ACTION REQUEST FORM

DATE: March 29, 2023
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 Salem Bottling, LLC

SUMMARY OF INFORMATION:

Public hearing and consideration of zoning petition of Salem Bottling, LLC from PB and RSQ to PB-L (Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Offices; Parking, Commercial; Police or Fire Station; Recreation Services, Indoor; Residential Building, Single-Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhome; Cottage Court; Restaurant Without Drive-Through Service; Retail Store; Services, A; Special Events Center; Swimming Pool, Private; Theater, Indoor; Urban Agriculture; and Utilities); property is located on the north side of West Walnut Street, between South Broad Street and South Poplar Street (Zoning Docket W-3568)

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED
CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Salem Bottling, LLC, Docket W-3568

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 PB and RSQ to PB-L (Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Offices; Parking, Commercial; Police or Fire Station; Recreation Services, Indoor; Residential Building, Single-Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhome; Cottage Court; Restaurant Without Drive-Through Service; Retail Store; Services, A; Special Events Center; Swimming Pool, Private; Theater, Indoor; Urban Agriculture; and Utilities) the zoning classification of the following described property:

PIN 6835-21-0451

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 Salem Bottling, 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 Salem Bottling, LLC, (Zoning Docket W-3568). The site shall be developed in accordance with the conditions approved by the Board and the following uses: PB-L (Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Offices; Parking, Commercial; Police or Fire Station; Recreation Services, Indoor; Residential Building, Single-Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhome; Cottage Court; Restaurant Without Drive-Through Service; Retail Store; Services, A; Special Events Center; Swimming Pool, Private; Theater, Indoor; Urban Agriculture; 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, and the following additional conditions be met:

- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit(s).

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

- **OTHER REQUIREMENTS:**
  a. The developer shall install a minimum 6-foot opaque fence and the required minimum 15-foot Type II bufferyard adjacent to residentially zoned property.
### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3568</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Amy McBride</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Salem Bottling, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6835-21-0451</td>
</tr>
<tr>
<td>Address</td>
<td>810 South Poplar Street</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 RSQ and PB (Residential Single Family Quadraplex and Pedestrian Business) to PB-L (Pedestrian Business-Limited). The petitioner is requesting the following uses:

- Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Offices; Parking, Commercial; Police or Fire Station; Recreation Services, Indoor; Residential Building, Single-Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhome; Cottage Court; Restaurant Without Drive-Through Service; Retail Store; Services, A; Special Events Center; Swimming Pool, Private; Theater, Indoor; Urban Agriculture; and Utilities.

#### Neighborhood Contact/Meeting
A summary of the petitioner’s neighborhood outreach is attached.

#### 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 GMAs 1, 2 and 3.
<table>
<thead>
<tr>
<th><strong>Rezoning Consideration from Section 3.2.19 A 16</strong></th>
<th><strong>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Yes, the site is located within a pedestrian oriented neighborhood with access to multimodal transit facilities.</td>
</tr>
</tbody>
</table>

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th><strong>Location</strong></th>
<th>North side of West Walnut Street, between South Broad Street and South Poplar Street.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Jurisdiction</strong></td>
<td>Winston-Salem</td>
</tr>
<tr>
<td><strong>Ward(s)</strong></td>
<td>South</td>
</tr>
<tr>
<td><strong>Ward(s) July 2023</strong></td>
<td>South</td>
</tr>
<tr>
<td><strong>Site Acreage</strong></td>
<td>± 1.78 acres</td>
</tr>
<tr>
<td><strong>Current Land Use</strong></td>
<td>The property contains a greenhouse and a vacant residential structure. Both structures are intended to be removed from the property. A small gravel parking lot is located on the site at the corner of South Poplar Street and West Walnut Street.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Surrounding Property Zoning and Use</strong></th>
<th><strong>Direction</strong></th>
<th><strong>Zoning District</strong></th>
<th><strong>Use</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RSQ</td>
<td>Single-family homes</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>PB</td>
<td>Commercial buildings and townhomes</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>PB-L and LB</td>
<td>A residential duplex, single-family home and commercial buildings.</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>RS9 and LB</td>
<td>A Commercial building and single-family homes</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Rezoning Consideration from Section 3.2.19 A 16</strong></th>
<th><strong>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Yes, the proposed mix of uses is compatible with uses permitted within the surrounding area.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Physical Characteristics</strong></th>
<th>The site is partially developed with a vacant house and greenhouse. The site has a downward slope to the southwest with several large specimen trees on site.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proximity to Water and Sewer</strong></td>
<td>Public water and sewer are available to the site along South Broad Street, South Poplar Street and West Walnut Street.</td>
</tr>
<tr>
<td><strong>Stormwater/Drainage</strong></td>
<td>Staff is not aware of any existing stormwater issues at this location.</td>
</tr>
<tr>
<td><strong>Watershed and Overlay Districts</strong></td>
<td>The site is not located within a water supply watershed.</td>
</tr>
<tr>
<td><strong>Historic, Natural Heritage and/or Farmland Inventories</strong></td>
<td>The entirety of this parcel is located within the West Salem Historic District, which was listed on the National Register in 2005. The greenhouse and the modern house at 812 S Poplar Street are non-contributing resources to the District. The portion of the parcel south of the greenhouse is located within the Old Salem National Historic District, which was designated a National Historic Landmark in 2016. The land was a part of the 1782 Stockburger Farm; the farmhouse</td>
</tr>
</tbody>
</table>
remains standing across Walnut Street. Historic Resources staff recommends archaeological observation of any on-site grading or earth moving activities as 18th and 19th century artifacts may be present.

