

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

| PETITION INFORMATION | |
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| Docket # | W-3388 |
| Staff | Gary Roberts, Jr. AICP |
| Petitioner(s) | Neal Ketner and Pam St. Clair |
| Owner(s) | Same |
| Subject Property | PIN# 6803-87-2539 |
| Address | 200 Regent Drive |
| Type of Request | Special use limited rezoning from GI to GB-L. |
| Proposal | <p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from GI (General Industrial) to GB-L (General Business – special use limited). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Academic Medical Center; Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Materials Supply; Car Wash; Fuel Dealer; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Kennel, Indoor; Library, Public; Manufacturing A; Micro-Brewery or Micro-Distillery; Motorcycle Dealer; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Nursery, Lawn and Garden Supply Store, Retail; Offices; Outdoor Display Retail; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; School, Vocational or Professional; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Landfill, Construction and Demolition; Landfill, Land Clearing/Inert Debris; Borrow Site; Dirt Storage; Helistop; Access Easement, Private Off-Site; and Correctional Institution <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> |
| Neighborhood Contact/Meeting | The subject property is not within 500' of a residentially zoned property; therefore, no neighborhood outreach is required. |
| 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 and 3 and Metro Activity Centers. |

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| 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)? | | | | | |
| | The request is consistent with the GB purpose statement in that it would not encourage strip commercial development and the site is located within GMA 3. | | | | | |
| GENERAL SITE INFORMATION | | | | | | |
| Location | Southeast corner of Regent Drive and Viceroy Drive | | | | | |
| Jurisdiction | City of Winston-Salem | | | | | |
| Ward(s) | Southwest | | | | | |
| Site Acreage | ± .90 acre | | | | | |
| Current Land Use | Currently located on the site is a 4,200 square foot building which is primarily used for motorcycle sales. | | | | | |
| Surrounding Property Zoning and Use | Direction | Zoning District | | | Use | |
| | North | GI | | | Business/industrial uses | |
| | East | GI | | | Business/industrial uses | |
| | South | GI | | | Business/industrial uses | |
| | West | GI | | | Business/industrial uses | |
| 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 business and manufacturing uses are generally compatible with the uses permitted on the adjacent GI zoned properties. | | | | | |
| Physical Characteristics | The developed site has a gentle to steep slope downward toward the southern portion of the site where there is some mature vegetation. | | | | | |
| 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 developed site is located within the Stratford Industrial Park. The site appears to possess no development constraints such as steep slopes, floodplains, or designated watersheds. | | | | | |
| RELEVANT ZONING HISTORIES | | | | | | |
| Case | Request | Decision & Date | Direction from Site | Acreage | Recommendation | |
| | | | | | Staff | CCPB |
| W-3332 | GI to GB-L | Approved 6-19-2017 | 1,600' north | 5.14 | Approval | Approval |
| SITE ACCESS AND TRANSPORTATION INFORMATION | | | | | | |
| Street Name | Classification | Frontage | Average Daily Trip Count | Capacity at Level of Service D | | |
| Regent Drive | Local Street | 185' | NA | NA | | |

| | | | | |
|--|---|------|----|----|
| Viceroy Drive | Local Street | 208' | NA | NA |
| Proposed Access Point(s) | Because this is a special use limited request with no site plan or access conditions, the exact location of access points is unknown. | | | |
| Trip Generation - Existing/Proposed | Staff is unable to provide an accurate trip generation for either the existing general use zoning or the proposed special use limited zoning because there is no site plan. | | | |
| Sidewalks | There are no sidewalks located in the general area. | | | |
| Transit | Route 102 runs along Kimwell Drive located approximately 900' to the north. | | | |
| Analysis of Site Access and Transportation Information | The subject property is a corner lot served by two publically maintained streets. The site is relatively modest in size and staff does not foresee any transportation issues related to this request. | | | |
| 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 redevelopment and reuse of existing sites and buildings that are compatible and complementary with the surrounding area.• Encourage reuse of vacant and underutilized commercial and industrial sites. | | | |
| Relevant Area Plan(s) | Southwest Suburban Area Plan Update (2015) | | | |
| Area Plan Recommendations | <ul style="list-style-type: none">• The proposed land use for the site is Industrial.• This plan recommends industrial uses not encroach on residential areas and the consolidation of industrial uses at existing locations. | | | |
| 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? | | | |
| | See comments below. | | | |
| Analysis of Conformity to Plans and Planning Issues | <p>The subject request is to rezone a .9 acre developed site from GI to GB-L. The request includes some commercial uses which are not allowed in the existing GI district (see list below).</p> <p>The site is located within the context of a broader area which is zoned GI and is developed with a variety of medium to large scale industrial and warehousing facilities. The <i>Southwest Suburban Area Plan Update</i> recommends continued industrial land use for this area. <i>Legacy 2030</i></p> | | | |

| | <p>supports the reuse and rehabilitation of older industrial sites.</p> <p>The GB district is not classified as an industrial district; however, it is the most intense commercial zoning district and includes uses allowed in GI such as Manufacturing A. The majority of the proposed uses are already allowed within the current GI zoning. Therefore, there is some degree of overlap and similarity between the existing and the proposed zoning.</p> <p>Because the subject property is not visible from a high traffic thoroughfare, it is unlikely that the request (if approved) would lead to future commercial rezoning requests in this area. Planning staff supports the request which may provide more use flexibility for the site. For information purposes, below are the proposed uses which are not allowed in the current GI district.</p> <p><u>List of proposed uses not allowed in the current GI district:</u> Car Wash; Furniture and Home Furnishings Store; Institutional Vocational Training Facility; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display Retail;</p> |
|---|--|
| CONCLUSIONS TO ASSIST WITH RECOMMENDATION | |
| Positive Aspects of Proposal | Negative Aspects of Proposal |
| The proposed list of uses are generally compatible with the uses allowed on the adjacent GI zoned properties. | The area plan recommends industrial land use for the subject property. |
| The majority of the proposed uses are currently allowed in the existing GI district. | |
| The site is not adjacent to residentially zoned properties. | |
| The request would not encourage strip commercial development. | |

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-3388
NOVEMBER 8, 2018**

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Arnold King, Clarence Lambe,
Chris Leak, Brenda Smith

AGAINST: None

EXCUSED: None

(Tommy Hicks joined the meeting.)

Aaron King
Director of Planning and Development Services