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

MAP(S):

DOCKET #: W-3501

PROPOSED ZONING:
PB-L

EXISTING ZONING:
LO

PETITIONER:
Premier Park OPP NC LLC
(Saddle Seat Executive Park)

SCALE: 1" represents 300'

STAFF: Wilson

GMA: 2

ACRES: 4.01

NEAREST BLDG: 96' southwest

MAP(S): 6846.03
November 19, 2021

Premier Park OPP NC, LLC
1451 S Elm-Eugene Street
Suite 2015
Greensboro, NC 27406

Re: Zoning Petition W-3501

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 Clerk’s Office of the date on which the Council will hear this petition.

Sincerely,

Chris Murphy, AICP
Acting Director of Planning and Development Services

pc: City Clerk’s Office, P.O. Box 2511, Winston-Salem, NC 27102
# ACTION REQUEST FORM

**DATE:** November 19, 2021  
**TO:** The Honorable Mayor and City Council  
**FROM:** Chris Murphy, AICP, Acting Director of Planning and Development Services

## COUNCIL ACTION REQUEST:

Public Hearing on Zoning Petition of Premier Park OPP NC, LLC

## SUMMARY OF INFORMATION:

Public hearing and consideration of zoning petition of Premier Park OPP NC, LLC from LO to PB-L (Residential Building, Single Family; Planned Residential Development; Cottage Court; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Multifamily; Residential Building, Twin Home; Combined Use; Family Group Home B; Urban Agriculture; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store; Banking and Financial Services; Bed and Breakfast; Funeral Home; Hotel or Motel; Offices; Services, A; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Facility, Public; Adult Day Care Center; Adult Day Care Home; Child Care, Drop-In; Child Day Care Center; Child Day Care, Large Home; Child Day Care, Small Home; Child Care, Sick Children; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Limited Campus Uses; Government Offices, Neighborhood Organization, or Post Office; Group Care Facility A; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospice and Palliative Care; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Special Events Center; Park and Shuttle Lot; and Utilities): property is located on the west side of East Fourteenth Street, north of New Walkertown Road (Zoning Docket W-3501)

## PLANNING BOARD ACTION:

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE
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 LO to PB-L (Residential Building, Single Family; Planned Residential Development; Cottage Court; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Multifamily; Residential Building, Twin Home; Combined Use; Family Group Home B; Urban Agriculture; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store; Banking and Financial Services; Bed and Breakfast; Funeral Home; Hotel or Motel; Offices; Services, A; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Facility, Public; Adult Day Care Center; Adult Day Care Home; Child Care, Drop-In; Child Day Care Center; Child Day Care, Large Home; Child Day Care, Small Home; Child Care, Sick Children; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Limited Campus Uses; Government Offices, Neighborhood Organization, or Post Office; Group Care Facility A; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospice and Palliative Care; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Special Events Center; Park and Shuttle Lot; and Utilities) the zoning classification of the following described property:

PIN 6846-01-3539
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 Premier Park OPP NC, LLC.

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.
The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of Premier Park OPP NC, LLC, (Zoning Docket W-3501). The site shall be developed in accordance with the conditions approved by the Board and the following uses: **PB-L** (Residential Building, Single Family; Planned Residential Development; Cottage Court; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Multifamily; Residential Building, Twin Home; Combined Use; Family Group Home B; Urban Agriculture; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store; Banking and Financial Services; Bed and Breakfast; Funeral Home; Hotel or Motel; Offices; Services, A; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Facility, Public; Adult Day Care Center; Adult Day Care Home; Child Care, Drop-In; Child Day Care Center; Child Day Care, Large Home; Child Day Care, Small Home; Child Care, Sick Children; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Limited Campus Uses; Government Offices, Neighborhood Organization, or Post Office; Group Care Facility A; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospice and Palliative Care; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Special Events Center; Park and Shuttle Lot; and Utilities), approved by the Winston-Salem City Council the _____ day of _____________________, 20____" and signed, provided the property is developed in accordance with requirements of the **PB-L** zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws.
**PETITION INFORMATION**

