

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3525		
Staff	Marc Allred		
Petitioner(s)	J&K Property Management, LLC		
Owner(s)	Same		
Subject Property	PIN 6804-27-3046		
Address	The subject property does not have an assigned address.		
Type of Request	Special Use Limited rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential Single Family – 9,000 sf minimum lot size) to LI-L (Limited Industrial – Special Use Limited). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Building Contractors, General; Building Materials Supply; Manufacturing A; Manufacturing B; Offices; Services, A; Services, B; Testing and Research Lab; Utilities; Warehousing; Wholesale Trade A; and Wholesale Trade B 		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	The LI District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial and service activities which, in their normal operations, have little or no adverse effect upon adjoining properties. The district is established to provide locations for industrial development in GMAs 1, 2, 3 and 4 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 uses proposed by the petitioner would be consistent with the purpose statement of the LI district, and the property is located in GMA 3.		
GENERAL SITE INFORMATION			
Location	North side of Kester Mill Road, west of Tatton Park Drive		
Jurisdiction	Winston-Salem		
Ward(s)	Southwest		
Site Acreage	± 1.19		
Current Land Use	The site is currently a vacant, partially wooded lot.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	LI-L and RS9	Vacant land
	East	RS9	Single-family homes
	South	RM8-S and RM12-S	Apartments and townhomes
	West	LI-L	Vacant land

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 uses are compatible with those permitted on other properties on the north side of Kester Mill Road, which are recommended in the area plan to be industrial. With proper buffering, the site will be compatible with residential uses in the vicinity. Furthermore, the request will provide a good transition to the commercial properties to the east.					
Physical Characteristics	There is a ridge approximately 100 feet north of the property. The 100 feet closest to Kester Mill Road slopes toward the street. The rest of the property slopes gently toward US 421.					
Proximity to Water and Sewer	The subject property has access to public water and sewer from Kester Mill 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 site is in a transitional area with industrial uses to the west, commercial businesses to the east, and multifamily residential to the south. This request would be an extension of the existing industrial zoning, transitioning from the commercial activity to the east.					
	There are no apparent physical constraints on the property, and public utilities are easily accessed.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3422	GI, GI-S, and RS9 to LI-L	Approved 12/2/2019	West of site	9.34	Approval	N/A
W-3405	RS9 to RM12-S	Approved 5/6/2019	Southwest of site	5.12	Approval	Approval
W-2905	RM8-S to RM8-S	Approved 2/5/2007	Southeast of site	19.18	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Kester Mill Road	Collector Street	99 feet	N/A	N/A		
Proposed Access Point(s)	Because this is a Limited Use request with no site plan or access conditions, the exact location of future access points is unknown.					
Trip Generation - Existing/Proposed	No trip generation is available for the existing General Use or the proposed Special Use Limited zoning as neither includes a site plan. The property is currently undeveloped.					
Sidewalks	Sidewalks exist along the south side of Kester Mill Road.					

Transit	WSTA Route 81 stops at the Jonestown Road/Kester Mill Road intersection, approximately 1,600 feet east.
Analysis of Site Access and Transportation Information	The only access to this site is from Kester Mill Road, a City-maintained collector street that serves industrial, commercial, and mixed residential uses. The condition of Kester Mill Road may need to be improved to accommodate expansion of this mixture of uses in the future.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 3 - Suburban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage reuse of vacant and underutilized commercial and industrial sites. • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. • Recycle and reuse land and buildings.
Relevant Area Plan(s)	<i>Southwest Suburban Area Plan Update (2015)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The plan recommends industrial use of the property. • The revitalization of older/underutilized commercial and industrial sites and buildings is encouraged. • Neighborhoods should be protected from inappropriate residential, commercial, industrial and institutional encroachment.
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	<p>The subject request is to rezone a 1.19-acre site from RS9 to LI-L. The site is east of an existing industrial park, and the general area is characterized by a mixture of industrial, commercial, and residential uses along Kester Mill Road.</p> <p>The <i>Southwest Suburban Area Plan Update</i> recommends industrial use of the subject property. This recommendation is consistent with the recommendation to develop vacant, undeveloped parcels along the north side of Kester Mill Road. The proposed zoning will limit the allowable industrial uses and have minimal impact on the surrounding area in comparison to the general industrial development to the west.</p>	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal	Negative Aspects of Proposal	
<p>The request is consistent with the recommendations of <i>Legacy</i> and the <i>Southwest Suburban Area Plan Update</i>.</p>	<p>The request will increase industrial traffic on Kester Mill Road, further stressing a street that may require attention as development continues.</p>	
<p>The proposed zoning is a good transition from GI to the west to GB and HB to the east on the north side of Kester Mill Road.</p>		
<p>The request proposes additional vegetative screening to mitigate visual impacts to Kester Mill Road and the neighboring residential properties.</p>		
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. The developer shall provide a 30-foot Type III bufferyard along the entire eastern boundary of the zoning area, to be installed with the plantings of a 20-foot Type III bufferyard. b. The developer shall provide a 20-foot streetyard along the entire frontage of Kester Mill Road, to be installed with the plantings of a 20-foot Type III bufferyard and including a berm at least three (3) feet in height. 		

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-3525
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: Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: George Bryan

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