ACTION REQUEST FORM

DATE: December 21, 2022  
TO: The Honorable Mayor and City Council  
FROM: Chris Murphy, AICP/CZO, Director of Planning and Development Services

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Petition of ACG 1010 Northwest Blvd, LLC

SUMMARY OF INFORMATION:

Public hearing and consideration of zoning petition of ACG 1010 Northwest Blvd, LLC from GI to GB-L (Academic Biomedical Research Facility; Arts and Craft Studio; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Furniture or Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Parking, Commercial; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services A; Services B; Shopping Center, Small; Storage Services, Retail; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Veterinary Services; Warehousing; Wholesale Trade A; and Residential Building, Multifamily); property is located on the southwest corner of West Northwest Boulevard and Bridge Street (Zoning Docket W-3556)

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL  
FOR: UNANIMOUS  
AGAINST: NONE  
SITE PLAN ACTION: NOT REQUIRED
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 Biomedical Research Facility; Arts and Craft Studio; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Furniture or Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Parking, Commercial; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services A; Services B; Shopping Center, Small; Storage Services, Retail; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Veterinary Services; Warehousing; Wholesale Trade A; and Residential Building, Multifamily) the zoning classification of the following described property:

PIN 6825-79-7070

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 ACG 1010 Northwest Blvd, 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 ACG 1010 Northwest Blvd, LLC, (Zoning Docket W-3556). The site shall be developed in accordance with the conditions approved by the Board and the following uses: GB-L (Academic Biomedical Research Facility; Arts and Craft Studio; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Furniture or Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Parking, Commercial; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services A; Services B; Shopping Center, Small; Storage Services, Retail; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Veterinary Services; Warehousing; Wholesale Trade A; and Residential Building, Multifamily, 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, and the following additional conditions be met:

**PRIOR TO THE ISSUANCE OF ANY PERMITS:**

- Developer shall obtain a driveway permit from City of Winston-Salem.

**PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**

- The developer shall complete all requirements of the driveway permit
### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3556</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Kelly Bennett</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>ACG 1010 Northwest Blvd, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6825-79-7070</td>
</tr>
<tr>
<td>Address</td>
<td>1010 West Northwest Boulevard</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use Limited Rezoning</td>
</tr>
</tbody>
</table>

**Proposal**

The petitioner is requesting to amend the Official Zoning Map for the subject property **from** GI (General Industrial) **to** GB-L (General Business – Limited). The petitioner is requesting the following uses: Academic Biomedical Research Facility; Arts and Craft Studio; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Furniture or Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Parking, Commercial; Recreation Services, Indoor; Restaurant (Without Drive-Through Service); Retail Store; School, Vocational or Professional; Services A; Services B; Shopping Center, Small; Storage Services, Retail; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Veterinary Services; Warehousing; Wholesale Trade A; and Residential Building, Multifamily.

**NOTE:** General, Special Use Limited, and Special Use zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented. With a General Use request, all uses in the district must be considered.

**Neighborhood Contact/Meeting**

A summary of the petitioner’s neighborhood outreach is attached.

**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 3.2.19 A 16

<table>
<thead>
<tr>
<th>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes, the proposed rezoning is within a pedestrian-oriented environment and is surrounded by a mixture of complementary uses. The area is also well-served by sidewalks and transit and is located within the Urban Neighborhoods Growth Management Area (GMA 2).</td>
</tr>
</tbody>
</table>

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
</tr>
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<tbody>
<tr>
<td>Southwest corner of West Northwest Boulevard and Bridge Street</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Jurisdiction</th>
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</thead>
<tbody>
<tr>
<td>Winston-Salem</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ward(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northwest</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ward(s) July 2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northwest</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>± 0.83 acre</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is currently developed with a vacant one-story building that was formerly used as offices.</td>
</tr>
</tbody>
</table>

#### Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>GI</td>
<td>Building contractor</td>
</tr>
<tr>
<td>South</td>
<td>GI</td>
<td>Building contractor</td>
</tr>
<tr>
<td>East</td>
<td>GI and GB-L</td>
<td>Restaurants and veterinary office</td>
</tr>
<tr>
<td>West</td>
<td>GI</td>
<td>Offices and auto repair</td>
</tr>
</tbody>
</table>

#### Rezoning Consideration from Section 3.2.19 A 16

<table>
<thead>
<tr>
<th>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed GB-L is generally compatible with the surrounding zoning districts and uses.</td>
</tr>
</tbody>
</table>

#### Physical Characteristics

- The developed site slopes gently to the south. The majority of the site is located within the 100-year regulatory floodplain of Peters Creek.

