



DOCKET #: W3451

PROPOSED ZONING:
GB

EXISTING ZONING:
LI

PETITIONER:
Michael Mitchell, Riddle Farm
Equipment, Inc.
(CVR Properties Upgrade)

 Property included in zoning request.

 500' mail notification radius. Property not in zoning request.

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 2

ACRES: 4.99

NEAREST BLDG: 20' southwest

MAP(S): 6837.04



**CITY-COUNTY PLANNING BOARD
DRAFT STAFF REPORT**

PETITION INFORMATION	
Docket	W-3451
Staff	Samuel P. Hunter
Petitioner(s)	CVR Properties, LLC
Owner(s)	Same
Subject Property	PIN 6837-61-2926
Address	3709 North Glenn Avenue
Type of Request	Special Use Limited rezoning from LI to GB-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from LI (Limited Industrial) to GB-L (General Business –Special Use Limited). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Building Contractors, General; Building Materials Supply; Car Wash; Combined Use; Convenience Store; Fuel Dealer; Furniture and Home Furnishings Store; Institutional Vocational Training Facility; Landfill, Construction and Demolition; Landfill, Land Clearing/Inert Debris; Manufacturing A; Micro-Brewery or Micro-Distillery; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Offices; Outdoor Display Retail; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Services, A; Services, B; Special Events Center; Stadium, Coliseum, or Exhibition Building; Storage Services, Retail; Urban Agriculture; Utilities; Warehousing; Wholesale Trade A <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 petitioner’s neighborhood outreach summary 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 3.2.15 A 13	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?					
	Yes. The site is located within GMA 2 and is surrounded by a variety of other zoning districts, including HB, GI and GB-L.					
GENERAL SITE INFORMATION						
Location	Southeast corner of the intersection of Akron Drive and North Glenn Avenue					
Jurisdiction	Winston-Salem					
Ward(s)	Northeast					
Site Acreage	± 4.99 acres					
Current Land Use	Farm equipment sales					
Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	North	GI and HB			Fuel station and railroad right-of-way	
	East	GI			Railroad right-of-way	
	South	GI			Industrial uses and railroad right-of-way	
	West	HB			Offices and industrial uses	
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?					
	Yes. The permitted uses proposed for this GB-L district are generally compatible with the broad mixture of uses permitted on the adjacent properties.					
Physical Characteristics	The developed site is generally flat with a gentle slope towards the east.					
Proximity to Water and Sewer	Public water and sewer mains are located beneath North Glenn Avenue.					
Stormwater/ Drainage	No known issues.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	Existing conditions offer no constraints to the rezoning and potential redevelopment of this property.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2916	GI to LI	6/04/2007	Current site	4.99	Approval	Approval
W-3414	GI to GB-L	8/5/2019	Southeast	3.47	Approval	Approval

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
North Glenn Avenue	Minor Thoroughfare	1124 feet	2,700	13,800
Proposed Access Point(s)	Because this is a Special Use Limited request without a site plan or access conditions, proposed access points are unknown. However, the site currently has multiple access points from North Glenn Avenue.			
Trip Generation - Existing/Proposed	Staff is unable to estimate the existing or proposed trip generation because there is no site plan.			
Sidewalks	There are no sidewalks along North Glenn Avenue in the immediate vicinity. However, there are sidewalks along North Glenn Avenue approximately 600 feet southwest, as well as along Akron Drive approximately 200 feet north.			
Transit	WSTA Route 98 runs along North Liberty Street approximately 760 feet northeast.			
Analysis of Site Access and Transportation Information	<p>The site has extensive frontage along North Glenn Avenue. The general area is served by transit along North Liberty Street. An active railroad runs along the east side of the property, separating it from North Liberty Street.</p> <p>A City driveway permit will be required for any change of use or redevelopment of the site.</p>			
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 reuse of vacant and underutilized commercial and industrial sites. 			
Relevant Area Plan(s)	<i>East/Northeast Winston-Salem Area Plan (2015)</i>			
Area Plan Recommendations	<ul style="list-style-type: none"> The site is located north of the Glenn/Ogburn Activity Center and Smith-Reynolds Airport. The plan recommends keeping the growth and expansion of industrial uses while supporting ventures that develop new or convert existing industrial buildings to residential uses or a mixture of commercial and office uses. The plan recommends against rezoning to more intense districts to avoid raising prices of properties prior to their acquisition by the airport. 			
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.
Greenway Plan Information	The <i>Greenway Plan Update</i> does not recommend any expansion towards this site.
Rezoning Consideration from Section 3.2.15 A 13	Have changing conditions substantially affected the area in the petition?
	Many of the nearby properties have experienced rezoning and/or reinvestment over the last several years.
	Is the requested action in conformance with <i>Legacy 2030</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	The proposed zoning and list of requested uses are more consistent with the industrial-oriented goals of <i>Legacy</i> and the area plan than the existing LI zoning. All of the proposed uses are suitable for the surrounding area and do not take away from the industrial context or character of the area.
	The request is consistent with <i>Legacy</i> in that it continues to provide industrial services to the surrounding area, and it is consistent with the <i>East/Northeast Winston-Salem Area Plan</i> , which supports a mixture of industrial, commercial, and office uses on this site.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with <i>Legacy</i> and the area plan.	The request proposes the use convenience store and is not suitable for the surrounding area.
The request would allow more use flexibility on the site without disrupting the character of its surroundings.	
The request allows industrial uses that are compatible with the property's surroundings.	

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.**