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3501</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Bryan D. Wilson</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Premier Park OPP NC, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6846-01-3539</td>
</tr>
<tr>
<td>Address</td>
<td>2285 Premier Park Lane</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use Limited rezoning from LO to PB-L</td>
</tr>
</tbody>
</table>

**Proposal**
The petitioner is requesting to amend the Official Zoning Map for the subject property from **LO** (Limited Office) to **PB-L** (Pedestrian Business - Limited Use). The petitioner is requesting the following uses:

- Residential Building, Single Family; Planned Residential Development; Cottage Court; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Multifamily; Residential Building, Twin Home; Combined Use; Family Group Home B; Urban Agriculture; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store; Banking and Financial Services; Bed and Breakfast; Funeral Home; Hotel or Motel; Offices; Services, A; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Facility, Public; Adult Day Care Center; Adult Day Care Home; Child Care, Drop-In; Child Day Care Center; Child Day Care, Large Home; Child Day Care, Small Home; Child Care, Sick Children; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Limited Campus Uses; Government Offices, Neighborhood Organization, or Post Office; Group Care Facility A; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospice and Palliative Care; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Special Events Center; Park and Shuttle Lot; and Utilities

**Neighborhood Contact/Meeting**
An outreach summary was received from the agent representing the petitioner. The agent states the following:

*On October 4, 2021, we mailed 32 letters to property owners within a 500 ft radius of the property parcel # 6846-01-3539.000 site informing them of the proposed rezoning and asking them to contact us by October 22 if they had any questions or concerns to express. As of 11/2/2021, we received 2 letters returned to us as "undeliverable." We have not received any phone calls or letters responding, providing feedback, or notifying us of...*
objections to the proposed list of uses provided as part of this proposed rezoning.

Thank you,

Brad Klosterman | AICP, LEED AP ND, Senior Broker
Commercial Realty Advisors, LLC

| 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 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. |
| 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 served by sidewalks and is located within the Urban Neighborhoods Growth Management Area (GMA 2). The site is within the New Walkertown/Fourteenth Street Activity Center. |
| GENERAL SITE INFORMATION | Location | West side of East Fourteenth Street, north of New Walkertown Road |
| Jurisdiction | Winston-Salem |
| Ward(s) | East |
| Site Acreage | ± 4.01 acres |
| Current Land Use | The site currently contains three office suite buildings. |
| Surrounding Property Zoning and Use | Direction | Zoning District | Use |
| | North | RS9 | Vacant land |
| | East | HB-S | Medical offices (Aegis Family Health Center) |
| | South | RS9 | Vacant land and single-family homes |
| | West | RS9 | Vacant land |
| 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 proposed low-intensity business uses effectively serve as a transition between the existing higher-intensity uses within the activity center and the surrounding residentially zoned properties. |
<table>
<thead>
<tr>
<th>Physical Characteristics</th>
<th>The developed site gently slopes to the southwest with steep downward slopes at the western and southern property lines.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to Water and Sewer</td>
<td>The subject property has access to public water and sewer.</td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>No known stormwater or drainage issues exist on-site.</td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not located within a water supply watershed.</td>
</tr>
<tr>
<td>Analysis of General Site Information</td>
<td>The developed site contains three small-scale office buildings and a parking area. The site is within GMA 2 and within the New Walkertown/Fourteenth Street Activity Center.</td>
</tr>
</tbody>
</table>

### Relevant Zoning Histories

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-2575</td>
<td>HB-S to LO</td>
<td>Approved 9/3/2002</td>
<td>Subject Property</td>
<td>4.78</td>
<td>Approval Approval</td>
</tr>
<tr>
<td>W-2322</td>
<td>RS9 to HB-S</td>
<td>Approved 8/16/1999</td>
<td>Subject Property</td>
<td>4.78</td>
<td>Approval Approval</td>
</tr>
<tr>
<td>W-2029</td>
<td>HB-S Site Plan Amendment</td>
<td>1/2/1996</td>
<td>Directly across Fourteenth street</td>
<td>7.73</td>
<td>Approval Approval</td>
</tr>
</tbody>
</table>

### Site Access and Transportation Information

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Fourteenth Street</td>
<td>Minor thoroughfare</td>
<td>507 feet</td>
<td>3,000</td>
<td>15,800</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

Because this is a Special Use Limited request with no specified site plan or access conditions, the exact location of future access points is unknown. The site currently has one driveway accessing East Fourteenth Street.