#### Proximity to Water and Sewer

- The subject property has access to public water and sewer from the surrounding streets.

#### Stormwater/Drainage

- No known stormwater or drainage issues exist on site.

#### Watershed and Overlay Districts

- The site is not located within a water supply watershed or overlay district.

#### Analysis of General Site Information

- Development of this property may be constrained by the large amount of designated floodplain on the site. Otherwise, this site is appropriate for redevelopment with a variety of uses.

### 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></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Staff</td>
</tr>
<tr>
<td>W-3374</td>
<td>GI to GB-L</td>
<td>Approved 8/6/2018</td>
<td>West</td>
<td>2.86</td>
<td>Approval</td>
</tr>
<tr>
<td>W-3291</td>
<td>GI and GB-L to GB-L</td>
<td>Approved 3/14/2016</td>
<td>East</td>
<td>0.5</td>
<td>Approval</td>
</tr>
<tr>
<td>W3159</td>
<td>GI to GB-L</td>
<td>Approved 12/3/2012</td>
<td>East</td>
<td>1.21</td>
<td>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>W Northwest Blvd</td>
<td>Major Thoroughfare</td>
<td>214’</td>
<td>8,300</td>
<td>11,900</td>
</tr>
<tr>
<td>Bridge St</td>
<td>Local Street</td>
<td>221’</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
Because this is a Special Use Limited rezoning request, the exact location of access points is unknown. The site is currently accessed from West Northwest Blvd and Bridge Street.

**Proposed Road Improvements**
The *Comprehensive Transportation Plan* recommends a 60-foot two lane right-of-way with shared bicycle lanes and sidewalks on both sides for this section of West Northwest Boulevard.

### Trip Generation - Existing/Proposed

**Existing Zoning:** GI
Offices (previous use)
14,582 sf building/1000 x 11.01 (general office building trip rate) = 161 trips per day

**Proposed Zoning:** GB-L
Because this is a Special Use Limited rezoning request, staff is unable to provide an estimated trip generation calculation.

### Sidewalks
Sidewalk exists along both sides of the West Northwest Blvd frontage; no sidewalk exists along Bridge Street.

### Transit
Multiple WSTA transit routes run along the surrounding streets, including Routes 85, 88, and 109.

### Analysis of Site Access and Transportation Information
Staff does not foresee any transportation-related issues associated with this request.

## CONFORMITY TO PLANS AND PLANNING ISSUES

### Legacy 2030 Growth Management Area
Growth Management Area 2 - Urban Neighborhoods

**Relevant Legacy 2030 Recommendations**
- Concentrate development within the serviceable land area of Forsyth County, with the highest intensities at city/town centers, activity centers, and along growth corridors.
- Promote land use compatibility through good design and create a healthy mix of land uses in proximity to one another. Move away from separating and buffering some land uses towards transitioning and blending those uses.
- Stimulate redevelopment and increased economic activity on abandoned, obsolete or aging industrial sites as well as commercial areas/corridors that have become less economically attractive.

**Relevant Area Plan(s)**
*South Central Winston-Salem Area Plan Update (2015)*
**Area Plan Recommendations**

- Continue to strengthen existing commercial areas through public and private improvements.
- Focus commercial and mixed-use development in planned commercial/mixed-use areas and activity centers where transportation and utilities exist or are planned.
- Encourage and support the redevelopment/rehabilitation of existing older/underutilized commercial and industrial sites.

<table>
<thead>
<tr>
<th>Site Located Along Growth Corridor?</th>
<th>This site is not located along a growth corridor.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Located within Activity Center?</td>
<td>This site is located within the West End Activity Center.</td>
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</table>

**Rezoning Consideration from Section 3.2.19 A 16**

- **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**

This request is to rezone a 0.83-acre property from GI to GB-L, which has historically been used for industrial purposes. The proposed uses are comparable to the mix of approved uses on GB-L-zoned properties.