**Analysis of General Site Information**

The site is located within the West Salem Historic District and the southern portion of the site is within the Old Salem National Historic District. The site is currently developed with two existing structures and a small parking area. Both structures are planned for removal. The site appears to have no significant development constraints.

**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-3494</td>
<td>LI and LB to PB-L</td>
<td>Approved 10/4/2021</td>
<td>Directly southeast</td>
<td>.94</td>
<td>Approval</td>
</tr>
<tr>
<td>W-3356</td>
<td>LI to PB-L</td>
<td>Approved 1/2/2018</td>
<td>Directly southeast</td>
<td>1.30</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2819</td>
<td>LI, LB, HB, and GB to PB</td>
<td>Approved 1/3/2006</td>
<td>Portion of the subject site, parcels directly east and southeast</td>
<td>6.05</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>South Broad Street</td>
<td>Minor Thoroughfare</td>
<td>131 feet</td>
<td>5,500</td>
<td>11,900</td>
</tr>
<tr>
<td>South Poplar Street</td>
<td>Local Street</td>
<td>309.39 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>West Walnut Street</td>
<td>Local Street</td>
<td>298.88 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

Because this is a Limited Use request without a site plan, proposed access points are unknown. The access to this site is currently from South Poplar Street.

**Trip Generation - Existing/Proposed**

No trip generation is available for the existing use or the proposed Special Use Limited rezoning as no site plan is included in this request.

**Sidewalks**

Sidewalks are located along the street frontage of South Poplar Street and South Broad Street.

**Transit**

WSTA Route 85 stops at the intersection of South Broad Street and Washington Avenue, approximately 415 feet northwest.

**Analysis of Site Access and Transportation Information**

A portion of the site has frontage along South Broad Street, which is classified as a minor thoroughfare. A transit stop is available northwest of the site at the intersection of South Broad Street and Washington Avenue. Sidewalks are located along both sides of South Broad Street, South Poplar Street, and the southern side of West Walnut Street.
The site has good visibility and access for potential commercial and residential uses.