**Planned Road Improvements**

Because this is a Special Use Limited request with no specified site plan, no road improvements are proposed.

**Trip Generation - Existing/Proposed**

**Existing Zoning: LO**

3 office buildings combined 5,352 square feet

5,352/1000 x 11.01 (general office building trip rate) = 59 trips per day

**Proposed Zoning: PB-L**

No trip generation is available for the proposed Special Use Limited zoning as it does not include a site plan.

**Sidewalks**

Sidewalks exist along the eastern side of East Fourteenth Street.

**Transit**

WSTA Route 96 stops less than one-quarter mile south at the intersection of East Fourteenth Street and New Walkertown Road.
### Analysis of Site Access and Transportation Information

The site is served by sidewalks and has adequate access to transit. While some of the proposed uses could potentially generate significant traffic, there is ample capacity along this section of East Fourteenth Street. Staff does not anticipate any negative transportation-related impacts from this request.

### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th><strong>Legacy 2030 Growth Management Area</strong></th>
<th>Growth Management Area 2 - Urban Neighborhoods</th>
</tr>
</thead>
</table>
| **Relevant Legacy 2030 Recommendations** | · Concentrate development within the serviceable land area with the highest densities at City/Town Centers, Activity Centers and along Growth Corridors  
· Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. |
| **Relevant Area Plan(s)** | *East-Northeast Area Plan Update* (2015) |
| **Area Plan Recommendations** | · The area plan calls for improvements of existing commercial areas that blend with exiting development and do not infringe on nearby neighborhoods.  
· The highest intensity mixed-use development should be located in proposed activity centers and proposed mixed-use areas.  
· Activity Center recommendations include strengthening the existing commercial area through public and private improvements. |
| **Site Located Along Growth Corridor?** | The site is not located along a growth corridor. |
| **Site Located within Activity Center?** | The site is within the New Walkertown/Fourteenth Street 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 Plans and Planning Issues** | The request is to rezone approximately 4.01 acres on the southwest side of East Fourteenth Street from Limited Office (LO) to Pedestrian Business - Limited Use (PB-L). The site has been rezoned multiple times, and a prior approved rezoning allowed for a cafeteria (restaurant without drive-thru) that did not materialize.  

The proposed request includes current office uses and additional commercial uses. The *East-Northeast Area Plan Update* recommends |
office uses remain at this location as a transitional use between the more intense commercial uses to the south and east and the residential neighborhoods to the north and west. While the request does not specifically follow the area plan recommendation, it does fulfill the larger goals of the area plan and Legacy by providing additional commercial uses within an activity center. The addition of these uses will also provide more redevelopment opportunities for a site that has remained underutilized for many years.

Staff has worked with the petitioner to remove all automobile-related and higher-intensity uses while also ensuring flexibility for future development at this location. Staff supports the redevelopment of this site and believes it will continue to be an effective transition between intense commercial uses and adjacent residences.

<table>
<thead>
<tr>
<th>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Positive Aspects of Proposal</strong></td>
</tr>
<tr>
<td>The request would allow for a more diverse array of uses that could spur the redevelopment of an underutilized site.</td>
</tr>
<tr>
<td>The request is consistent with Legacy 2030.</td>
</tr>
<tr>
<td>The request would assist with concentrating a mixture of uses within an activity center.</td>
</tr>
</tbody>
</table>

**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.
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, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Jack Steelman
   AGAINST: None
   EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.
SECOND: Jason Grubbs
VOTE:
   FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Jack Steelman
   AGAINST: None
   EXCUSED: None

Chris Murphy, AICP
Acting Director of Planning and Development Services
Property included in zoning request.
500' mail notification radius. Property not in zoning request.