The site is located within the West End Activity Center as identified in the *South Central Winston-Salem Area Plan Update*. The plan recommends office land uses for this site. Staff recognizes the proposed mixture of uses as being more appropriate for this transitional area than the existing GI district. GB-L zoning is a desirable district for property within a designated activity center, due to the broad array of permitted uses, reduced building setbacks, and parking reductions. As with other similar rezonings in the area, the subject request would facilitate redevelopment and reinvestment of the subject property.

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>GB-L zoning provides more use flexibility for the property than the existing GI zoning.</td>
<td>The request would permit some uses which may lead to increased traffic generation in the surrounding area.</td>
</tr>
<tr>
<td>The proposed GB-L zoning district is conducive for mixed use development within an activity center.</td>
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</tr>
<tr>
<td>The request is consistent with the recommendations of Legacy 2030 regarding infill and activity center development.</td>
<td></td>
</tr>
<tr>
<td>The request is consistent with the GB district purpose statement.</td>
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</table>
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:

- **PRIOR TO THE ISSUANCE OF ANY PERMITS:**
  a. Developer shall obtain a driveway permit from City of Winston-Salem.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  a. The developer shall complete all requirements of the driveway permit

**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.**
Kelly Bennett presented the staff report.

PUBLIC HEARING

FOR:

Amanda Hodierne, 804 Green Valley Road, Suite 200, Greensboro, NC 27408

- As you heard from staff, this is a Limited Use General Business request so we are not here to talk about site specifics, but I will just confirm off the top that we were very transparent in our letter to our neighbors. You know we like to get the information out there per the bylaws, so we did share that multifamily is our ultimate intended use. The reason we are pursuing a GB-L request is because while my clients do own the property now, along with two buildings across the street, sometimes your first plan does not work out. We wanted a zoning district that allowed us some flexibility if our first plan is unable to be accomplished through TRC reviews. Also, we wanted to be consistent with the GB-L pockets that are already emerging along this corridor, two of which are owned by my client. My client is encouraged by the success of redevelopment in the area and wants to replicate that on this piece of property. What we have done is crafted our use conditions to match those GB-L districts that you see immediately to our east. We ended up eliminating two or three more uses based on staff suggestions as we went through the process.

- I think your staff report is pretty well on point with this and I’ll be brief given the hour, but this is really about my client wanting to start to transition and turn over another building on this Corridor. They like being here and have experienced a great success in their property across the street. This site is highly desirable given its approximate location between really desirable neighborhoods. You’ve got Buena Vista to the west, you’ve got the West End to the south, and then you’ve got all of Downtown to the southeast with all of the entertainment, eating and employment options in that area. The viability of this corridor continuing to move into its new life as contemplated under the comp plan is very reasonable and successful and well underway. This would be the next step in that process that my clients want to continue investing in.

- We’ve talked about viability tonight and of creating whole communities in areas, so given all those entertainment options that we’ve talked about, it makes sense to add a small sort of boutique residential component here that allows people to live in the area and get to all those things that are so desirable that I have just mentioned without having to drive. All that infrastructure already exists here. We’ve got all the sidewalks that anyone can want,
and we’ve also got transit already in place for this whole area. We talk a lot about car optionality, and this is really a place where you could do that by infusing some residential here. You really can live, work, and play in a bubble and be car-optional.

- That’s really what this request is all about, setting the stage to try and pursue a use like that in this location, but keeping some flexibility for the property owner to pursue other appropriate uses in this location in case the site planning and the TRC process can’t support that. We know the other uses on the list are viable and a good fit because they match the districts already in place here.
- I have with me tonight, Aden Stoltzfus, he’s our civil designer and engineer on this. I know we are not here to talk about specifics, but in case you do have questions of that nature, he is here, and he’s been working with the TRC team on this. Should this be approved, he will be the one leading that TRC process for our ultimate site plan

AGAINST:

