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November 21, 2018

Neal Ketner & Pam St. Clair
200 Regent Drive
Winston-Salem, NC 27103

Re: Zoning Petition W-3388

Dear Petitioner:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

Aaron King
Director of Planning and Development Services

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102



City Council: Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

County Commissioners: David R. Plyler, Chairman; Don Martin, Vice Chair, Fleming El-Amin; Ted Kaplan; Richard V. Linville; Gloria D. Whisenhunt; Everette Witherspoon; County Manager: Dudley Watts, Jr.

City-County Planning Board: Arnold G. King, Chair, Chris Leak, Vice-Chair; George M. Bryan, Jr.; Melynda Dunigan; Jason Grubbs; Tommy Hicks; Clarence R. Lambe, Jr.; Johnny Sigers; Brenda J. Smith

ACTION REQUEST FORM

DATE: November 21, 2018
TO: The Honorable Mayor and City Council
FROM: Aaron King, Director of Planning and Development Services

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Petition of Neal Ketner and Pam St. Clair.

SUMMARY OF INFORMATION:

- A. Public hearing on zoning petition of Neal Ketner and Pam St. Clair from GI to GB-L (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): property is located on the southeast corner of Regent Drive and Viceroy Drive (Zoning Docket W-3388).
- B. Ordinance amending the *Unified Development Ordinances* of Winston-Salem/Forsyth County and the Official Zoning Map.
- C. Approval of Special Use Limited District Permit.

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE

CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Neal Ketner and Pam St. Clair, Docket W-3388

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from GI to GB-L (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) the zoning classification of the following described property:

PIN# 6803-87-2539

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the _____ day of _____, 20__ to Neal Ketner and Pam St. Clair.

CITY - SPECIAL USE LIMITED DISTRICT PERMIT

SPECIAL USE LIMITED DISTRICT PERMIT

Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of Neal Ketner and Pam St. Clair, (Zoning Docket W-3388). The site shall be developed in accordance with the conditions approved by the Board and the following uses: 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, approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the GB-L zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws.

Section 3. The City Council hereby directs the issuance of a Special Use Limited District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be located on the property described in section one above. Said Special Use Limited District Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
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.

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)	<i>Southwest Suburban Area Plan Update (2015)</i>			
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	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).			
	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>			

supports the reuse and rehabilitation of older industrial sites.

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.

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.

List of proposed uses not allowed in the current GI district:
 Car Wash; Furniture and Home Furnishings Store; Institutional Vocational Training Facility; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display Retail;

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





DOCKET #: W3388

PROPOSED ZONING:
GB-L

EXISTING ZONING:
GI

PETITIONER:
Neal Ketner and Pam St. Clair

 Property included in zoning request.

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

SCALE: 1" represents 300'