<table>
<thead>
<tr>
<th><strong>CONFORMITY TO PLANS AND PLANNING ISSUES</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Legacy 2030 Growth Management Area</strong></td>
</tr>
<tr>
<td>Growth Management Area 2 – Urban Neighborhoods</td>
</tr>
<tr>
<td><strong>Relevant Legacy 2030 Recommendations</strong></td>
</tr>
<tr>
<td>• Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan.</td>
</tr>
<tr>
<td>• Increase infill development in the serviceable land area.</td>
</tr>
<tr>
<td>• Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.</td>
</tr>
<tr>
<td><strong>Relevant Area Plan(s)</strong></td>
</tr>
<tr>
<td><em>South Central Winston-Salem Area Plan Update</em> (2018)</td>
</tr>
<tr>
<td><strong>Area Plan Recommendations</strong></td>
</tr>
<tr>
<td>• Encourage and support the redevelopment/rehabilitation of existing older/underutilized commercial and industrial sites.</td>
</tr>
<tr>
<td>• The reuse of vacant buildings and the redevelopment of existing undeveloped and underutilized sites is recommended, where possible.</td>
</tr>
<tr>
<td>• The proposed land use map recommends institutional land uses for this site.</td>
</tr>
<tr>
<td><strong>Site Located Along Growth Corridor?</strong></td>
</tr>
<tr>
<td>The subject property is not located along a growth corridor.</td>
</tr>
<tr>
<td><strong>Site Located within Activity Center?</strong></td>
</tr>
<tr>
<td>The subject property is not located within an activity center.</td>
</tr>
<tr>
<td><strong>Rezoning Consideration from Section 3.2.19 A 16</strong></td>
</tr>
<tr>
<td>Have changing conditions substantially affected the area in the petition?</td>
</tr>
<tr>
<td>No</td>
</tr>
<tr>
<td><strong>Is the requested action in conformance with Legacy 2030?</strong></td>
</tr>
<tr>
<td>Yes</td>
</tr>
<tr>
<td><strong>Analysis of Conformity to Plans and Planning Issues</strong></td>
</tr>
<tr>
<td>The petitioner is requesting to rezone a 1.78-acre site from RSQ and PB to PB-L. Planning staff has worked with the petitioner to reduce the list of requested uses, excluding more intense uses that are allowed in the PB district in recognition of the character of the surrounding neighborhood.</td>
</tr>
<tr>
<td>The <em>South Central Area Plan Update</em> recommends institutional land use for the subject property. The institutional land use recommendation is consistent with the recommendation of Old Salem to the east and reflects the fact that Old Salem owned a significant portion of the surrounding property at the time the area plan was adopted.</td>
</tr>
</tbody>
</table>
The site is in an established, mixed-use setting in the southeastern part of West Salem. The general area is characterized by a mix of zoning districts including PB-L, LB, LI, HB, RSQ and RS9. The proposed PB-L zoning is consistent with the surrounding neighborhood and will allow for a wide range of commercial and residential uses.

<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 is consistent with the recommendations of Legacy 2030 and the general recommendations of the area plan.</td>
</tr>
<tr>
<td>The proposed PB-L zoning is compatible with the existing zoning of the surrounding area.</td>
</tr>
<tr>
<td>The request is consistent with the PB district purpose statement.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</td>
</tr>
</tbody>
</table>

- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit(s).

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

- **OTHER REQUIREMENTS:**
  a. The developer shall install a minimum 6-foot opaque fence and the required minimum 15-foot Type II bufferyard adjacent to residentially zoned property.

**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.**
Bryan Wilson presented the staff report.

George Bryan asked staff to discuss the future limits of nonresidential development in this area, now that Old Salem has sold its former properties. Staff discussed the requested information with the Board.

**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, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Jack Steelman

AGAINST: None

EXCUSED: None
Property included in zoning request.
500' mail notification radius. Property not in zoning request.

MAP(S): 6835.03

DOCKET #: W-3568

PROPOSED ZONING: PB-L

EXISTING ZONING: PB and RSQ

PETITIONER: Salem Bottling LLC

SCALE: 1" represents 300'
STAFF: McBride
GMA: 2
ACRES: 1.78
NEAREST BLDG: 6' north

Printed: 2/8/2023
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.
USES ALLOWED IN THE EXISTING RSQ ZONING DISTRICT
Winston-Salem Jurisdiction

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

- Adult Day Care Home
- Child Day Care, Small Home
- Church or Religious Institution, Neighborhood
- Family Group Home A
- Police or Fire Station
- Recreation Facility, Public
- Residential Building, Duplex
- Residential Building, Single Family
- Residential Building, Twin Home
- Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

- Church or Religious Institution, Community
- Cottage Court
- Golf Course
- Library, Public
- Limited Campus Uses
- Planned Residential Development
- Residential Building, Multifamily
- Residential Building, Townhouse
- School, Private
- School, Public
- Utilities

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

- Bed and Breakfast
- Child Day Care, Large Home
- Habilitation Facility A
- Manufactured Home, Class A
- Park and Shuttle Lot
- Urban Agriculture

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

- Access Easement, Private Off-Site
- Parking, Off-Site, for Multifamily or Institutional Uses
- Transmission Tower

\(^5\) SUP not required if standards of Section 5.2.2A are met
# USES ALLOWED IN THE EXISTING PB ZONING DISTRICT