MAP(S): 6846.03

DOCKET #: W-3501

PROPOSED ZONING:
PB-L

EXISTING ZONING:
LO

PETITIONER:
Premier Park OPP NC LLC
(Saddle Seat Executive Park)

SCALE: 1" represents 300'
STAFF: Wilson
GMA: 2
ACRES: 4.01
NEAREST BLDG: 96' southwest
MAP(S): 6846.03
East-Northeast Winston-Salem Area Plan
Update, 2015

(Proposed land uses shown are generalized. See area plan for specific recommendations.)
USES ALLOWED IN THE EXISTING LO ZONING DISTRICT
Winston-Salem Jurisdiction

**USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)**
- Banking and Financial Services
- Bed and Breakfast
- Church or Religious Institution, Neighborhood Combined Use
- Family Group Home A
- Family Group Home B
- Funeral Home
- Government Offices, Neighborhood Organization, or Post Office
- Hospice and Palliative Care
- Library, Public
- Limited Campus Uses
- Museum or Art Gallery
- Offices
- Park and Shuttle Lot
- Police or Fire Station
- Recreation Facility, Public
- Residential Building, Duplex
- Residential Building, Single Family
- Residential Building, Twin Home
- Swimming Pool, Private
- Transmission Tower (see use-specific standards in UDO ClearCode)
- Utilities

**USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**
- Transmission Tower (see use-specific standards in UDO ClearCode)
- Veterinary Services

**USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**
- Access Easement, Private Off-Site
- Kennel, Indoor

5SUP not required if standards of Section 5.2.2A are met

**USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**
- Adult Day Care Center
- Child Care, Sick Children
- Child Day Care Center
- Group Care Facility A
- Planned Residential Development
- Residential Building, Multifamily
- Residential Building, Townhouse
USES ALLOWED UNDER PROPOSED “SERVICES, A”

SERVICES, A. An establishment primarily engaged in providing a service(s) to business and individuals. All merchandise and rental equipment is stored inside enclosed buildings. Services A includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):

7212 Garment Pressing and Agents for Laundries and Drycleaners
7215 Coin-Operated Laundries and Cleaning
7216 Drycleaning Plants, Except Rug
7217 Carpet and Upholstery Cleaning
722 Photographic Studios, Portrait
723 Beauty Shops
724 Barber Shops
725 Shoe Repair and Shoeshine Parlors
729 Miscellaneous Personal Services
733 Mailing, Reproduction, Commercial Art and Photography
735 Equipment Rental and Leasing (only with inside storage of equipment)
737 Computer Programming, Data Processing and other Computer Related Services (Except Computer Programming, 7371; Prepackaged Software, 7372; and, Computer System Design, 7373)
738 Miscellaneous Business Services
762 Electrical Repair Shops
763 Watch, Clock, and Jewelry Repair
764 Reupholstery and Furniture Repair
7699 Uses from SIC 7699 primarily engaged in providing repair and other services to business and individuals, that by the nature of their operation have little impact on adjoining property due to noise, odor, vibration, and/or air or water pollution. All repair items and supplies are stored in enclosed buildings. These uses include repair of small or precision equipment, such as medical, dental laboratory or drafting equipment, and the repair of personal use property such as cameras, musical instruments, and bicycles, and other services, including locksmiths and custom picture framing.
October 1, 2021

Dear Owner,

I am reaching out to you regarding a rezoning proposal related to The Saddle Seat Executive Park formerly known as Premier Park (Parcel #6846-01-3539) located at 2285 Premier Park Ln. The Property owner is proposing a Special Use-Limited District Zoning Map Amendment from the current zoning district of Limited Office (LO) to Pedestrian Business – Limited (PB-L). We believe that this will be advantageous change bringing the variety of uses to support small business development. The proposed list of uses is as follows:

