

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3494
Staff	Bryan D. Wilson
Petitioner(s)	Claire Calvin and Matthew Giegengack
Owner(s)	Same
Subject Property	PINs 6835-21-0281 and 6835-21-1198
Address	905 South Broad Street and 907 South Broad Street
Type of Request	Special Use Limited rezoning from LB and LI to PB-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from LB (Limited Business) and LI (Limited Industrial) to PB-L (Pedestrian Business – Special Use Limited zoning)</p> <p>The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Home; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursing Care Institution; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center; Shopping Center, Small; Special Events Center; Swimming Pool, Private; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Life Care Community; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; and School, Public
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	The PB District is primarily intended to accommodate office, retail, service, institutional, and high-density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The

	<p>district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in Growth Management Areas 1, 2 and 3.</p>		
Rezoning Consideration from Section 3.2.15 A 13	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	<p>Yes, the site is located within a pedestrian-oriented neighborhood and is adjacent to properties with PB zoning. The area is also well-served by sidewalks and is located within the Urban Neighborhoods Growth Management Area (GMA 2).</p>		
GENERAL SITE INFORMATION			
Location	<p>Generally bounded by the east side of South Broad Street, the west side of South Poplar Street, and the south side of West Walnut Street.</p>		
Jurisdiction	<p>Winston-Salem</p>		
Ward(s)	<p>South</p>		
Site Acreage	<p>± 0.97 acres</p>		
Current Land Use	<p>The site contains several attached warehouse and office buildings that are currently vacant.</p>		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	<p>North</p>	<p>PB</p>	<p>Vacant Land</p>
	<p>East</p>	<p>HB</p>	<p>Commercial building and surface parking</p>
	<p>South</p>	<p>PB-L</p>	<p>Vacant lot and a single-family home</p>
<p>West</p>	<p>LB</p>	<p>Vacant lots and a single-family home</p>	
Rezoning Consideration from Section 3.2.15 A 13	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		
	<p>Yes, the proposed mixture of uses is compatible with the mixture of uses permitted on the adjacent properties with commercial zoning.</p>		
Physical Characteristics	<p>The developed site has a gentle downward slope to the southwest.</p>		
Proximity to Water and Sewer	<p>The subject property has access to public water and sewer from the surrounding streets.</p>		
Stormwater/ Drainage	<p>No known stormwater or drainage issues exist on-site.</p>		
Watershed and Overlay Districts	<p>The site is not located within a water supply watershed.</p>		
Historic, Natural Heritage and/or	<p>These parcels are within the West Salem Historic District, which was listed on the National Register in 2005. The building at 905 South Broad</p>		

Farmland Inventories	(FY4802) is a noncontributing structure. The building at 907 S Broad (FY4804) is a contributing structure. If new uses of the site will necessitate changes to, or demolition of, the building, historic resources staff requests that the building be documented using the Architectural Resources Documentation form.					
Analysis of General Site Information	The site is in the West Salem National Register Historic District. The site includes several buildings that were historically used for industrial and commercial purposes. There do not appear to be any significant development constraints on the site.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3356	LI to PB-L	Approved 1/2/2018	Adjacent properties northeast and southwest	1.30	Approval	Approval
W-3053	LI to PB	Approved 2/15/2010	250 feet southeast	0.34	Approval	Approval
W-2819	LI, LB, HB, and GB to PB	Approved 1/3/2006	Directly north	6	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Broad Street	Minor Thoroughfare	161 feet	5,500	11,900		
Walnut Street	Local Street	44 feet	N/A	N/A		
Poplar Street	Local Street	99 feet	N/A	N/A		
Proposed Access Point(s)	Because this is a Special Use Limited request with no site plan or access conditions, the exact location of future access points is unknown.					
Trip Generation - Existing/Proposed	No trip generation is available for the existing General Use or the proposed Special Use Limited zoning as neither includes a site plan.					
Sidewalks	Sidewalks are located along all street frontages.					
Transit	WSTA Route 85 runs along Broad Street.					
Analysis of Site Access and Transportation Information	Part of the site has frontage on a minor thoroughfare (Broad Street) which has excess capacity and is served with transit. The subject property is also located in a pedestrian-oriented area with a good sidewalks network. With respect to the relationship between zoning and transportation, staff believes the proposed PB-L zoning is much more appropriate than the existing LI zoning. Staff does not anticipate any negative transportation-related impacts from this request.					
CONFORMITY TO PLANS AND PLANNING ISSUES						
Legacy 2030 Growth	Growth Management Area 2 - Urban Neighborhoods					

Management Area	
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Increase infill development in the serviceable land area. • 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)	<i>South Central Area Plan Update (2014)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The subject property is recommended for institutional use and is also within the Special Land Use Condition Area (k): <p>The block bounded by Broad Street, Salem Avenue, Poplar Street, and Walnut Street has multiple zoning districts including LI, LB, and PB. The block contains a number of residential structures, businesses, some of them vacant and for sale, and undeveloped land. This general area was part of a sixty-eight acre farm established by Salem Diacony and Brother Johannes George Stockburger. The original farmhouse and later additions are located on the site (northwest corner of the subject property, 510 Walnut Street, PIN 6835-21-1269). Old Salem has acquired properties in the area since adoption of the <i>South Central Area Plan</i> in 2003 with the intent to recreate the farmhouse and its environment. This plan supports the long term efforts of Old Salem, but also recognizes that the entire block is zoned for nonresidential uses and property owners could redevelop individual lots for nonresidential uses. The plan recommends the following:</p> <ul style="list-style-type: none"> ▪ Encourage Old Salem to acquire additional needed properties and move ahead with implementation of their plan for the area.
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.
Rezoning Consideration from Section 3.2.15 A 13	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	The subject request is to rezone a 0.97-acre site from NB and LI to PB-L. The petitioners have worked with Planning staff to reduce the list of

Plans and Planning Issues	<p>requested uses, excluding some of the more intense uses allowed within the PB district.</p> <p>The site is in an established, mixed-use setting in the southeastern part of West Salem. The general area is characterized by a mixture of zoning districts including PB, HB, LB, and LI.</p> <p>The <i>South Central Area Plan Update</i> recommends institutional land use for the subject property, which is also within a Special Land Use Condition Area (SLUCA). The institutional land use recommendation is consistent with the recommendation of Old Salem to the east and reflects the fact that Old Salem owned a significant portion of the surrounding property at the time the area plan was adopted. The SLUCA recommends a mix of uses including single-family residential, small-scale office, and low-intensity commercial. The proposed PB-L zoning will allow for a wide array of residential, institutional, office, and commercial uses at this location.</p> <p>The general area is well-served with sidewalks and transit, which further contribute to the site’s suitability for PB-L zoning.</p>
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CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendations of <i>Legacy 2030</i> and the <i>South Central Area Plan Update</i> .	Comprehensive redevelopment of the site may result in the demolition of a contributing historic structure.
The proposed PB-L zoning is more compatible with the existing zoning and development pattern of the area than the current zoning.	
The request is consistent with the PB district purpose statement.	

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

<p>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> • <u>OTHER REQUIREMENTS:</u> <ol style="list-style-type: none"> a. If demolition of the contributing historic structure at 907 South Broad Street (FY4804) occurs, the developer shall photo-document the property using the Architectural Resources Documentation form available from Historic Resources staff.

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-3494
SEPTEMBER 9, 2021**

Desmond Corley 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, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Chris Murphy, AICP
Acting Director of Planning and Development Services