David Hayes, 1011 W Northwest Blvd, Winston-Salem, NC 27101

- I’m a small business owner and I’ve been in this neighborhood for 30 years.
- This is an industrial and commercial area, this is not a residential area. When I got the letter, I called and asked what is this all about. I’ve been here 30 years and I remember Mr. Wilmar that had the old warehouse up there, and Mr. Pleasants who had the hardware store there.
- This is ridiculous, this is a commercial area. There’s property on 8th street, there’s property Downtown, there’s property on 2nd Street. This is not a safe area at night. I just had five catalytic converters stolen off my truck. I have windows broken constantly in my vans. We own S & L painting, the two buildings across Northwest Boulevard from this site. I want this place to grow, but this is not what I want to see here.
- They do not even have bicycle lanes on this road because it is a small road. Go look at the police reports of how many accidents they have had. There is no exit out there. If you come on the other side of the building, there is a blind spot when you go up over the hill.
- I came down here because I heard that they were going to put 72 units in. I want you to improve this area, but 72 units is ridiculous. Where are you going to park? From 4:00pm to 6:00 pm, traffic is backed up to Thurmond Street. In the morning, people are going to Reynolds School. Wiley School is also backed up.
- I asked the neighbors and they do not want this. This area is not for families, it is a commercial place.

WORK SESSION

George Bryan stated “I like to protect commercial and industrial areas because we don’t have enough of these in the City, but we have seen this area changing. My only concern is safety, but otherwise I like to see the transition this area is making.

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.
SECOND: Walter Farabee
VOTE:
   FOR:  George Bryan, Walter Farabee, Clarence Lambe, Chris Leak, Salvador Patiño,
         Brenda Smith, Jack Steelman
   AGAINST:  None
   EXCUSED:  None

MOTION:  Clarence Lambe recommended approval of the ordinance amendment.
SECOND:  Walter Farabee
VOTE:
   FOR:  George Bryan, Walter Farabee, Clarence Lambe, Chris Leak, Salvador Patiño,
         Brenda Smith, Jack Steelman
   AGAINST:  None
   EXCUSED:  None

____________________________
Chris Murphy, AICP/CZO
Director of Planning and Development Services
DOCKET #: W-3556

PROPOSED ZONING: GB-L

EXISTING ZONING: GI

PETITIONER: ACG 1010 Northwest Blvd, LLC

SCALE: 1" represents 200'

STAFF: Bennett

GMA: 2

ACRES: 0.83

NEAREST BLDG: 5' south

MAP(S): 6825.02
South Central Winston-Salem Area Plan Update, 2015

(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Residential Opportunity Areas
Intermediate-Density Residential (8.1-18 DU/Ac)

Proposed Land Use
- Single-Family Residential (0-8 DU/Ac)
- Low-Density Attached Residential (0-8 DU/Ac)
- Intermediate-Density Residential (8.1-18 DU/Ac)
- High-Density Residential (over 18 DU/Ac)
- Urban Residential Infill
- Urban/Suburban Form - Single-Family Residential
- Urban Form - Commercial/Office/Multifamily
- Mixed-Use Development
- Commercial
- Office
- Hotel
- Institutional
- Park
- Open space
- Commercial Recreation
- Special Land Use Condition Areas

Proposed Growth Corridor
- Urban/Suburban Form - Single-Family Residential
- Urban Form - Commercial/Office/Multifamily

Residential Opportunity Areas
- Intermediate-Density Residential (8.1-18 DU/Ac)
# USES ALLOWED IN THE GI ZONING DISTRICT

**City of Winston-Salem Jurisdiction**

## 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
- Car Wash
- Church or Religious Institution, Community
- Church or Religious Institution, Neighborhood
- Correctional Institution
- Fish Hatchery
- Fuel Dealer
- Furniture and Home Furnishings Store
- Golf Course
- Government Offices, Neighborhood Organization, or Post Office
- Institutional Vocational Training Center
- 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
- Motorcycle Dealer
- Nursery, Lawn and Garden Supply Store, Retail Offices
- Outdoor Display Retail
- 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
- 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 Industry

*SUP not required if standards of Section 5.2.2A are met*
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.
SERVICES, B. An establishment primarily engaged in providing services to commercial and business establishments. Operations may include large scale facilities and storage of merchandise and equipment outside enclosed buildings. Services B includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):