- Residential Building, Single Family (Lo)
- Residential Building, Duplex (Lo)
- Residential Building, Townhouse (Lo) (P)
- Residential Building, Multifamily (Hi)
- Residential Building, Twin Home (Lo)
- Boarding or Rooming House (Lo)
- Combined Use (Lo)
- Family Group Home B (Hi) (P)
- Family Group Home C (Hi) (P)
- Life Care Community (Lo) (P)
- Urban Agriculture (W) (Lo)
- Arts and Crafts Studio (Lo)
- Convenience Store (Hi)
- Food or Drug Store (Hi)
- Furniture and Home Furnishings Store (Lo)
- Restaurant (without drive-through service) (Hi)
- Retail Store (Hi)
- Banking and Home Furnishings Store (Hi)
- Bed and Breakfast (Lo)
- Building Contractors, General (Hi)
- Car Wash (Hi)
- Funeral Home (Lo)
- Hotel or Motel (Hi)
- Motor Vehicle, Rental and Leasing (Hi)
- Motor Vehicle, Repair and Maintenance (Hi)
- Offices (Lo)
- Services, A (Lo)
- Services, B (Hi)
- Testing and Research Lab (Lo)
- Veterinary Services (Lo)
- Recreation Services, Indoor (Lo)
- Recreation Facility, Public (Lo)
- Academic Biomedical Research Facility (Lo)
- Academic Medical Center (Hi)
- Adult Day Care Center (Lo) (P)
- Adult Day Care Home (Lo)
- Child Care, Drop-In (Lo)
- Child Day Care Center (Lo) (P)
- Child Day Care, Small Home (Lo)
- Church or Religious
- Church or Religious Institution, Neighborhood (Lo)
- Club or Lodge (Hi)
- College or University (Hi)
- Government Offices, Neighborhood Organization, or Post Office (Lo)
- Group Care Facility A (Hi) (P)
- Habilitation Facility A (Lo)
- Habilitation Facility B (Lo)
- Habilitation Facility C (Lo)
- Hospital or Health Center (Hi)
- Institutional Vocational Training Facility (Hi)
- Library, Public (Lo)
- Museum or Art Gallery (Lo)
- Nursing Care Institution (Lo)
- Police or Fire Station (Hi)
- Postal Processing Facility (Hi)
- School, Private (Hi)
- School, Public (Hi)
- School, Vocational or Professional (Lo)
- Special Events Center (Hi)
- Park and Shuttle Lot (Lo)
- Terminal, Bus or Taxi (Hi)

If you have any questions or concerns, please reach out to me directly at (336) 327-5263 or you can email questions to brad.cpk@gmail.com.

Respectfully submitted,

Brad Klosterman, AICP, Land Development Consultant
Creative Plans, LLC
DBA CPK Consulting
The proposed zoning map amendment from LO (Limited Office) to PB-L (Pedestrian Business – Limited Use) is generally consistent is with the recommendations of the Legacy Comprehensive Plan to concentrate development within the serviceable land area with the highest densities at City/Town Centers, Activity Centers and along Growth Corridors and encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area; and the recommendations of the East-Northeast Area Plan Update (2015) for improvements of existing commercial areas that blend with exiting development and do not infringe on nearby neighborhoods, and for the highest intensity mixed-use development to be located in proposed activity centers and proposed mixed-use areas. Therefore, approval of the request is reasonable and in the public interest because:

1. The request would allow for a more diverse array of uses that could spur the redevelopment of an underutilized site; and

2. The request would assist with concentrating a mixture of uses within an activity center.
DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3501
(OPP NC, LLC)

The proposed zoning map amendment from LO (Limited Office) to PB-L (Pedestrian Business – Limited Use) is generally inconsistent with the recommendations of the Legacy Comprehensive Plan and the East-Northeast Area Plan Update (2015) for encouraging development that is compatible with the surrounding area. Therefore, denial of the request is reasonable and in the public interest because some of the proposed uses could generate significant traffic.