institutions to grow and expand in a manner that is compatible with surrounding neighborhoods. 				
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 3.2.19 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	<p>This request is to rezone a developed 1.93-acre site from GI to PB-L to allow for increased business development options at this location.</p> <p>The request is consistent with the recommendations of <i>Forward 2045</i>, which supports the reuse of older, underutilized commercial and industrial sites. Additionally, the request would eliminate the potential for high-impact uses allowed under the site’s current GI zoning district. The <i>South Central Area Plan Update</i> acknowledges the site's prior use as a neighborhood-scale church and generally supports the appropriate rezoning of sites to accommodate new uses and facilitate the adaptive reuse of older industrial and commercial properties.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request would provide an opportunity to redevelop an underutilized property within GMA 2 to provide additional opportunities for investment and neighborhood revitalization.	Despite being located in GMA 2, the site is over a mile away from public transit service.
The request would allow the development of low-intensity commercial uses adjacent to a residential neighborhood.	
The request would eliminate the potential for developing high-impact industrial uses allowed under current GI zoning.	
The request is generally consistent with <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-3649
JUNE 12, 2025**

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: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak,
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak,
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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