721 Laundry, Cleaning, and Garment Services Except those listed under Services A
7312 Outdoor Advertising Services
734 Services to Dwellings and Other Buildings
735 Equipment Rental and Leasing (with outside storage of equipment)
7623 Refrigeration Service and Repair
7692 Welding Repair
7694 Armature Rewinding Shops
7699 Establishments from SIC 7699 primarily engaged in providing repair and other services to businesses and to a lesser extent, individuals, that by the nature of their operation could impact adjoining property due to noise, odor, vibration, and/or air or water pollution. Uses include repair or servicing of large or heavy machinery, such as engines and appliances, and welding, blacksmith or gunsmith shops, and septic tank or sewer cleaning services, but not to include agriculture and farm equipment, industrial truck repair, and motorcycle repair.
November 30, 2022

NEIGHBORHOOD COMMUNICATION SUMMARY

W-3556

On November 22, 2022 I mailed 25 letters to property owners within 500 feet of the subject parcels. The letter explained our rezoning request and invited recipients to contact me, as the project representative, with any questions or concerns.

I received 2 phone calls in response to the letter. The first caller simply wanted to know more about the proposal and what the intended use would be. The second caller also wanted to know the intended use and specifically what it would look like, how many units it would be and what rents would be and if the project would include any affordable housing component.

I explained to both callers that the purpose of the rezoning and the eventual intended use was a small multifamily residential project. I also discussed with each caller the multi-stepped process that is required and that at this point we are simply trying to establish a zoning district and that actual site plans and engineered drawings would follow the rezoning step, if successful, and that subsequent step of engineering and design is what would establish the answers to the more specific questions regarding unit count. I did let the inquiring caller know that the proposed development would be market rate apartments and referred the caller to my client’s website and development portfolio for him to get an idea of the type of projects Ampere Capital Group develops.

SUBMITTED BY: Amanda Hodierne
November 30, 2022
November 22, 2022

Dear Neighbor:

Our company, Ampere Capital Group, owns the property located at 1010 W. Northwest Boulevard in Winston-Salem, North Carolina (Parcel # 6825-79-7070). We are a national real estate firm and we specialize in developing and holding multifamily communities across the United States.

We would like to redevelop this property with a Class A multifamily community. In order to carry out this plan, we are seeking rezoning of the property to allow for our intended use. We have applied to the City of Winston-Salem to change the zoning district of all the above listed properties from GI (General Industrial) to GB-L (General Business – Limited Use).

In order to provide more information about our project and respond to any questions that you might have, we invite you to reach out to our project representative, Amanda Hodierne, for any discussion or questions you have about this request. Her direct phone number is 336-609-5137, or you can email her at amanda@isaacsonsheridan.com. We look forward to hearing your thoughts and questions as we move through the rezoning process.

The Forsyth County/Winston Salem Joint Planning Board will meet to consider our request on Thursday, December 8th at 4:30 pm. The Planning Board meeting is held in person in the Public Meeting Room on the fifth floor of the Bryce A. Stuart Municipal Building located at 201 North Chestnut Street, Winston-Salem, NC 27101.

Sincerely,

[Signature]

Kelly Fox
Project Manager
Zoning Case No.: W-3556

Property Address: 1010 West Northwest Boulevard

Parcel Identification Number(s): 6825-79-7070

Hereinafter referred to as the “Property”

WRITTEN CONSENT TO CONDITIONS PURSUANT TO 160D-703

1. I hereby certify that authority has been given to me, by all owners of the Property, to consent to the conditions of the special use district approval.

2. I hereby consent to the following conditions, as required by North Carolina General Statute 160D-703:

   • PRIOR TO THE ISSUANCE OF ANY PERMITS:
     a. Developer shall obtain a driveway permit form the City of Winston-Salem.

   • PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:
     a. The developer shall complete all requirements of the driveway permit.

3. I acknowledge that this written consent is a condition precedent to placement of the Property into a special use district.
This the 13th day of December, 2022.

By: [Signature]

Name: Amanda Hodierne

Title: Attorney for Applicant

Date: 12/13/22

STATE OF NORTH CAROLINA

COUNTY OF North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Amanda Hodierne.

Notary Public: [Signature]

Printed Name: [Signature]

Commission Expires: [Signature]

Commission Expires: [Signature]