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

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3572</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Kelly Bennett</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>The Liberty Group, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6835-19-2536</td>
</tr>
<tr>
<td>Address</td>
<td>0 Oak Street</td>
</tr>
<tr>
<td>Type of Request</td>
<td>General Use Rezoning</td>
</tr>
</tbody>
</table>

**Proposal**

The petitioner is requesting to amend the Official Zoning Map for the subject property from LI (Limited Industrial) to PB (Pedestrian Business).

**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**

As no residentially zoned property is located within 500 ft. of the subject property, neighborhood outreach was not required.

**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 3.2.19 A 16**

Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

Yes, the site is located within Growth Management Area 2 in an area that is being redeveloped with dense multifamily, commercial, and entertainment uses. By downzoning the entirety of the property to PB (Pedestrian Business), the remaining uses on the subject property will be those that will have minimal adverse impacts on the surrounding uses.

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Oak Street, between West Eighth Street and West Tenth Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Winston-Salem</td>
</tr>
</tbody>
</table>
### Ward(s)
North

### Ward(s) July 2023
North

### Site Acreage
± 0.15 acre

### Current Land Use
Undeveloped

### 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>PB</td>
<td>Condominiums</td>
</tr>
<tr>
<td>East</td>
<td>PB-L</td>
<td>Multifamily residential and Parking Deck</td>
</tr>
<tr>
<td>South</td>
<td>LI</td>
<td>Parking lot</td>
</tr>
<tr>
<td>West</td>
<td>LI</td>
<td>Undeveloped property and a car wash</td>
</tr>
</tbody>
</table>

### Rezoning Consideration from Section 3.2.19 A 16
Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?

Yes. The site is surrounded by properties zoned either PB, PB-L or LI.

### Physical Characteristics
The site is currently undeveloped.

### Proximity to Water and Sewer
The site has access to public water and sewer.

### Stormwater/Drainage
There are no known drainage issues on the site. Due to the size of the property, no stormwater regulations would be required.

### Watershed and Overlay Districts
The site is not located in a watershed or overlay district.

### Analysis of General Site Information
The site is currently undeveloped and has access to water and sewer. Nearby sites to the north and east were recently rezoned from LI to PB and PB-L. No significant development constraints exist on-site.

### 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-2853</td>
<td>LI to PB</td>
<td>Approval 06/09/2006</td>
<td>North</td>
<td>3.12</td>
<td>Approval</td>
</tr>
<tr>
<td>W-3441</td>
<td>LI to PB-L</td>
<td>Approval 07/06/2020</td>
<td>East</td>
<td>3.94</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>Oak Street</td>
<td>Local Street</td>
<td>33.3 ft.</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Proposed Access Point(s)
As a site plan was not submitted with the request, any change to the current access cannot be determined. The only access is currently from Oak Street, a local street.

### Trip Generation - Existing/Proposed
As this is a General Use Rezoning request, specific uses for the property are not specified. As such, trip generation cannot be determined.
### Sidewalks
There are sidewalks on both sides of Oak Street.

### Transit
WSTA routes 91 and 106 run along North Trade Street. The closest transit stop is located on North Trade Street between West Tenth Street and West Eleventh Street, about a .25-mile walk from the site.

### Analysis of Site Access and Transportation Information
The site is currently undeveloped with access to Oak Street. It is in a walkable section of Downtown with sidewalks and access to several transit routes.

## CONFORMITY TO PLANS AND PLANNING ISSUES

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

### Relevant Legacy 2030 Recommendations
- Promote land use compatibility through good design and create a healthy mix of land uses in proximity to one another. Move away from the separating and buffering of some land uses and toward transitioning and blending those uses.
- Encourage both residential and nonresidential infill development/redevelopment versus greenfield development.
- Encourage reuse of vacant and underutilized commercial and industrial sites.
- Promote new, convenient, commercial and business services to support neighborhood needs.

### Relevant Area Plan(s)
- *North Central Winston-Salem Area Plan Update (2015)*

### Area Plan Recommendations
- The subject property is part of the North Trade Street Potential Mixed-Use Area (a Special Land Use Condition area). “Because much of the area is zoned General Industrial (GI) and Light Industrial (LI) and includes functioning industrial operations, this plan recommends keeping a flexible outlook and supports the growth and expansion of industrial uses here, but also supports ventures that develop new or convert existing industrial buildings to residential or a mixture of residential, commercial, and office uses.”
- The revitalization of older/underutilized commercial and industrial sites and buildings is encouraged.
- Continue revitalization of vacant or underutilized industrial sites in the planning area. Existing industrial sites could be converted to other uses compatible with surrounding residential areas.

### Site Located Along Growth Corridor?
The site is not located along a growth corridor.

### Site Located within Activity Center?
The site is not located within an activity center.
Have changing conditions substantially affected the area in the petition?
Yes

Is the requested action in conformance with Legacy 2030?
Yes

The subject property is located in the Industry Hill neighborhood, which is transforming from an industrial area to one with a mixture of residential and commercial uses. The rezoning is consistent with the North Central Winston-Salem Area Plan Update, which “supports ventures that develop new or convert existing industrial buildings to residential or a mixture of residential, commercial, and office uses.” The rezoning is also consistent with Legacy 2030, which encourages infill development/redevelopment and encourages the reuse of vacant and underutilized commercial and industrial sites.

<table>
<thead>
<tr>
<th>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</th>
</tr>
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<tbody>
<tr>
<td><strong>Positive Aspects of Proposal</strong></td>
</tr>
<tr>
<td>The proposed request is consistent with the North Central Winston-Salem Area Plan Update land use recommendation.</td>
</tr>
<tr>
<td>The proposed request is consistent with Legacy 2030.</td>
</tr>
<tr>
<td>The rezoning will allow for use of an underutilized industrial property.</td>
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<tr>
<td>Other nearby properties have recently been rezoned from LI to PB and PB-L.</td>
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</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.**
DOCKET #: W-3572

PROPOSED ZONING: PB

EXISTING ZONING: LI

PETITIONER: The Liberty Group, LLC

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

SCALE: 1" represents 200'

STAFF: Bennett

GMA: 2

ACRES: 0.15

NEAREST BLDG: 54' east

MAP(S): 6835.01