



DOCKET #: W3483

PROPOSED ZONING:
GB-L

EXISTING ZONING:
C

PETITIONER:
Salem Congregation

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

SCALE: 1" represents 300'

STAFF: McBride

GMA: 2

ACRES: 0.90

NEAREST BLDG: 16' north

MAP(S): 6835.03



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

PETITION INFORMATION	
Docket	W-3483
Staff	Amy McBride
Petitioner(s)	Salem Congregation
Owner(s)	Same
Subject Property	PINs 6835-43-6300, 6835-43-6213, and 6835-43-6156
Address	605 East Salem Avenue, 615 East Salem Avenue, and 590 City Yard Lane
Type of Request	Special Use Limited Rezoning from C to GB-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from C to GB-L. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Building Contractors, General; Building Materials Supply; Car Wash; Cemetery; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Motorcycle Dealer; Museum or Art Gallery; Park and Shuttle Lot; Parking, Commercial; School, Vocational or Professional; Storage Services, Retail; Wholesale Trade A; and Services, A
Neighborhood Contact/Meeting	Neighborhood outreach is not required.
Zoning District Purpose Statement	The GB District is primarily intended to accommodate a wide range of retail, service, office, and high-density residential uses located along thoroughfares in areas which have developed with minimal front setbacks. 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.
Rezoning Consideration from Section 3.2.15 A 13	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>No, the site is within GMA 2 but surrounded by C zoning. The area currently has little or no retail, service, office, or high-density residential uses.</p>
GENERAL SITE INFORMATION	
Location	Northeast corner of East Salem Avenue and City Yard Drive
Jurisdiction	Winston-Salem
Ward(s)	East
Site Acreage	± 0.90 acre

Current Land Use	The subject property includes a vacant parcel, a single-family residential structure, and a maintenance building for Salem College.					
Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	North	C			Single-family Residential	
	South	LI			Vacant/Winston-Salem City Yard	
	East	C			Winston-Salem City Yard	
	West	C			College/ University	
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?					
	A specific plan has not been submitted, but the proposed GB-L uses are not compatible with adjoining properties. The areas north and west of the site primarily consist of educational uses, as well as residential properties. The area east and south of the subject property contains the City of Winston Salem’s Fleet and Property Maintenance facilities.					
Physical Characteristics	The site is partially wooded and has a gentle to moderate slope upward from City Yard Lane toward the north.					
Proximity to Water and Sewer	The site has access to public water and sewer from East Salem Avenue.					
Stormwater/ Drainage	Staff is not aware of any existing stormwater issues at this location.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The site currently contains a single-family residence and maintenance building for Salem College. The areas to the north and east are zoned C, CI and LI, with campus and City facilities. The surrounding areas to the west and south are zoned C and LI, with the majority of the property containing facilities for Salem College and the City.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3476	C to IP	Pending the August 2021 City Council meeting	North of subject site	3.90	Approval	Approval
W-3292	RSQ, LI and GI to C	Approved 5/2/2016	East of subject site, across City Yard Lane	2.29	Approval	Approval

W-2963	RSQ and GI to CI	Approved 12/3/2007	North of subject site, across Rams Drive	34.14	Approval	Approval
W-2791	RSQ to C	Approved 10/3/2005	Subject site and adjoining parcels to the north	2.78	Approval	Approval

SITE ACCESS AND TRANSPORTATION INFORMATION

Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
East Salem Avenue	Minor Thoroughfare	215 feet	3,200	13,800
City Yard Drive	Minor Thoroughfare	162 feet	N/A	13,800
Proposed Access Point(s)	Primary access to the site is currently provided by a driveway located on East Salem Avenue and to the rear of the property from City Yard Lane. No site plan has been submitted to indicate the location of future access.			
Planned Road Improvements	There are no road improvements proposed in conjunction with this request.			
Trip Generation - Existing/Proposed	As this is a Special Use Limited request, trip generation information is unavailable.			
Sidewalks	There are existing sidewalks along City Yard Drive and continuing along East Salem Avenue.			
Transit	WSTA Route 100 serves East Salem Avenue, with the closest stop located at East Salem Avenue and Rams Drive.			

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"> Discourage inappropriate commercial encroachment into neighborhoods. Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan.
Relevant Area Plan(s)	<i>South Central Winston-Salem Area Plan Update (2014)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> The area plan recommends institutional development at this site. Commercial development should be concentrated in designated areas and not be allowed to take the form of strip development along the major roads in the planning 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.
Comprehensive Transportation Plan Information	<p>The <i>Comprehensive Transportation Plan</i> recommends a two-lane cross-section with curb and gutter, bike lanes and sidewalks for this section of East Salem Avenue.</p> <p>The plan recommends a two-lane cross-section with a wide raised median, curb and gutter, bike lanes and sidewalks for this section of City Yard Drive.</p>
Greenway Plan Information	The Salem Creek Greenway may be accessed via the sidewalk on the east side of Salem Avenue, south of the site.
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 <i>Legacy 2030</i>?
No	
Analysis of Conformity to Plans and Planning Issues	<p>The proposed rezoning from C to GB-L is inconsistent with the current zoning of adjacent properties surrounding the site.</p> <p>The <i>South Central Winston-Salem Area Plan Update</i> recommends institutional development for this site. The plan further states that commercial development should be focused in designated areas along major roads in the area. Certain uses included in the proposed request (e.g., motor vehicle-related uses) could negatively impact traffic generation and the character of the area.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The site has access to water and sewer with good road access and is suitable for a variety of uses.	The area plan recommends institutional development at this location.
	The proposed zoning is inconsistent with the zoning of the surrounding properties.
	Certain uses included in the proposed request (e.g., motor vehicle-related uses) could negatively impact traffic generation and the character of the area.
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:	
<ul style="list-style-type: none"> • <u>OTHER REQUIREMENTS:</u> <ol style="list-style-type: none"> a. Freestanding signage for each parcel shall be limited to one sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. b. Access to the site shall only be provided from City Yard Lane. 	

STAFF RECOMMENDATION: Denial

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.**