

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3625		
Staff	Rory Howard		
Petitioner(s)	Joseph and Abby Bartholomew, LLC		
Owner(s)	Same		
Subject Property	PIN 6814-39-0233		
Address	1404 Old Mill Circle		
Type of Request	General Use Rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from GO and GO-S (General Office and General Office- Special Use) to GO (General Office).</p> <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 GO District is primarily intended to accommodate high intensity office uses and supporting services. The district is established to provide locations for employment within GMAs 1 and 2, Metro Activity Centers, and GMA 3 with access to thoroughfares.		
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 located in GMA 3, has adequate access to public utilities, and has close proximity to a minor thoroughfare with sidewalks.</p>		
GENERAL SITE INFORMATION			
Location	West side of Old Mill Circle, north of Healy Drive		
Jurisdiction	City of Winston-Salem		
Ward(s)	Southwest		
Site Acreage	± 0.86 acres		
Current Land Use	The site is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	GO-S	Offices
	East	GO and GO-S	Offices
	South	GO	Offices
	West	GO	Post Office
Physical Characteristics	The site is currently undeveloped. The topography is generally flat, with an 8-foot slope from the front to the rear of the property.		

Proximity to Water and Sewer	Public water and sewer are available along the frontage of Old Mill Circle.					
Stormwater/ Drainage	As a site plan was not submitted as part of this request, staff cannot determine if any future changes to the site would trigger stormwater review and mitigation. There are no known drainage issues on the site.					
Watershed and Overlay Districts	The site is not located in a water supply watershed.					
Analysis of General Site Information	The property is undeveloped, generally flat, and is surrounded by other General Office zoning. Public sewer and water are both available, and the site is not within a watershed.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2838	Site Plan Amendment in GO-S Zoning	Approved 3/6/2006	East	1.1	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Old Mill Circle		Local Street	WSDOT	178.31 feet	N/A	N/A
Proposed Access Point(s)	As a site plan was not submitted with the request and the property is currently undeveloped, potential access points cannot be determined at this time.					
Trip Generation - Existing/Proposed	<u>Existing Zoning – GO and GO-S</u> The property is currently undeveloped. <u>Proposed Zoning – GO</u> Staff is unable to estimate trip generation for the proposed General Use request, as it does not include a site plan.					
Sidewalks	Sidewalks do not exist along Old Mill Circle, although they do exist on both sides of Healy Drive, which is 155 feet south of the subject property.					
Transit	WSTA Route 81 stops on the south side of Healy Drive, approximately 885 feet to the southeast of the site.					
Analysis of Site Access and Transportation Information	This property is currently undeveloped and fronts on a local street, with access to multimodal transportation options. Sidewalks and a WSTA bus stop both exist on Healy Drive, south of the site.					

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 higher development densities and mixed-use development within the serviceable land area. • Encourage both residential and nonresidential infill development/redevelopment versus greenfield development.
Relevant Area Plan(s)	<i>Southwest Suburban Area Plan Update (2015)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The Proposed Land Use Map recommends office uses for the subject property. • Office uses typically have few negative impacts on adjacent land uses and can provide services to area residents, making them an appropriate transitional use between residential uses and more intense uses.
Site Located Along Growth Corridor?	The property 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>Legacy 2030</i> ?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>This request is to rezone an undeveloped 0.86-acre site from GO and GO-S to GO to allow for additional development options.</p> <p>The <i>Southwest Suburban Area Plan Update</i> recommends office uses for this location, and the property is surrounded by a number of office uses, including a post office to the west of the site. The proposal also meets the recommendations of <i>Legacy 2030</i>, which encourages nonresidential infill development rather than greenfield development. While located on a local street, the property is 155 feet north of Healy Drive, a minor thoroughfare with sidewalks on both sides of the street and a WSTA route southeast of the subject property.</p>

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The proposed request is consistent with the general recommendations of <i>Legacy 2030</i> and the <i>Southwest Suburban Area Plan Update</i> .	As this is a General Use request, staff is unable to estimate the number of additional trips that development of the site will add to area streets.
The site has access to multimodal transit opportunities and is located in close proximity to a minor thoroughfare.	
The proposed rezoning would accommodate both residential and nonresidential infill development.	

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-3625 AUGUST 8, 2024

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,
Mo McRae, Salvador Patiño, Lindsey Schwab, Brenda Smith,
Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

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