STAFF: Roberts

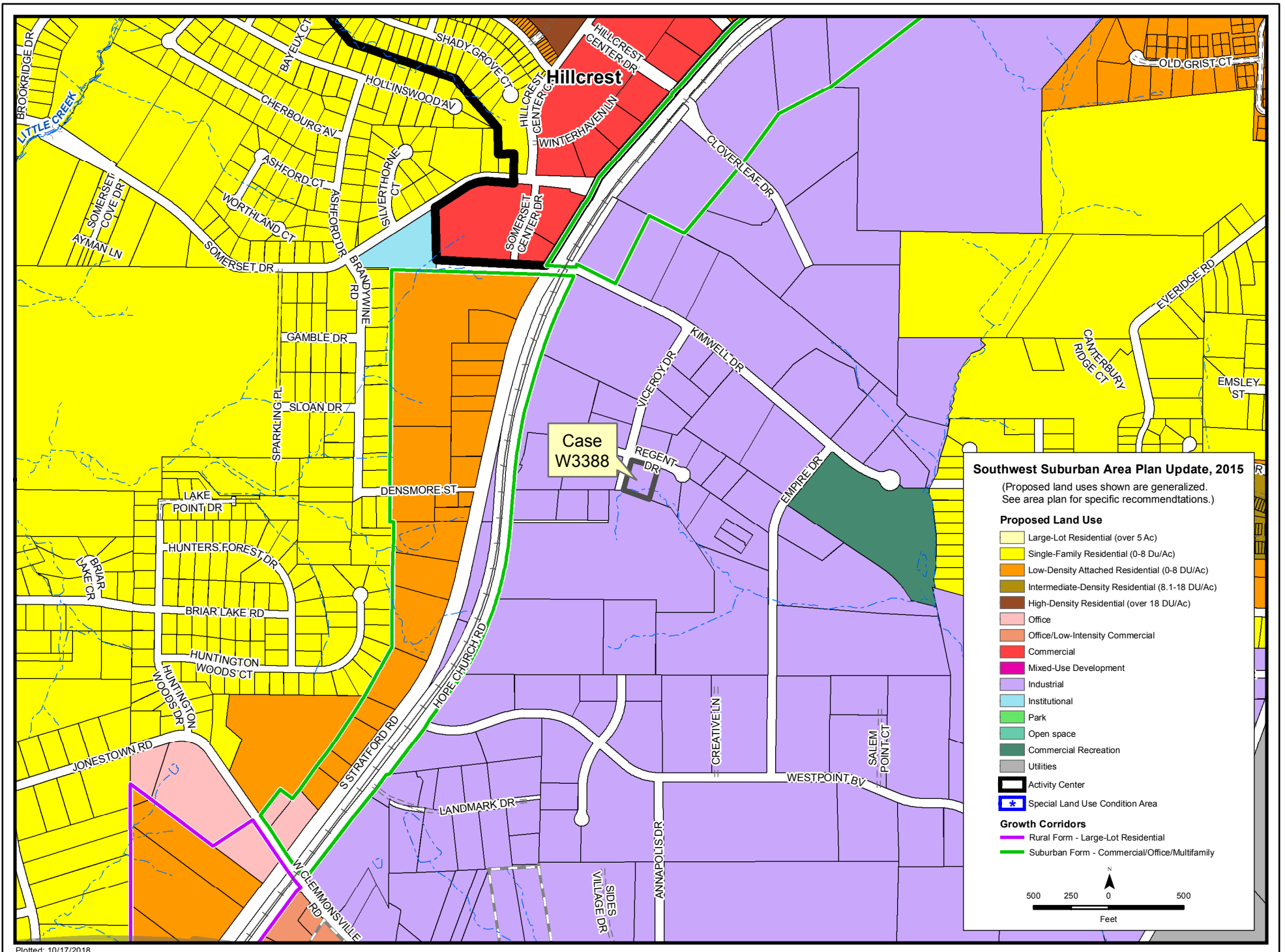
GMA: 3

ACRES: 0.90

NEAREST BLDG: 13' east

MAP(S): 6803.02





W-3388 ATTACHMENT A
EXISTING USES ALLOWED IN THE GI ZONING DISTRICT
City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Academic Biomedical Research Facility
Adult Establishment
Animal Feeding Operation
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Bulk Storage of Petroleum Products
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Correctional Institution
Fish Hatchery
Fuel Dealer
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Kennel, Indoor
Manufacturing A
Manufacturing B
Manufacturing C
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
Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Recycling Center
Recycling Plant
School, Vocational or Professional
Services A
Services B
Signs, Off-Premises
Solid Waste Transfer Station
Storage and Salvage Yard
Storage Services, Retail
Storage Trailer

W-3388 ATTACHMENT A
EXISTING USES ALLOWED IN THE GI ZONING DISTRICT
City of Winston-Salem Jurisdiction Only

Terminal, Bus or Taxi
Terminal, Freight
Testing and Research Lab
Transmission Tower
Urban Agriculture
Utilities
Veterinary Services
Warehousing
Wholesale Trade A
Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Airport, Private
Heliport
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris
Meat Packing Plant
Motor Vehicle Dismantling and Wrecking Yard

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

Airport, Public
Borrow Site
Dirt Storage
Helistop

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

Access Easement, Private Off-Site
Asphalt and Concrete Plant
Hazardous Waste Management Facility
Landfill, Sanitary
Mining, Quarry, or Extractive Industry⁵

⁵SUP not required if requirements of Section [B.2-5.2\(A\)](#) are met