

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3575		
Staff	Amy McBride		
Petitioner(s)	Prime Property, LLC		
Owner(s)	Same		
Subject Property	PIN 6874-17-1593		
Address	1330 Glenn Center Drive		
Type of Request	Special Use rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from HB-S (Two Phase) (Highway Business-Special Use) to HB-S (Two Phase) (Highway Business-Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Storage Services, Retail (Internal Access); Hotel or Motel; and Shopping Center, Small 		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	<p>The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in GMAs 2, 3, and 4.</p>		
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 site is located within GMA 3 with good road access and is adjacent to existing commercial development.		
GENERAL SITE INFORMATION			
Location	The west side of Glenn Center Drive, north of Glennview Drive		
Jurisdiction	Winston-Salem		
Ward(s)	East		
Ward(s) July 2023	East		
Site Acreage	± 4.75 acres		
Current Land Use	The site is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	N/A	Interstate 40 right-of-way
	East	HB-S	Chick-Fil-A and Bojangles
	South	HB-S	Tractor Supply Company
	West	HB-S and RS9	Stormwater device and undeveloped 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?
	The site is located within a previously approved development zoned HB-S (Two-Phase) with various commercial retail and restaurant uses.
Physical Characteristics	Most of the site has been cleared and graded. It contains a gentle slope downward toward the west.
Proximity to Water and Sewer	Public water is located along Glenn Center Drive. Public sewer borders the western edge of the site and is along Glenn Center Drive.
Stormwater/ Drainage	This lot is part of the overall Shoppes at Glenn Crossing development. This overall development had a stormwater management plan approved in 2006. As a result, this lot is grandfathered from the current City of Winston-Salem Stormwater Management ordinance adopted in 2008.
Watershed and Overlay Districts	The site is not located within a water supply watershed or overlay district.
Historic, Natural Heritage and/or Farmland Inventories	The site is within the half-mile buffer for a property participating in the Voluntary Agricultural District Program, approximately .16 mile to the southeast.
Analysis of General Site Information	The subject property was previously cleared and graded in conjunction with the larger Shoppes at Glenn Crossing development. There are no floodplains, steep slopes, or watershed issues and the site appears suitable for development within the proposed HB-S (Two Phase) district.

RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3174	HB-S (Two-Phase) Final Development Plan	Approved 9/9/2021	Adjacent property to west	1.53	Approval	Approved
W-3174	HB-S (Two-Phase) Final Development Plan	Approved 10/10/2019	Subject site and adject property to the south	8.51	Approval	Approved
W-3174	HB-S (Two-Phase) Final Development Plan	Approved 10/13/2016	Adjacent property to southeast	1.02	Approval	Approved
F-1434	RS9 to HB-S (Two-Phase)	Approved 9/12/2005	Included subject property	32.1	Denial	Approved

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Glenn Center Drive	Local Street	367 feet	N/A	N/A
Proposed Access Point(s)	The site plan proposes one access point from Glenn Center Drive.			
Trip Generation - Existing/Proposed	<u>Proposed Trip Generation</u> 25,000sf / 1,000 x 2.5 (Mini-Warehouse Trip Rate) = 63 Trips per Day			
Sidewalks	Sidewalks exist along Glenn Center Drive and Glennview Drive and are proposed along the frontage of the development site.			
Transit	Transit is not available in this area.			
Transportation Impact Analysis (TIA)	A TIA was submitted as part of the initial HB-S (Two-Phase) rezoning in 2005.			
Analysis of Site Access and Transportation Information	Glenn Center Drive will serve as the access for this site, and the lot frontage will have sidewalks that will lead to the building. The proposed plan for storage services, retail is expected to generate only a slight increase in local traffic compared to present conditions.			
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS				
Building Square Footage	Square Footage		Placement on Site	
	25,000		West central portion of the site	
Parking	Required	Proposed		Layout
	8	9		90-degree head-in
Building Height	Maximum			Proposed
	60 feet			37 feet
Impervious Coverage	Maximum			Proposed
	70 percent			28.97 percent
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 4.6.9: Highway Business District Section 5.2.89 Storage Services, Retail 			
Complies with Section 3.2.11	(A) Legacy 2030 policies:		Yes	
	(B) Environmental Ord.		N/A	
	(C) Subdivision Regulations		N/A	
Analysis of Site Plan Compliance with UDO Requirements	The submitted site plan proposes a 25,000 square-foot, three-story self-storage building with internal access and a parking lot with service aisle to the east of the building. The site plan complies with UDO requirements and the approved first phase conditions of zoning case F-1434.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy 2030 Growth	Growth Management Area 3 - Suburban Neighborhoods			

