

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3337
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Delia Alvarado
Owner(s)	Same
Subject Property	PIN# 6834-75-2720
Address	2400 Old Lexington Road
Type of Request	Special use limited rezoning from GI to LI-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from GI (General Industrial) to LI-L (Limited Industrial – special use limited).</p> <p>The petitioner is requesting the following uses: Fish Hatchery; Urban Agriculture; Arts and Crafts Studio; Building Materials Supply; Fuel Dealer; Micro-Brewery or Micro-Distillery; Wholesale Trade A; Wholesale Trade B; Banking and Financial Services; Building Contractors, General; Building Contractors, Heavy; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Offices; Services A; Services B; Signs, Off-Premises; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Services, Indoor; Recreation Facility, Public; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Animal Shelter, Public; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Dirt Storage; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Landfill, Construction and Demolition; Landfill, Land Clearing/Inert Debris; Police or Fire Station; Postal Processing Facility; Recycling Center; School, Vocational or Professional; Solid Waste Transfer Station; Special Events Center; Manufacturing A; Manufacturing B; Borrow Site; Access Easement, Private Off-Site; Helistop; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities</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.</p>
Continuance History	This item was automatically continued from the July 13, 2017 Planning Board meeting to the August 10 meeting because the UDO requirements pertaining to neighborhood meeting/outreach had not been met. During this time, the petitioner also converted the proposed zoning from LI to LI-L in order to remove the use of Shelter for Homeless.

Neighborhood Contact/Meeting	The petitioner’s representative has provided Attachment B as a summary of their neighborhood outreach efforts.		
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.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the site is currently zoned GI which is a more intensive industrial district than the LI district. The site is also adjacent to other GI zoned properties on three sides. Because the site is across Old Lexington Road from a residential area, the LI-L zoning is more appropriate from a neighborhood compatibility perspective.		
GENERAL SITE INFORMATION			
Location	West side of Old Lexington Road across from East Devonshire Street		
Jurisdiction	City of Winston-Salem		
Ward(s)	Southeast		
Site Acreage	± .91 acre		
Current Land Use	Currently located on the subject property is a one story, warehouse building that appears to be unoccupied.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	GI	Automotive repair
	East	RS9	Single family homes
	South	GI	Industrial building
	West	GI	Railroad and US 52
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		
	The proposed uses are compatible with the uses permitted on the adjacent GI zoned properties and less compatible with the uses permitted on the residentially zoned properties located across Old Lexington Road.		
Physical Characteristics	The developed site has a gentle slope downward toward the southeast. There are some mature trees located along the western edge of the site.		
Proximity to Water and Sewer	Public water and sewer are available to the site.		
Stormwater/ Drainage	No known issues.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		
Analysis of General Site Information	The subject property is 0.91 acre in size and is zoned GI. It contains an 8,317 square foot industrial building that was constructed in 1946 and a gravel parking area located along the southern portion of the site. The western side of the site abuts a railroad.		

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Old Lexington Road	Major Thoroughfare	152'	5,100	15,800
Proposed Access Point(s)	Because this is a special use limited request with no site plan, the exact location of access points is unknown. The site currently has one access point onto Old Lexington Road.			
Trip Generation - Existing/Proposed	No trip generation is available for the existing or proposed zonings as neither includes a site plan.			
Sidewalks	Sidewalks are located along both sides of Old Lexington Road.			
Transit	Route 104 runs along Old Lexington Road.			
Analysis of Site Access and Transportation Information	The subject property is located along Old Lexington Road which is a major thoroughfare with ample capacity. The site also has access to transit and sidewalk accommodations. Staff does not foresee any transportation related issues associated with the subject request.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy 2030 Growth Management Area	Growth Management Area 2 - Urban Neighborhoods			
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. • Increase infill development within the Municipal Services Area. • Promote quality design so that infill does not negatively impact surrounding development. 			
Relevant Area Plan(s)	<i>Southeast Winston-Salem Area Plan Update (2013)</i>			
Area Plan Recommendations	<ul style="list-style-type: none"> • The Proposed Land Use Map shows the property for industrial land use. 			
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.			
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?			
	No			
	(R)(4) - Is the requested action in conformance with Legacy 2030?			
	Yes			

Analysis of Conformity to Plans and Planning Issues	<p>The subject request is to rezone a .91 acre developed lot from GI to LI-L. The LI district is less intensive than the existing GI district. While the site is adjacent to a railroad track to the west and GI zoning on three sides, it is also across Old Lexington Road from a single family residential neighborhood. Therefore, from a neighborhood compatibility perspective, the proposed LI-L zoning is a more appropriate zoning than the GI district. The petitioner has also agreed to remove the use of Shelter for Homeless which is allowed in LI but not in GI.</p> <p>The <i>Southeast Winston-Salem Area Plan Update</i> recommends industrial land use for the subject property. The request is therefore consistent with this recommendation as well as with the LI district purpose statement. Planning staff recommends approval.</p> <p>The following uses are not allowed in the current GI district but are allowed in the proposed LI-L zoning:</p> <ul style="list-style-type: none"> • Child Care, Drop-In • College or University • Hospital or Health Center • Special Events Center • Adult Day Care Center • Child Care, Sick Children • Child Day Care Center
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RELEVANT ZONING HISTORIES

There are no relevant zoning histories in the vicinity of the subject property.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the industrial land use recommended in the <i>Southeast Winston-Salem Area Plan Update</i> .	The site is across the street from single family residentially zoned property.
The site has historically been used for industrial purposes and is adjacent to GI zoning on three sides.	
The proposed LI-L zoning is less intense than the existing GI zoning.	
The subject property is located along a major thoroughfare which has ample capacity.	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; **final recommendations** on projects are made by the City-County Planning Board, with **final decisions** being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **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-3337
JULY 13, 2017**

This item was continued to the August 10, 2017 meeting because the UDO requirements pertaining to neighborhood meeting/outreach have not been met.

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3337
AUGUST 10, 2017**

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning.

SECOND: Brenda Smith

VOTE:

FOR: George Bryan, Melynda Dunigan, Arnold King, Clarence Lambe, Chris Leak,
Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning and Development Services