## Winston-Salem Jurisdiction

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

- Academic Biomedical Research Facility
- Academic Medical Center
- Adult Day Care Home
- Arts and Crafts Studio
- Banking and Financial Services
- Bed and Breakfast
- Boarding or Rooming House
- Building Contractors, General
- Car Wash
- Child Care, Drop-In
- Child Day Care, Small Home
- Church or Religious Institution, Community
- Church or Religious Institution, Neighborhood
- Club or Lodge
- College or University
- Combined Use
- Convenience Store
- Food or Drug Store
- Funeral Home
- Furniture and Home Furnishings Store
- Government Offices, Neighborhood Organization, or Post Office
- Habilitation Facility A
- Habilitation Facility B
- Habilitation Facility C
- Hospital or Health Center
- Hotel or Motel
- Institutional Vocational Training Facility
- Library, Public
- Micro-Brewery or Micro-Distillery
- Motor Vehicle, Rental and Leasing
- Motor Vehicle, Repair and Maintenance
- Motorcycle Dealer
- Museum or Art Gallery
- Nursing Care Institution
- Offices
- Park and Shuttle Lot
- Parking, Commercial
- Police or Fire Station
- Postal Processing Facility
- Recreation Facility, Public
- Recreation Services, Indoor
- Recreation Services, Outdoor
- Residential Building, Duplex
- Residential Building, Single Family
- Residential Building, Twin Home
- Restaurant (without drive-through service)
- Retail Store
- School, Vocational or Professional Services, A
- School, Vocational or Professional Services, B
- Shopping Center
- Shopping Center, Small
- Special Events Center
- Stadium, Coliseum, or Exhibition Building
- Swimming Pool, Private
- Terminal, Bus or Taxi
- Testing and Research Lab
- Theater, Indoor
- Transmission Tower (see use-specific standards in *UDO ClearCode*)
- Urban Agriculture
- Utilities
- Veterinary Services
- Warehousing

### USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

- Adult Day Care Center
- Child Care Institution
- Child Care, Sick Children
- Child Day Care Center
- Cottage Court
- Family Group Home B
- Family Group Home C
- Group Care Facility A
- Life Care Community
- Residential Building, Multifamily
- Residential Building, Townhouse
- School, Private
- School, Public

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

- Helistop
- Transmission Tower

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

- Access Easement, Private Off-Site\(^5\)
- Shelter for Homeless
- Storage Services, Retail Internal (W)

\(^5\)SUP not required if standards of Section 5.2.2A are met
The purpose of this memo is to provide an update on the two neighborhood outreach meetings that occurred. Both meetings were held at 845 Poplar St SW (Coca Cola Bottling Plant) located across the street from the parcel being rezoned. Signage was provided directing people of its location and time. A total of 290 letters were sent out to properties and owners located within 500’ of the impacted property. Included in the 290 letters were two letters mailed to myself (one to my house and one to the subject property). Both of the letters mailed to me were received. A copy of the letter is included with this submission. Attendees at both meetings were allowed to walk around the interior of the building and most seemed to really enjoy seeing the property in its current cleaned out condition.

**Meeting #1 - 2/24/23 from 4-6PM**
This meeting was attended by ten (10) people. Several of the attendees were from the adjoining townhouses while a few others were local investors. From the townhouse community the comments centered around potential noise and parking issues. Noise is a relative issue and is dependent on uses and hours. Obviously our hours will be different then the previous tenant (Old Salem). I expressed to them that we are curating the uses and we always strive to be an amenity to the neighborhoods we enter and good neighbors. I explained that the rezoning is being pursued to provide more parking. Many of the people expressed frustration with the customers of Lesser Known parking in front of their properties.

**Meeting #2 - 2/27/23 from 4-6PM**
This meeting was attended by fifteen (15) people. Once again, several of the attendees were from the adjoining townhouses while a few others were local investors. From the townhouse community the comments centered around potential parking issues and a couple asked about the mature trees on the site. On the parking issue, I once again explained that the rezoning is being pursued to provide parking for the development.
February 16, 2023

Jared Rogers
845 Poplar St SW
Winston Salem, NC 27101

Re: 814 Poplar St SW, Winston Salem, NC 27101 (the “property”)

Dear Neighbor:

You may have noticed the property at 814 & 845 Poplar St SW (aka “the former Coca Cola Bottling Plant”) has been going through some repairs and renovations over the past several months. While the property continues to be updated and repaired, an application has been submitted with Winston Salem / Forsyth County for rezoning. The requested zoning is PB-L (pedestrian business limited) which would help ensure the long-term success of the property.

In compliance with requirements for rezoning, we are reaching out to nearby owners and tenants and inviting them to attend a Neighborhood Information Meeting. The meetings are being held on Friday February 24th and Monday February 27th from 4 PM to 6 PM at the property. At these meetings, I will make every effort to answer any questions you may have. If these dates and times are not conducive to your schedule, feel free to reach out to me directly and we can discuss it over the phone or arrange a time to meet.