Management Area	
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Promote compatible infill development that fits with the context of its surroundings. • Concentrate development within the serviceable land area of Forsyth County, with the highest densities at activity centers and along growth corridors. • Activity centers have the potential to accommodate denser mixed-use development. • Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan.
Relevant Area Plan(s)	<i>Southeast Forsyth County Area Plan (2014)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The recommended land use for this site is commercial. • This plan calls for the creation of new commercial opportunities and the improvement of existing commercial areas that blend with existing development. • Focus commercial and industrial development in planned commercial/industrial areas and activity centers where transportation and utilities exist or are planned.
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 Union Cross Road/I-40 Activity Center.
Addressing	1330 Glenn Center Drive
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 Legacy 2030?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone the 4.75-acre property from HB-S (Two-Phase) to HB-S (Two-Phase). This request is intended to add additional uses, including Storage Services, Retail (Internal Access) and Hotel or Motel, with a proposed site plan that features a three-story, internal access self-storage facility meeting all UDO requirements.</p> <p>The subject property is adjacent to other commercial uses and the overall site was previously rezoned in 2005, with the infrastructure being in place since then.</p> <p>The request for rezoning is consistent with the <i>Southeast Forsyth County Area Plan</i>, which recommends commercial use for the site and <i>Legacy</i>,</p>

	<p>which recommends concentrating commercial uses in the Union Cross Road/I-40 Activity Center.</p> <p>The developer has submitted building elevations that comply with the previously approved first phase conditions of F-1434.</p>
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CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The vacant site has been commercially zoned since 2005.	Developing the site will contribute to an increase in traffic in the area, as well as adding additional impervious surface to the area.
The request is consistent with the recommendations of the area plan and <i>Legacy</i> .	
The request complies with all first phase conditions of the surrounding shopping center development.	

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:

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff. All rooftop HVAC equipment shall be screened from view of the adjacent streets.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - b. All required improvements of the driveway permit shall be completed.

- **OTHER REQUIREMENTS:**
 - a. Freestanding signage shall be limited to one (1) monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.
 - b. All proposed landscaping shall be consistent (with respect to species) with existing landscaping in the overall development.
 - c. No exterior amplification, exterior loudspeakers, or similar devices (including a customer call system) that are audible outside the boundaries of the subject property shall be installed.
 - d. All storage tanks and trash containers located on the subject property shall be screened in a manner architecturally compatible with the buildings located on the subject property and utilizing the same building materials as the principal building.
 - e. No structure of a temporary nature shall be allowed on the property except that during construction, a construction trailer may be utilized.
 - f. No temporary signage shall be allowed except that new business announcements signs may be used during the construction phase.
 - g. All utility lines shall be entirely underground, provided however, equipment such as transformers, junction boxes, and meters may be located above ground.

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-3575
APRIL 13, 2023**

Marc Allred presented the staff report.

George Bryan asked why there are only eight parking spaces shown when the proposal includes the use hotel/motel. Staff explained the proposed parking spaces are required for the storage services use shown on the site plan, as that is the only use being developed at this time. Any hotel/motel use developed here will need to meet the parking requirements of that use.

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, Salvador Patiño, Brenda Smith

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, Salvador Patiño, Brenda Smith

AGAINST: None

EXCUSED: None

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