

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

| PETITION INFORMATION | |
|-------------------------------------|--|
| Docket | W-3641 |
| Staff | Ellie Levina |
| Petitioner(s) | Jemsite Development, LLC (Caliber Collision - Fairlawn) |
| Owner(s) | Same |
| Subject Property | PIN 6817-73-9232 |
| Address | 2961 Fairlawn Drive |
| Type of Request | Special Use District 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 GB-S (General Business – Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> Residential Building, Townhouse; Residential Building, Multifamily; Combined Use; Life Care Community; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Shopping Center, Small; Bank and Financial Services; Bed and Breakfast; Car Wash; Funeral Home; Hotel or Motel; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Offices; Services, A; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Park and Shuttle Lot; Parking Commercial; Utilities <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 GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs 1, 2, 3, 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 proposal is consistent with the purpose statement of the proposed GB district as the request would permit the establishment of a destination service use within a larger planned development. | | |
| GENERAL SITE INFORMATION | | | |
| Location | South side of Fairlawn Drive across from its intersection with Fairlawn Court. | | |
| Jurisdiction | City of Winston-Salem | | |
| Ward(s) | North | | |
| Site Acreage | ± 3.25 acres | | |
| Current Land Use | The site is currently undeveloped. | | |
| Surrounding Property Zoning and Use | Direction | Zoning District | Use |
| | North | GB-S and RM12-S | Apartments, offices, grocery store, and an undeveloped parcel |
| | South | GO-S and RS9 | Data center and single-family homes |
| | West | GB-S and RS9 | Single-family homes and undeveloped land |
| | East | GB-S | 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 proposed Motor Vehicle, Body or Paint Shop use is consistent with the surrounding commercial development pattern. The site plan shows a substantial perimeter bufferyard and tree save area adjacent to the single-family neighborhood to the west of the site. | | |
| Physical Characteristics | The subject property is relatively flat and was previously cleared, with an existing 75-foot-wide stand of trees on the western portion of the site. | | |
| Proximity to Water and Sewer | The site has access to public sewer and water. | | |
| Stormwater/ Drainage | The southeast portion of the site contains an existing stormwater management device. | | |
| Watershed and Overlay Districts | The site is not located within a watershed or overlay district. | | |

| | | | | | | |
|--|--|---|---------------------|----------|--------------------------|--------------------------------|
| Analysis of General Site Information | | The site has been mass-graded and contains an existing stormwater management device in the southeast corner of the property. There is 75-foot-wide stand of trees existing on the western portion of the site. | | | | |
| RELEVANT ZONING HISTORIES | | | | | | |
| Case | Request | Decision & Date | Direction from Site | Acreage | Recommendation | |
| | | | | | Staff | CCPB |
| W-3266 | GO-S, GB-S, & RM12-S to GB-L, LO-L, & GB-S | Approved 07/20/2015 | Subject property | 27.06 | Approval | Approval |
| SITE ACCESS AND TRANSPORTATION INFORMATION | | | | | | |
| Street Name | | Classification | Street Maintenance | Frontage | Average Daily Trip Count | Capacity at Level of Service D |
| Fairlawn Drive | | Major Thoroughfare | NCDOT | 234' | 14,000 | 27,500 |
| Proposed Access Point(s) | | The developer proposes to use an existing internal driveway connection that accesses Fairlawn Drive. The existing drive is the current access point for the Culvers restaurant and the Sheetz convenience store. | | | | |
| Proposed Road Improvements | | No road improvements are requested or proposed as a part of this request. | | | | |
| Trip Generation - Existing/Proposed | | <u>Existing Zoning: GB-S</u> The site is currently undeveloped. As such, trip generation numbers cannot be estimated. <u>Proposed Zoning: GB-S</u> 6,300/1,000 sf x 15.86 (Automobile Care Center) = 100 Trips per Day | | | | |
| Sidewalks | | Sidewalks exist along both sides of Fairlawn Drive. The site plan depicts the required pedestrian cross-connection to the sidewalk along Fairlawn Drive. | | | | |
| Transit | | WSTA Routes 88, 99, and 109 stop at the intersection of Fairlawn Drive and Reynolda Road, approximately ¼ of a mile to the west of the site. | | | | |
| Connectivity | | The site will be accessed using an existing internal cross-access driveway which serves the Culvers restaurant and Sheetz convenience store to the east of the site. No other access points are proposed as a part of this request. | | | | |
| Analysis of Site Access and Transportation Information | | The proposed site plan shows the new automobile care facility making use of an existing access point onto Fairlawn Drive, a major thoroughfare. No new points of access are proposed. The site has excellent multimodal access to pedestrian and mass transit facilities. | | | | |

| SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS | | | |
|--|--|----------|-----------------------------|
| Building Square Footage | Square Footage | | Placement on Site |
| | 6,300 sf | | Central portion of the site |
| Parking | Required | Proposed | Layout |
| | 33 | 25 | 90-degree head-in |
| Building Height | Maximum | | Proposed |
| | 60’ | | 26’-5” |
| Impervious Coverage | Maximum | | Proposed |
| | No Limit | | 31.04% |
| UDO Sections Relevant to Subject Request | <ul style="list-style-type: none">• Section 4.6.10 – GB General Business District• Section 5.2.60 – Motor Vehicle, Body or Paint Shop Use-Specific Standards• Chapter 6: Development Standards | | |
| Complies with Section 3.2.11 | (A) <i>Legacy 2030 policies:</i> | Yes | |
| | (B) <i>Environmental Ord.</i> | Yes | |
| | (C) <i>Subdivision Regulations</i> | N/A | |
| Analysis of Site Plan Compliance with UDO Requirements | The site plan proposes a 6,300 square-foot collision repair facility with 11 service bays and required parking area. The developer is utilizing the 30% parking reduction for the GB District to reduce the required minimum parking from 33 to 25 spaces. The rear parking area will be surrounded by a security fence with 2 gates controlling access to the garage bays. | | |
| | The plan retains the seventy-five (75) foot undisturbed tree save buffer along the western property line abutting the single-family homes on Green Crest Drive that was shown on the original rezoning site plan. The proposed site plan shows the required one hundred (100) foot-wide Type III bufferyard, which will use the tree save area along with an additional twenty-five (25) feet of undisturbed land to satisfy the bufferyard width requirement. | | |
| | The proposed building elevations comply with the previously approved Phase One condition of W-3266 which requires the building exterior to be at least sixty-five percent (65 %) brick. The site plan meets all other UDO and use-specific requirements. | | |
| CONFORMITY TO PLANS AND PLANNING ISSUES | | | |
| Forward 2045 Growth Management Area | Growth Management Area 3 – Suburban Neighborhood | | |
| Relevant Forward 2045 Recommendations | <ul style="list-style-type: none">• Prioritize vacant properties that are appropriate for commercial development.• Promote economic opportunities, including business development sites such as commercial growth corridors. | | |

| | |
|--|--|
| Relevant Area Plan(s) | <i>North Suburban Area Plan Update (2014)</i> |
| Area Plan Recommendations | <ul style="list-style-type: none"> • The Proposed Land Use Map recommends office uses for the subject property. However, the official parcel-specific land use recommendation was changed to commercial land uses with the approval of zoning case W-3266 in 2015. • Commercial areas should be compact with limited access to major thoroughfares and should not promote strip development. • Create new commercial opportunities and improve existing commercial areas to blend with existing development while not infringing on nearby neighborhoods. |
| Site Located Along Growth Corridor? | The site is not within a Growth Corridor but is located just to the west of the Silas Creek Parkway Growth Corridor. |
| Site Located within Activity Center? | The site is not located within an Activity Center but is near the Reynolda Road/Fairlawn Drive Activity Center west of the site. |
| 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>The request is to rezone 3.25 acres from GB-S to GB-S to add the use “Motor Vehicle, Body or Paint Shop” to the existing approved uses for the site, and to revise the approved site plan for the property.</p> <p>The request conforms to the recommendations of both <i>Forward 2045</i> and the <i>North Suburban Area Plan</i> by promoting commercial development on a vacant commercially-zoned site. The request is consistent with the Phase One conditions of the prior rezoning of the site, including providing a wide bufferyard and setback against the single-family homes to the west. The proposed building also conforms to the building materials condition approved in the prior rezoning. The petitioner has worked with staff to provide an appropriate fencing material for the perimeter of the site.</p> <p>The proposed added use and revised site plan maintain the intent of the 2015 rezoning of the property and allow for the development of a site which has excellent transportation access and minimal impacts to residential neighbors.</p> |

| CONCLUSIONS TO ASSIST WITH RECOMMENDATION | |
|--|--|
| Positive Aspects of Proposal | Negative Aspects of Proposal |
| The request conforms to the general recommendations of <i>Forward 2045</i> and the <i>North Suburban Area Plan Update</i> . | The use Motor Vehicle, Body or Paint Shop was not an approved use in the original 2015 rezoning of the site due to the potential intensity of the use. |
| The request would allow for the development of a vacant commercially-zoned site within an already developed commercial area. | |
| The site has excellent access to multimodal transit opportunities. | |
| SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL | |
| The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts: | |
| <ul style="list-style-type: none">• <u>PRIOR TO ISSUANCE OF BUILDING PERMITS:</u><ul style="list-style-type: none">a. The exterior walls of all buildings on the subject property must consist of a minimum of sixty-five percent (65%) brick. Brick color shall be consistent with the brick colors “Milwaukee” and “St. Windsor Thin Brick”.b. All rooftop HVAC equipment located on the subject property shall be completely screened from view along all public streets.• <u>OTHER REQUIREMENTS:</u><ul style="list-style-type: none">a. Freestanding signage shall be limited to a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. Freestanding signage for the entire subject property shall be constructed of the same material. Monument signs shall consist of a brick base with a brick cap or precast cap.b. Streetyard plantings for the entire subject property shall consist of Shumard Oaks (<i>Quercus shumardi</i>) or comparable variety for the trees and Carissa Holly (<i>Ilex cornuta</i> ‘Carissa’) or comparable variety for the shrubs which shall be the primary plant materials. Additional trees and shrubs may be used to supplement the required species listed above. | |

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-3641 JANUARY 9, 2025

Bryan Wilson presented the staff report.

Mr. Steelman asked how long a salvaged car can stay in a fenced storage area. Mr. Murphy replied that there is no time limit as long as the vehicle remains within the fenced area and the use of the site is Motor Vehicle Storage Yard.

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