Sincerely,

Jared Rogers
Salem Bottling LLC
jared@qahgroup.com
(336) 416-1550
### Poplar Street / Coke Plant Rezoning

#### Neighborhood Outreach Meeting #1

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<thead>
<tr>
<th>NO.</th>
<th>Name</th>
<th>Street Address</th>
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<tbody>
<tr>
<td>01</td>
<td>Lenore Shamey</td>
<td>709-C South Marshall St</td>
<td>336.416.8991</td>
<td><a href="mailto:Lenore.Shamey@gmail.com">Lenore.Shamey@gmail.com</a></td>
</tr>
<tr>
<td>02</td>
<td>Steve and Darla Walker</td>
<td>791 S Poplar St</td>
<td>540.849.9261</td>
<td><a href="mailto:thewalkfamily@gmail.com">thewalkfamily@gmail.com</a></td>
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<tr>
<td>03</td>
<td>John Steinberger</td>
<td>65 Park Blvd (823 S Road)</td>
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<tr>
<td>04</td>
<td>Henry + Cathy Garrett</td>
<td>743 S Poplar</td>
<td></td>
<td><a href="mailto:hmgarrett@me.com">hmgarrett@me.com</a></td>
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<tr>
<td>05</td>
<td>Doug Williams</td>
<td>909 S Church St</td>
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<tr>
<td>06</td>
<td>Delilah + Fred Blanchard</td>
<td>784 S Marshall</td>
<td></td>
<td><a href="mailto:blancharddf@yahoo.com">blancharddf@yahoo.com</a></td>
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<tr>
<td>07</td>
<td>Jason Hess</td>
<td>510 Walnut St</td>
<td>503-410-0017</td>
<td><a href="mailto:Jasonhess88@gmail.com">Jasonhess88@gmail.com</a></td>
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<tr>
<td>01</td>
<td>Tracy Adrienne Misner</td>
<td>727 S. Broad St</td>
<td>334-655-7321</td>
<td><a href="mailto:tmcner@triaadr.com">tmcner@triaadr.com</a></td>
</tr>
<tr>
<td>02</td>
<td>Katy Berry</td>
<td>15 Walnut St</td>
<td>334-722-7633</td>
<td><a href="mailto:ksberry@triaadr.com">ksberry@triaadr.com</a></td>
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<tr>
<td>03</td>
<td>Laura Phillips</td>
<td>817 S. Poplar St</td>
<td>336-817-3765</td>
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<td>04</td>
<td>Diane Nations</td>
<td>706 S. Marshall</td>
<td>336-817-3129</td>
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<td>05</td>
<td>Betty Cramble</td>
<td>712 S. Marshall</td>
<td>757-652-5291</td>
<td><a href="mailto:bcramble@triaadr.com">bcramble@triaadr.com</a></td>
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<tr>
<td>06</td>
<td>Holly Marion</td>
<td>780 S. Marshall</td>
<td>336-407-9602</td>
<td><a href="mailto:hollymarion@gmail.com">hollymarion@gmail.com</a></td>
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<td>Robert Jones</td>
<td>712 West St</td>
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<td>08</td>
<td>Jolie Margareen Parra</td>
<td>450 Fruit St</td>
<td>336-999-7559</td>
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<td>09</td>
<td>Tessa Gurney</td>
<td>724 S. Green St</td>
<td>336-7818-332</td>
<td><a href="mailto:gurney.tessa@gmail.com">gurney.tessa@gmail.com</a></td>
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<td>Sprag Parker</td>
<td>728 S. Green St</td>
<td>336-480-7608</td>
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<td>Kirk Huske</td>
<td>701 S. Marshall</td>
<td>334-407-9019</td>
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<td>Marty Mann</td>
<td>780 S. Marshall</td>
<td>336-725-1400</td>
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<td>Helene Frome</td>
<td>2442 Railroad St</td>
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Zoning Case No.: W-3568
Property Address: 810 South Poplar Street
Parcel Identification Number(s): 6835-21-0451
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 ISSUANCE OF GRADING PERMITS:
  a. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit(s).

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

• OTHER REQUIREMENTS:
  a. The developer shall install a minimum 6-foot opaque fence and the required minimum 15-foot Type II buffer yard adjacent to residentially zoned property.

3. I acknowledge that this written consent is a condition precedent to placement of the Property into a special use district.

This the 14th day of March, 2023.

By: [Signature]
Name: Jared Rogers
Title: Member Manager
Date: 3-14-23
STATE OF NORTH CAROLINA
COUNTY OF Forsyth

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: Jared Rogers

3-14-2023

Notary Public:

Printed Name:

Commission Expires:

ROMONA W OWENS
Notary Public
Forsyth Co., North Carolina
My Commission Expires March 30, 2024

3-30-2024