

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3581
Staff	Nick Smith
Petitioner(s)	Truist Bank
Owner(s)	Same
Subject Property	PINs formerly known as 6829-20-7206, and 6829-20-8331 and portion of 6829-20-9307
Address	123 and 147 West Hanes Mill Road
Type of Request	General Use rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from GB-S (General Business – Special Use) to LO (Limited Office).</p> <p>NOTE: General, Special Use Limited, and Special Use district 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 LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. 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 this district may serve as a transition between residential districts and commercial districts. This district is intended for application in GMAs 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 site is located within GMA 3 and is part of a transitional commercial and office area located on a major thoroughfare with single family residences nearby. The suburban nature of this area fits well with the purpose statement of the LO district.</p>
GENERAL SITE INFORMATION	
Location	North side of the intersection of West Hanes Mill Road and Raven Road
Jurisdiction	Winston-Salem
Ward(s)	Northeast
Site Acreage	± 0.74 acres
Current Land Use	The site is currently vacant. A Motor Vehicle, Repair and Maintenance use previously existed on site but was demolished as part of the Northern Beltway Project.

Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	Northwest	RS9			Single-family dwellings	
	Northeast	LO			Banking and financial services	
	East	LO			Banking and financial services	
	West	RS9			Single-family dwellings	
	South	HB			Restaurant with drive through and convenience store	
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?					
	The LO district is in harmony with the transitional character of the property. The site would serve as a buffer zone between the single-family residential to the north and west, and the high-intensity commercial areas to the south and east.					
Physical Characteristics	This site is currently undeveloped except for an existing parking lot. The site has a ten-foot decline in elevation from the front property line towards the rear property line.					
Proximity to Water and Sewer	The site has access to public water and sewer.					
Stormwater/ Drainage	Staff is not aware of any existing stormwater issues at this location.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	This site is currently vacant except for a parking lot. The ten-foot drop in elevation from the front of the property to the rear is not expected to significantly limit development here. The site is not located in a water supply watershed nor is it in any designated floodplains.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3489	HB-S	Approved 10/4/2021	North	2.34	Denial	Approval
W-2935	GB-S	Approved 8/2/2007	Subject property	0.97	Approval	Approval
W-2622	HB	Approved 10/6/2003	South	2.89	Approval	Approval
W-2448	LO	Approved 2/5/2001	Northeast and east	1.40	Denial	Approval

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
W. Hanes Mill Road	Major Thoroughfare	275 feet	17,000	15,800
Proposed Access Point(s)	Because this is a General Use request with no site plan, the exact location of future access points is unknown. The site currently has one driveway on W. Hanes Mill Road.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: GB-S</u> Seven bays x 40 trips per bay (Quick Lubrication Vehicle Shop trip rate) = 280 trips per day</p> <p>1,678sf / 1,000sf x 53.13 (Free-Standing Discount Store trip rate) = 89.15 trips per day</p> <p><u>Total Existing Trip Generation = 369.15 Trips per Day</u></p> <p><u>Proposed Zoning: LO</u> Trip generation is unavailable for the proposed General Use request as it does not include a site plan.</p>			
Sidewalks	Sidewalks exist along the site frontage of West Hanes Mill Road.			
Transit	There is a WSTA bus stop at the southwestern corner of the intersection of University Parkway and Hanes Mill Road. Transit lines 87 and 91 make stops at this location. The transit stop is approximately 200 feet from the southeastern corner of the subject property.			
Analysis of Site Access and Transportation Information	<p>Since this is a General Use request, it is difficult to estimate specific impacts to the transportation network. However, due to the limited size of the property, any development possible in the LO district would have minimal negative impacts on the surrounding area. West Hanes Mill Road between University Parkway and US 52 is currently over capacity but is in the process of being improved to a multi-lane divided facility.</p> <p>Public transit is available within 200 feet of the site. Sidewalks also exist along the street frontage of the subject property.</p>			
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"> Concentrate development within the serviceable land area of Forsyth County, with the highest intensities at city/town centers, activity centers, and along growth corridors. 			

	<ul style="list-style-type: none"> • Promote the use of moderate-density residential and office as transitional uses between intense business and residential uses. • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. • Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods.
Relevant Area Plan(s)	<i>North Suburban Area Plan Update (2015)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The area plan recommends the subject property for commercial use.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is located within the University/Hanes Mill 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. Rezoning this site to the LO district would allow development of a transitional use between residential and business zoning.
Analysis of Conformity to Plans and Planning Issues	This request would rezone approximately 0.74 acres on the north side of West Hanes Mill Road, between US 52 and University Parkway, from GB-S to LO.
	The proposed LO zoning district maintains the property’s transitional character and acts as a buffer between the residential to the north and west of the site and the high-intensity commercial uses to the south and east.
	The <i>North Suburban Area Plan Update</i> recommends commercial use for this site. The area plan and <i>Legacy</i> also recommend using offices as a transition between commercial and residential areas. This request would facilitate the goals of both plans.
	For these reasons, staff recommends approval.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request would encourage redevelopment and reuse of an underutilized site.	Development at this location would increase trip generation on West Hanes Mill Road, which is currently over capacity.

The request is consistent with the recommendations of the area plan and <i>Legacy 2030</i> .	
This request would allow low-intensity development in a transitional area between residential and commercial uses.	

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-3581
JUNE 8, 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: George Bryan, Walter Farabee, 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: George Bryan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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